City of Carpinteria
Planning Commission Agenda
Monday, June 1, 2026
Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

5:30 PM Regular Meeting
In-Person and Virtual Participation Options

Attendance/Viewing Options:

- Attend the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave.)
- View the meeting live through the City's website (https://carpinteriaca.gov/city-hall/agendas-meetings/).
- View the meeting on Government Access Television Channel 21 (broadcast live and rebroadcast on the Wednesday and the Saturday following the meeting at 8:00 p.m.and 5:00 p.m., respectively).
- Call 669-900-9128 (and enter Webinar ID 886 2938 3844) to listen to the meeting.
- Join the City's Zoom webinar by **clicking here.** Alternatively, you can join the Zoom webinar by logging on to www.zoom.us, downloading the application, selecting "Join Meeting", and entering Webinar ID 886 2938 3844.

How to Provide Public Comments

- Chambers at City Hall (5775 Carpinteria Ave.). Please note the City has the discretion to limit the speaker's time for any meeting or agenda matter. Typically, the practice has been three minutes per speaker on each item.
- Submit a written comment (as either a general public comment or on a specific agenda item) to be distributed to Planning Commission by 12:00 P.M. on the day of the meeting by either submitting your comment via (1) email to PublicComment@carpinteriaca.gov, or (2) follow this link (https://carpinteriaca.gov/city-hall/agendas-meetings), select the meeting you want to provide a comment on, and click the Submit Comments button located on the left hand side of the agenda portal. Please reference the agenda item to which your comment pertains. Note that written comments will not be read into the record during the meeting.
- Provide a live comment through the City's Zoom webinar platform (through the link provided above). To make public comments through this platform please use the "raise your hand" feature to notify staff that you would like to make a public comment during designated public comment times. Once it is your turn to provide a public comment, staff will unmute your microphone and you will be given a designated amount of time to provide your comment (typically, the practice has been up to 3 minutes per speaker on each item). At the end of your comment, staff will once again mute your microphone.

Please note that the City will make every effort to make the meeting accessible; however, if one of the above attendance/viewing or public comment options is unavailable due to technological issues, you are invited to take advantage of one of the other participation options outlined above (including attending and providing public comment in-person in the City Council Chambers). Additional options

may be made available at the meeting.

The Planning Commission reserves the right to change the order in which items are heard. Applicants not in attendance when their item is called may have their item continued to the next regular meeting.

Any information presented to the Planning Commission by the public on any agenda item and during Public Comment using electronic materials must be arranged with staff. Electronic materials must be provided to staff a minimum of two business days prior to the meeting.

Any written, printed or electronic material and/or exhibit presented at this meeting becomes the property of the City, and a copy must be provided to City staff.

Planning Commissioners
John Moyer, Chair
Jane L. Benefield, Vice Chair
David Allen
Glenn La Fevers
Alexandra Van Antwerp

Call to Order

Roll Call

Pledge of Allegiance

Introductions, Presentations, Announcements

Public Comments

This time on the agenda provides an opportunity for the public to address the Planning Commission on items within the jurisdiction of the Commission and not listed on other sections of the agenda. Please limit comments to no more than five minutes. Depending on the number of speakers wishing to make comments, the Chair may further limit the time available to each speaker to control the amount of time spent on this part of the agenda. If you wish to speak on a **Consent Calendar** item, please do so during this part of the meeting.

Please be advised that California law does not allow the Planning Commission to discuss or take action on any issue presented by the public during this portion of the meeting. The Commission may ask a question for clarification, provide a brief response to public comment, refer the matter to staff for review and a later report or direct staff to place an item on a future agenda.

The City is not responsible for the content of statements made during the public comment period or the factual accuracy of any such statements.

Consent Calendar

1. Approve the minutes of the meeting held April 6, 2026

New Public Hearing

If you have questions regarding any project listed below, please contact the Community Development Department at (805) 755-4410.

Review Procedure:
- Disclosure of Ex Parte Communications
- Staff Presentation
- Public Hearing
- Planning Commission Action

2. Verizon Wireless Communications Facility
   Planner: Bret McNulty
   Applicant: Celeste Magennis, Centerline Communications, for Verizon Wireless, LLC
   Address: 912 Linden Avenue, (other addresses 944, 954, 962, and 970)

   Continued hearing from February 2, 2026, on the request of Celeste Magennis, Centerline Communications, for Verizon Wireless, LLC to consider Project 25-2336-CUP/CDP/ARB (application filed on March 6, 2025) for approval of a Conditional Use Permit and Coastal Development Permit to allow for installation of a new wireless telecommunications facility with screening on the roof top of an existing single-story retail-commercial building, including two (2) new wireless antenna arrays adjacent to the sides of the Carpinteria clock tower, one (1) new wireless antenna array at the south end of the building , and one (1) battery and radio support equipment enclosure on the roof of an accessory structure at the rear of the building along Cactus Lane, roof top access ladders, and dedicated parking for an emergency generator truck, and installation of utility connections within the Cactus Lane public right of way under the provisions of Section 6409(a) of the federal Spectrum Act; the Carpinteria Municipal Code (CMC) § 14.22 Central Business District, § 14.44 Visitor Serving/Highway Commercial Overlay District, § 14.62.010 Conditional Use Permit, § 14.56 Wireless Communications; and to approve an Exemption pursuant to §15301 and §15303 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN: 003-263-029, addressed as 912 Linden Avenue, (other addresses 944, 954, 962, and 970),

   Applicant has requested a continuance of this item to the December 7, 2026 Planning Commission agenda.

3. Surf Cottages Condominiums
   Planner: Megan Musolf
   Applicant: Eva Turenchalk, agent, for Michael Haber, Surf Cottages LLC
   Address: 4716 Seventh Street

   Hearing at the request of Eva Turenchalk, agent, for Michael Haber, Surf Cottages LLC, to consider Project 25-2331-DP/CDP/ARB (application filed February 13, 2025) for approval of a Development Plan and Coastal Development Permit to remodel and add a second story and garage to an existing single-family dwelling, and construct a new two-story two-unit building with two attached garages, to create a total of three condominium units on the property; and to approve an Exemption pursuant to §15301, 15303, and 15332 of the California Environmental Quality Act (CEQA) Guidelines. A parcel map for a three-unit condominium project was previously approved by the City Council and recorded with the County of Santa Barbara as Parcel Map 25,187 on December 18, 2023. The property is a 10,998 square foot (0.25 acre) parcel zoned Planned Residential Development (PRD-15) and shown as APN 003-301-020, addressed as 4716 Seventh Street.

4. Coeler New Residence
   Planner: Syndi Souter
   Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
   Address: 333 Linden Avenue

   Continued hearing from May 4, 2026, at the request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2232-DP/LLA/CDP/ARB (application filed July 13, 2023) for approval of a Development Plan, Lot Line Adjustment, and a Coastal Development Permit to construct a new 3,520 square foot two-story single-family residence with a detached 840 square foot three-car garage and a Lot Line Adjustment with the adjacent property at 355 Linden Avenue that would result in two 7,537 square-foot parcels under the provisions of Carpinteria Municipal Code (CMC) §14.14- Planned Residential Development District, §14.68- Development Plan, and §16.12- Map Provisions; and to approve an Exemption pursuant to §15303, §15304, §15305, and §15332 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APNs 003-440-027 and -028, addressed as 333 and 355 Linden Avenue.

Other Business

Matters Presented by Commissioners

Director's Report

5. Action Minutes of the Architectural Review Board - NONE
6. Calendar for the month of June
7. Planning Activity Report for the month of May
8. Building Permit Report for the month of May

Attendance of Planning Commissioners for the Next Meeting

Adjournment

Notes

All actions of the Planning Commission may be appealed to the City Council. Appeals must be filed with the City Clerk within 10 calendar days of the Commission's action.

If you challenge any of the Planning Commission's decisions related to the agenda items above in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence to the Planning Commission prior to the public hearing.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Lorena Esparza in the Community Development Department at (805) 755-4410 (Lorenae@carpinteriaca.gov) or the California Relay Service at (866) 735-2929. Notification 2 business days prior to the meeting will enable the City to make

reasonable arrangements for accessibility to this meeting.

This agenda was posted on May 28, 2026 in the Community Development Department, on the City Hall Public Notices Board, and on the City website.

CALL TO ORDER and ROLL CALL The meeting was called to order at 5:30 p.m. by Chair Allen. **Commissioners Present:** David Allen, Chair John Moyer, Vice-Chair Jane L. Benefield Glenn La Fevers Alexandra Van Antwerp **Others Present:** Nick Bobroff, Community Development Director Bret McNulty, Principal Planner	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE – Chair Allen led the flag salute.	PLEDGE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS Community Development Director Nick Bobroff announced that this Thursday night on April 9th, the developers of the proposed Bluffs 1 residential housing project dubbed "The Farm" will be hosting a Community Open House event from 6:00-8:00pm at the Carpinteria Community Church. The intention is for the public to learn about the project and provide input to the developer team.	ANNOUNCEMENTS
PUBLIC COMMENT Community Development Director Nick Bobroff stated a letter from Victor Garza about the Surfliner Inn Project was received.	PUBLIC COMMENT
CONSENT CALENDAR **1) Approve the Minutes of the meeting held October 6, 2025** MOTION Upon a motion by Commissioner Moyer, seconded by Commissioner Van Antwerp, the Planning Commission voted 4-0-1 (Benefield abstained) to approve the minutes of the regular Planning Commission meeting of October 6, 2025, as submitted. **2) Approve the Minutes of the meeting held February 2, 2026** MOTION Upon a motion by Commissioner La Fevers, seconded by Commissioner Moyer, the Planning Commission voted unanimously to approve the minutes of the regular Planning Commission meeting of February 2, 2026, as submitted.	CONSENT CALENDAR
CONTINUED PUBLIC HEARING **3) Verizon Wireless Communications Facility** **Planner: Bret McNulty** **Applicant: Celeste Magennis, Centerline Communications, for Verizon Wireless, LLC** **Location: 912 Linden Avenue, (other addresses 944, 954, 962, and 970)** Continued hearing from February 2, 2026, on the request of Celeste Magennis, Centerline Communications, for Verizon Wireless, LLC to consider Project 25-2336-CUP/CDP/ARB(application filed on March 6,	CONTINUED PUBLIC HEARING

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2025) for approval of a Conditional Use Permit and Coastal Development Permit to allow for installation of a new wireless telecommunications facility with screening on the roof top of an existing single-story retail-commercial building, including two (2) new wireless antenna arrays adjacent to the sides of the Carpinteria clock tower, one (1) new wireless antenna array at the south end of the building, and one (1) battery and radio support equipment enclosure on the roof of an accessory structure at the rear of the building along Cactus Lane, roof top access ladders, and dedicated parking for an emergency generator truck, and installation of utility connections within the Cactus Lane public right of way under the provisions of Section 6409(a) of the federal Spectrum Act; the Carpinteria Municipal Code (CMC) § 14.22 Central Business District, § 14.44 Visitor Serving/Highway Commercial Overlay District, § 14.62.010 Conditional Use Permit, § 14.56 Wireless Communications; and to approve an Exemption pursuant to §15301 and §15303 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN: 003-263-029, addressed as 912 Linden Avenue, (other addresses 944, 954, 962, and 970). **Applicant has requested a continuance of this item to the June 1, 2026 Planning Commission agenda.** DISCLOSURE OF EX-PARTE COMMUNICATIONS - None Principal Planner Brett McNulty explained that Verizon's representative Celeste Magennis requested a continuance because they need more time to work with the County of Santa Barbara to determine whether the Carpinteria Veterans' Hall would be an appropriate facility. He said Verizon had put a hold on its analysis and is asking for more time until the June meeting. PUBLIC HEARING OPENED & CLOSED - No members of the public came forth to speak. Community Development Director Nick Bobroff explained that following the February Planning Commission hearing the Verizon team, the County, and City staff were involved in communications about the site regarding its feasibility. He said Verizon put a hold on all site acquisition work but now wants to continue the dialogue with the County, which is why additional time is requested. He explained he does not know how long it will take for negotiations to move forward and will provide an update at the May hearing. MOTION Commissioner Moyer moved to continue the Verizon Wireless Communications Facility hearing until the June meeting, and Commissioner Benefield seconded the motion. Motion passed unanimously by the following roll call vote: Commissioner Van Antwerp voted yes, Commissioner Benefield voted yes, Commissioner La Fevers voted yes, Commissioner Moyer voted yes and Chair Allen voted yes.	
OTHER BUSINESS SELECTION OF CHAIR AND VICE CHAIR MOTIONS Commissioner Benefield moved to select John Moyer as Chair, and Commissioner La Fevers seconded the motion. Motion passed unanimously	OTHER BUSINESS

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by a voice vote. Commissioner La Fevers moved to appoint Commissioner Benefield as Vice Chair, and Commissioner Moyer seconded the motion. Motion passed unanimously by a voice vote. SELECTION OF PLANNING COMMISSION MEMBERS TO THE GENERAL PLAN UPDATE COMMITTEE (GPUC) Commissioners Benefield and Van Antwerp said they would like to remain on the committee. There was consensus by the Planning Commission to continue their appointments.	
MATTERS PRESENTED BY COMMISSIONERS Commissioner Allen thanked staff, particularly Parks and Public Works, for placing portable signs around the Bluffs Nature Preserve reminding the public that it's a preserve and to leash dogs. He noted comments have been positive on social media. About the harbor seal population, he spoke about how it continues to decline in Carpinteria and across the entire coast for unknown reasons. Regarding the decommissioning, Chair Moyer commented that he noticed the tank is gone.	MATTERS PRESENTED
DIRECTOR'S REPORT **4) Action Minutes of the Architectural Review Board Meeting December 11, 2025** **5) City Calendar for the month of April 2026** **6) Planning Activity Report for March 2026** **7) Building Permit Report for March 2026** About the Chevron decommissioning, Community Development Director Nick Bobroff explained activities are well underway and the next stage is to decommission underground structures. He also said there was an associated permit application to provide a separate source of power to the pier that would allow them to turn the power off to the entire plant. He noted it will require replacing a power pole along the railroad tracks. In addition, it is hoped Chevron will do some limited work in late April on Tarpits Beach where pipelines crossing the sandy beach will be cut to separate onshore and offshore decommissioning work, facilitating the start of offshore work. He provided additional decommissioning details, noting that among other things, additional trees are not expected to come out at this time. Commissioner Van Antwerp asked about the process for the Planning Commission to review the 2017 Short Term Rentals Ordinance. She expressed concern about the clustering of single owners in the area and lack of a per owner cap. Bobroff said they are working with the City Attorney's office to improve enforcement and monitoring tools, including increasing fine amounts and requiring some of the host platforms such as AirBnB and VRBO to enter into agreements with the City to provide information on license numbers in ads or weed out illegal activity. He thinks there will be an opportunity for the Planning Commission to provide input on changes that would ultimately need to go to the City Council and Coastal Commission for approval. He noted there have been complaints about democratizing licenses. Commissioner Allen asked if it is appropriate for a Planning Commissioner	DIRECTOR'S REPORT

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to comment on a Draft EIR before it comes before the Planning Commission. Bobroff said he would run it through legal counsel. Bobroff then provided highlights on residential projects. He explained the Bluffs Residential project's application was deemed complete over the winter, staff prepared a consistency analysis, and the next big effort will be to bring a proposal before the City Council to hire a consultant and start on the environmental impact report. About the Lagunitas residential project, it is close to being complete and we are awaiting a re-submittal. With respect to the Ogan Road project, the applicant has filed a suit against the City that is being evaluated.	
ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF Monday, May 4, 2026 – Commissioner La Fevers said he would not be attending in person but may possibly attend virtually.	ATTENDANCE FOR NEXT MEETING
ADJOURNMENT – Chair Moyer adjourned the meeting at 6:06p.m. _____ Secretary, Planning Commission **ATTEST:** _____ Chair, Planning Commission	ADJOURNMENT

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PLANNING COMMISSION
STAFF REPORT

MEETING DATE: June 1, 2026

ITEM FOR CONSIDERATION

Verizon Wireless Telecommunications Facility
Project 25-2336-CUP/CDP

Continued hearing from April 6, 2026 on the request for a Conditional Use Permit and Coastal Development Permit to allow installation of a new wireless telecommunications facility on an existing one-story retail commercial building located at 912 Linden Avenue. The request includes the installation of three (3) wireless telecommunication antennas, three (3) wireless radios, three (3) wireless remote radios, with architectural screening materials to visually shield the antennas and an associated rooftop equipment enclosure. Access and dedicated parking and utility installation will be located adjacent to and within the Cactus Lane right of way. No other wireless facilities are located on the site.

Applicant is requesting a continuance of this matter to the December 7, 2026 Planning Commission hearing.

Report prepared by: Bret McNulty, Principal Planner
Community Development Department

SIGNATURE

Reviewed by: Nick Bobroff, Director
Community Development Department

SIGNATURE

Owner: Sarguis Francis Separate Property Trust/16

Applicant: Celeste Magennis, Centerline Communications on behalf of Verizon Wireless

Project Location: 912 Linden Avenue

APN: 001-190-056

Zoning: Central Business District (CB) and the Visitor-serving Commercial (V) Overlay District

General Plan Designation: Visitor-Serving Commercial (VC)

I. RECOMMENDATION

That the Planning Commission grant the request by Celeste Magennis, applicant, on behalf of Verizon Wireless for a continuance of Project 25-2336-CUP/CDP to the December 7, 2026 Planning Commission hearing to allow Verizon additional time to complete a due-diligence evaluation of an alternative wireless facility location at the Veteran's Memorial Building (941 Walnut Avenue) in coordination with the County of Santa Barbara.

II. PROJECT HISTORY

The proposed wireless facility at 912 Linden Avenue was previously considered by the Planning Commission at their February 2, 2026 hearing. Following public comment, including an offer from the First District County Supervisor's office to consider an alternate location on a County-owned facility, the applicant requested the Planning Commission continue the matter to the April 6th Planning Commission meeting to provide the parties with time to explore an alternative location for the project at the Veterans Memorial Building located at 941 Walnut Avenue. The Planning Commission unanimously voted to grant the requested continuance.

Subsequent to the February 2, 2026 continuance, Verizon placed a hold on the project as part of a broader internal due-diligence review of all projects, and as a result, had not been able to complete their evaluation of the Veterans Memorial Building site ahead of the April 6, 2026 meeting. At the April 6, 2026 meeting, the applicant requested and was granted a continuance to the June 1, 2026 hearing by a unanimous vote of the Planning Commission.

Following the April 6, 2026 meeting; on May 21, 2026, the applicant notified City staff that Verizon had lifted the hold on the project's internal review and allowed the applicant to resume working with County staff in their assessment of the Veterans Memorial Building as a viable alternative candidate site. However, the applicant has requested additional time to resume their work to properly investigate and evaluate the Veterans Memorial Building as a viable alternative site.

III. ANALYSIS

Pursuant to the Planning Commission's adopted motion, the proposed project is being brought back to the Commission for further consideration.

Per the attached tolling agreement and the letter from the applicant, as of May 21, 2026, Verizon is resuming their work conducting the review of the alternative site. Due to the pause in the review, Verizon has been unable to complete their evaluation of the Veteran's Memorial Building site ahead of this hearing. Based on the estimated time needed to complete this assessment, the applicant has requested that the hearing be continued an additional six months to the December 7, 2026 Planning Commission meeting to allow Verizon additional time to complete their evaluation of the alternative location for the project.

Since the April 6, 2026 hearing, the applicant had been awaiting direction from Verizon regarding whether to proceed with investigation into the feasibility of the alternative location. Staff believes the

applicant has been making a good faith effort to continue the investigation into the alternative site notwithstanding the overall hold on Verizon's projects and therefore supports the applicant's request for additional time to complete the due diligence review. In the event the applicant elects to pursue a wireless facility at an alternative location, they would be required to apply for a new Conditional Use Permit and Coastal Development Permit application unique to that new site. Relatedly, if Verizon elects to no longer pursue the current location (912 Linden Avenue), they would be asked to formally withdraw this application.

IV. ENVIRONMENTAL

A continuance of an agenda item is not a project as it is considered an administrative activity of governments that will not result in a project that is approved, nor will it result in direct or indirect physical changes to the environment pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines) §15378 (b)(5).

V. ACTION OPTIONS

1. Adopt a motion, granting the applicant's request for a continuance of the hearing on Project #25-2336 CUP/CDP/ARB to the December 7, 2026 Planning Commission hearing; and further find that a continuance of an agenda item is an administrative activity that will not result in a project that is approved, nor will it result in direct or indirect physical changes to the environment pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines) §15378 (b)(5). (staff's recommendation)

2. Provide other direction to the applicant and/or staff concerning the current project application.

VI. ATTACHMENTS

Attachment A: Continuance Request Letter from Applicant, Celeste Magennis, dated May 21, 2026.
Attachment B: Tolling Letter, dated May 12, 2026.

Attachment A

Continuance Request Letter from Applicant, Celeste Magennis, dated May 21, 2026.

Verizon Wireless Telecommunications Facility
25-2336-CUP/CDP

June 1, 2026

CENTERLINE

Continuance Request Letter

Date: May 21, 2026

To:
Bret McNulty
Principal Planner
City of Carpinteria
5775 Carpinteria Ave
Carpinteria, CA 93013

Cc:
Nick Bobroff
Michelle Duarte
Paul Albritton

Subject: *Request for Continuance – Verizon Wireless Antenna Project, 912 Linden Avenue*

Dear Bret,

Thank you for your email and for coordinating the process related to the Verizon Wireless facility proposed at 912 Linden Avenue.

Verizon Wireless respectfully requests a continuance of the Planning Commission hearing to the December 6, 2026 meeting to allow sufficient time to complete ongoing due diligence.

At the February 2, 2026 Planning Commission hearing, a representative from the County expressed interest in the Veterans Memorial Building as an alternative site. Although this location had previously been included in our Area Search Application without response, the County has since indicated a willingness to further explore its use. Based on this, Verizon initiated a renewed evaluation of the site.

Following the February hearing, the project was placed on hold to accommodate internal Verizon due diligence processes. As a result, Verizon requested a continuance from the April 6, 2026 hearing to the June 1, 2026 meeting to allow time for internal review.

The project has now been released from hold; however, additional time is necessary to complete a full technical, operational, and feasibility assessment of the Veterans Memorial Building site. This evaluation is critical to determine whether the alternative location can meet Verizon's coverage and capacity objectives. In the interim, the 912 Linden Avenue site will remain under consideration as a contingency option.

Based on the time required to complete this assessment, Verizon respectfully requests that the hearing be continued to the December 6, 2026 Planning Commission meeting, consistent with coordination with City staff.

Sincerely,

Celeste Magennis
Site Acquisition Specialist
Centerline Communications
cmagennis@clinellc.com

Attachment B

Tolling Letter, dated May 12, 2026.

Verizon Wireless Telecommunications Facility
25-2336-CUP/CDP

June 1, 2026

MACKENZIE & ALBRITTON LLP
155 SANSOME STREET, SUITE 620
SAN FRANCISCO, CALIFORNIA 94104

TELEPHONE 415/ 288-4000
FACSIMILE 415/ 288-4010

May 12, 2026

VIA EMAIL

Jena Shoaf Acos, Esq.
City Attorney
City of Carpinteria
c/o Brownstein Hyatt Farber Schreck
1020 State Street
Santa Barbara, California 93101

Re: Verizon Wireless Application, Project 25-2336
Wireless Telecommunications Facility, 912 Linden Avenue, Carpinteria
FCC Shot Clock Tolling Agreement: December 7, 2026

Dear Jena:

In an agreement dated October 29, 2025 and most recently amended on March 25, 2026, Verizon Wireless and the City of Carpinteria (the "City") agreed to extend the time period for the City to act on the above-referenced application according to the Telecommunications Act and Federal Communications Commission rules to June 2, 2026, with a further extension if the application is appealed. When countersigned, this letter will confirm that Verizon Wireless and the City have agreed that the time period for the City to act on the application is further extended to December 7, 2026, and if the application is timely appealed to the City Council, the time period shall be further extended to the date 45 days after any appeal is filed.

This amendment to the Tolling Agreement may be executed in counterparts and facsimile, each of which shall be deemed an original.

Very truly yours,

Paul B. Albritton

cc: Bret McNulty
Nick Bobroff

ACCEPTED AND AGREED TO:

City of Carpinteria

By: _____

Printed name: NICK BOEHOF

Title: COMMUNITY DEVELOPMENT DIRECTOR

PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 1, 2026

ITEM FOR CONSIDERATION

Surf Cottages Condominiums

25-2331-DP/CDP

Request for a Development Plan and Coastal Development Permit to remodel and add a garage and second story addition to an existing single-family dwelling; to construct a new two-story, two-unit condominium building with attached garages; and to approve an exemption pursuant to §15301, 15303, and 15332 of the California Environmental Quality Act (CEQA) Guidelines. The project would result in a total of three condominium units on the property. A parcel map for three condominiums was previously approved and recorded in December 2023.

Report prepared by: Megan Musolf, Assistant Planner
Community Development Department

Megan Musolf
SIGNATURE

Reviewed by: Nick Bobroff, Director
Community Development Department

SIGNATURE

Owner: Michael Haber, Surf Cottages, LLC

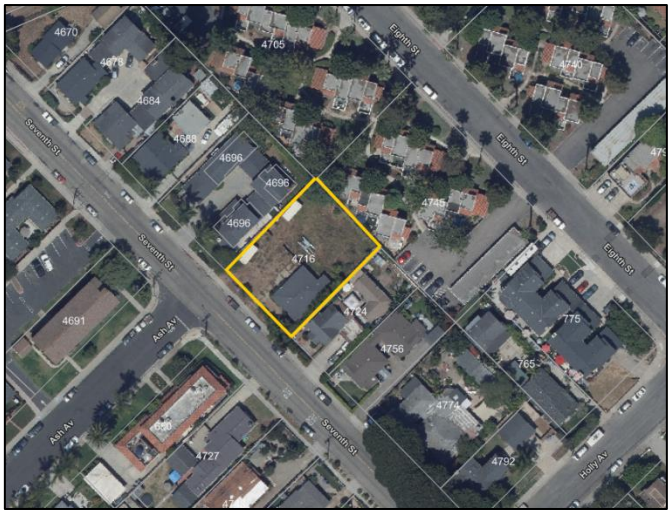
Applicant: Eva Turenchalk

Project Location: 4716 Seventh Street

APN: 003-301-020

Zoning: Planned Residential Development (PRD-15)

General Plan Designation: Medium Density Residential (MDR)



I. RECOMMENDATION

Staff recommends the Commission adopt the attached Resolution PC-26-004, thereby approving Project 25-2331-DP/CDP to allow the remodel of and additions to an existing one-story single family residence; construction of a new two-story two-unit condominium building; and to approve an exemption pursuant to §15301, 15303, and 15332 of the California Environmental Quality Act (CEQA) Guidelines; for a total of three condominium units on the property.

II. PROPOSED PROJECT DESCRIPTION

Development Plan: A Development Plan (DP) is requested to allow for the construction of the proposed project. The project includes the following elements:

- Remodel and Additions to Existing Single-Family Residence: The existing single-family dwelling is single-story, 1,270 square feet, and has four bedrooms. The proposed second story addition would be 871 square feet, for a total floor area of 2,141 square feet and a maximum building height of 23 feet 9 inches. The interior remodel and addition would keep the number of bedrooms at four, and increase the number of bathrooms from two to four. The front door would be moved from the north façade to the street-facing (west) façade. The new attached garage for this unit would be 420 square feet and hold two cars. The garage door would face inward to the driveway and new motorcourt.
- Construct New Two-Unit Building: The proposed new building would consist of two units, each with an attached two-car garage. Each unit would have its own laundry facilities. The maximum building height would be 24 feet 9 inches. Unit A, which is located closer to the street, would be 1,859 square feet, 3 bedrooms and 3 bathrooms, with a 448-square foot garage. It would feature a small street-facing entryway porch and a 100-square foot second floor balcony overlooking Seventh Street. Unit B, located toward the rear of the lot, would be 1,704 square feet, 3 bedrooms and 2.5 bathrooms, with a 459-square foot garage. Part of Unit B's garage would function as storage space. Unit B's entryway and small front porch is oriented inwards to the driveway/motorcourt.
- Site Improvements: A new shared driveway/motorcourt in the center of the lot would provide access to all three units' garages and one guest parking space at the rear of the property. The property's existing driveway curb cut would be relocated to align with the new driveway/motorcourt. New landscaping is proposed throughout the property. The telephone pole located at the front center of the property would be removed and utilities placed underground. A new wall/fence would be installed on the southern side property line, consisting of a two-foot masonry wall with four-foot white vinyl fencing on top. Onsite stormwater management facilities would be comprised of permeable paving in the motorcourt and two "rain gardens" at the front of the property. Estimated earthwork quantities are 40 cubic yards of cut and 215 cubic yards of fill for a net import of 175 cubic yards.

In total, the project would result in three residential units with a total combined square footage of 5,704 square feet of living area and 1,327 square feet of garages and storage. The cumulative total building coverage would be 5,331 square feet.

Coastal Development Permit: A Coastal Development Permit (CDP) is required to allow the proposed development within the Coastal Zone as described above.

The proposed plans are provided as Attachment A, Exhibit 2. Photos of the story poles, which were erected in January 2026, are included as Attachment B.

III. BACKGROUND

Site Characteristics and Background

Property Setting

The subject property is located on the north side of Seventh Street, at the intersection of Ash Avenue and Seventh Street. The 10,998-square foot lot (0.25 acre) is presently improved with a 1,270-square foot single-family dwelling and concrete driveway, built in 1961, prior to City incorporation.

The project site is located in the Downtown/Old Town Design Subarea (Community Design Subarea 2), which is the historic and current center of the City. The area around the project site is comprised of single-family and multifamily residences. Seventh Street is an important collector route as it crosses over Franklin Creek, connecting western Carpinteria and Aliso Elementary School to commercial areas in the Linden Avenue downtown core. The project site is immediately bordered by multi-unit residential developments on all sides, and a small chapel across Seventh Street to the west.

The site is zoned Planned Residential Development (PRD-15) and has a Medium Density Residential (MDR) land use designation. The site is currently in Flood Zone AE, which places it in the Flood Hazard Overlay District; however, new Flood Insurance Rate Maps (FIRMs) will come into effect on June 10, 2026, and at that time the site will no longer be located within a special flood hazard area. Project considerations related to flood hazards are further discussed later in this report.

Legal Nonconforming Status

The existing residence is legal nonconforming with respect to the parking requirements of the PRD zone district. There is currently no covered parking provided onsite. The new proposed attached garage, as well as the two-car garages for the proposed units, would address this nonconformity and bring the property into compliance with current standards.

Project History

A three-unit condominium project has been proposed for this site several times since 2008, each involving a remodel/expansion of the existing single-family dwelling and a new two-unit two-story building. Former iterations of the project were reviewed by the ARB on multiple occasions between 2008 and 2013, at either a conceptual or preliminary level. Initial concerns with the original project (Project 08-1217- DP/CDP/TPM/ARB) included its compliance with the City's flood zone requirements, overall size, bulk and scale of the new construction, street frontage appeal, and how best to integrate the new and existing structures into one cohesive development. Over several rounds of review and redesigns, the project addressed many, but not all, of these issues. However, after review by the ARB in November 2013, the original project application was closed out as an inactive case.

A second version of the project (Project 17-1883-DP/CDP/TPM) with a new designer and agent was submitted in June 2017. This application built on the progress previously made under the original application and successfully addressed the remaining outstanding issues related to flood zone compliance. The updated version of the project was reviewed by the ARB in March of 2018. The

Board was generally in support of the revised project, recommending preliminary approval to the Planning Commission with comments, including:

- Further animate the existing residence's frontage (e.g., larger entry/porch, stone work, etc.)
- Consider ways to break up the side and rear elevations of the new two-story structure using varied materials and/or breaks in the wall planes
- Consider options for reducing the height of Unit "B,"
- Further define and develop some of the decorative architectural details
- Provide a two-car garage for the existing unit rather than a carport

The project was subsequently approved by the Planning Commission on June 4, 2018.

In 2020, the property and entitlements were purchased by Michael Haber, Surf Cottages, LLC, and a new project number was assigned (20-2076-DP/CDP/TPM) for tracking and billing purposes. Prompted by the COVID-19 pandemic, Assembly Bill (AB) 1561 automatically extended the permit approval expiration date to December 14, 2022. In November 2022, the new owner/applicant requested a 24-month time extension for the project due to delays in completing the permit process and commencing construction as a result of the pandemic. The request for the time extension was considered and approved by the Planning Commission on December 5, 2022, and extended the project approvals to December 14, 2024. The parcel map allowing for a one lot subdivision for three condominiums on the site was approved by the City Council on November 23, 2023 and filed with the County Assessor on December 19, 2023. A copy of the recorded Parcel Map No. 25,187 is provided as Attachment E.

In late November 2024, a building permit application for the project was submitted, but was unable to be processed, as the entitlements expired before completion of plan check. The current project application was submitted to the City on February 13, 2025, with significant architectural changes from the previously entitled project, prompting new review by the ARB.

Preliminary ARB Review, February 26, 2026

The ARB considered the current project at a preliminary level at its February 26th meeting. No public comments were received. The ARB generally liked the project design, and appreciated the "wedding cake" stepbacks proposed on the SFD's second-story addition, as well as the variation on the inward-facing façade of the two-unit building. Staff noted that the applicant had incorporated front entryway columns for the SFD that encroached into the front setback, and that the applicant would request a modification for the encroachment. The ARB did not take issue with the columns. The Board voted unanimously to recommend preliminary approval of the project with their comments attached.

Comments and suggested changes included:

- Soften the tone of white on the exterior; too stark/bright as proposed. Suggestion to consistently use either warm or cool-toned greys across the project.
- Proposed two-unit building:
    - Incorporate elements to break up the façade on the north elevation along the side property line. It is too long of a wall plane compared to other buildings in the vicinity.

Pop-outs that do not add floor area and placing shed roofs over windows were suggested.
    - Reduce height of second story and incorporate trusses or vaulted ceiling to maintain ceiling volume.
    - Incorporate vertical elements to highlight stairways.
    - Concern that the guest parking space is hard to access due to the post supporting the second-story overhang. Suggest moving the post in, and/or reducing Unit B's second-story floor area to lessen overhang.
- Single-family dwelling:
    - Path of travel between the garage and house is too long; consider an interior connection or a pedestrian back door to the garage.
    - Suggestion to study sightlines from vehicles in driveway through the dining room windows.
- Landscaping:
    - Concern with amount of landscaping proposed in 5-foot sideyard setback; suggestion to reduce plantings and/or to incorporate some gravel areas.
    - Lawn areas very small, consider a groundcover that doesn't require mowing.
    - Suggestions to use Texanum Waxleaf Privet bush in both front and back, rather than Pittosporum in back. Consider placing Salvia behind other plants rather than in front.

Copies of the draft meeting minutes from the February 26th meeting are provided as Attachment C.

IV. ENVIRONMENTAL

This project can be found categorically exempt from environmental review pursuant to Sections 15301 [Existing Facilities], 15303 [New Construction], and 15332 [Infill Development] of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). Class 1 Categorical Exemptions include interior or exterior alterations and small additions to existing structures. Class 3 Categorical Exemptions allow for the construction of limited numbers of new small structures, including limited new residential units in an urbanized area. Class 32 Categorical Exemptions allow for infill development projects where the project is consistent with the General Plan and Zoning, the project is located within an urbanized area of the City, the project site has no habitat value for sensitive species, the project would not result in any significant environmental effects, and the project site is served by all required utilities and services.

The project can be found consistent with these Categorical Exemptions in that the project involves the remodel and repair of an existing residence, and the construction of two new residences and three garages, on a currently developed parcel in an urbanized area of the City where there are no sensitive habitats or resources present, and where all public utilities and services are available to serve the project.

For more detail, see the attached Notice of Exemption, included as Attachment D.

V. ANALYSIS

The discussion below provides an analysis of the project in terms of its compliance with the development standards of Title 14, Zoning, and Title 16, Subdivisions, of the Carpinteria Municipal Code, and with the policies and objectives of the General Plan/Coastal Land Use Plan.

Project Revisions

In response to ARB comments, the applicants have incorporated many of the Board's suggested changes into the project. These include:

- Lowering the second story plate height of the two-unit building by one foot and adjusting windows accordingly.
- Adding a one-foot bump-out on the second story of Unit A along the northern façade, creating more variation of the wall plane, adding a new hip to the roof, and adding corbels underneath the resulting overhang for added interest.
- Reducing the interior area of Unit B to lessen the overhang above the garage, negating the need for a support post.
- Adding or modifying windows to bring light into stairwells.
- Replacing lawn areas with a no-mow grass and replacing some plant material with gravel areas in the side setbacks. Salvia are no longer featured at the front of the property.
- Changing the primary exterior color to a softer shade of white ("White Dove," Benjamin Moore), and better aligning the grey tones used throughout the project.
- Made the rain gardens consistent across the plan set.

The applicant also modified the roof of the two-unit building to add new intersecting hips on the southern (inner) façade and removed a closet from upstairs Unit A to further articulate the same façade. The applicant noted they were unable to address the comment regarding the path of travel from the garage to the single family dwelling, due to fire safety.

As such, staff feel that the applicant has sufficiently responded to the ARB's comments. The plans included in Attachment A, Exhibit 2 of this report reflect the above-described revisions.

Carpinteria Municipal Code (CMC) Requirements

Planned Residential Development (PRD-15) District, CMC 14.14

The subject property is zoned PRD-15, as is defined in CMC §14.14, Planned Residential Development District. This zone district provides for a mix of residential uses and densities (up to 15 units per acre at this location). The proposed use of the property for three units is a permissible use subject to the approval of a Development Plan and Coastal Development Permit.

The following table lists the project's conformance with the applicable PRD zone district development standards. As designed, the project conforms to all of the base zone district development standards, with the exception of the front setback, discussed below.

Standard	Requirement/Allowance	Proposal
Setbacks Front	50 feet from centerline of street or 20 feet from property line, whichever is greater.	20 feet from property line*
Side (North)	5 feet min.	5 feet
Side (South)	5 feet min.	5 feet 4 inches
Rear	15 feet min.	15 feet
Height	30 feet max.	24 ft 9 in
Building Coverage	50% max. (5,499 square feet)	48.5% (5,331 square feet)
Open Space	20% min. (2,199 square feet)	31.6% (3,479 square feet)
Density	3 units max. (15 units/acre)	3 units
Parking	7 spaces total ▪ Units with 2+ bedrooms: 1 covered space, plus 1 space in paved area (3 covered, 3 paved spaces) ▪ 1 guest space per 3 units (1 space)	7 spaces total: 6 garage spaces 1 uncovered guest space

**See setback modification discussion below.*

Front Setback Modification

The existing single-family dwelling is set back 20 feet 3 inches from the property line, slightly more than the required minimum setback. The proposed entryway improvements to the existing single-family dwelling include two new columns to support a covered porch above the front door, which would be located 9 inches within the setback. While architectural projections such as eaves may encroach into a setback up to three feet (CMC 14.50.070), structural elements such as columns or posts may not. To accommodate this design element, a front setback modification is requested.

The Carpinteria Municipal Code (CMC) §14.50.120 provides the following provision to allow for modifications to zoning district requirements: "*In reviewing a development plan, the planning commission or city council may consider modification of requirements of the base zoning district in which the proposed development is located, including building height, yard setback, parking, building coverage or landscaping, if it is determined that such modification is necessary to accommodate an innovative project which will result in at least one of the following public benefits:*

1. *Energy efficient heating/cooling; or*
2. *Provision of affordable housing units through mix of housing types, innovative design and construction techniques, or other means; or*
3. *Provision of a larger amount of open space or landscaping than the minimum requirements of the district.*"

The proposed columns would be part of a new, street-facing front entry to the existing single-family dwelling. The current entry to the house is on the northern façade, facing the center of the property. The columns add an animating element to the façade and help orient the existing structure toward the street rather than keeping the entry tucked into the property. The existing single-family dwelling and the proposed second-story addition would all remain behind the setback, and the proposed posts would encroach in the front setback less than some of the residences with legal nonconforming setbacks on the same block. Historically, the Planning Commission has been supportive of modifications to allow unenclosed front porches to encroach within the front setbacks where it lends to good design and conforms to the established neighborhood character. The ARB had no comments on the proposed porch columns encroachment, and overall supported the remodel and design of the single-family dwelling.

The proposal shows 31.6% of the property in open space (above the 20% requirement), which includes the front landscaped areas that also double as on-site stormwater retention and incorporate trees that would provide sidewalk shade. With the significant improvements proposed to the property's street-facing façade and the amount of open space above the 20% minimum requirement, the Planning Commission could make the necessary findings for the Modification to allow the requested setback encroachment.

Flood Hazard Overlay, CMC §14.40 & Flood Damage Protection, CMC §15.50

Per the Flood Hazard Determination letter issued by the Public Works Department on 8/17/2025, the project site is presently located in a special flood hazard area, and therefore in the Flood Hazard Overlay District (CMC 14.40). However, as noted above, the project site will be moving out of the special flood hazard area with the new FIRMs that will become effective June 10, 2026. At that time, the project would no longer have to comply with the floodproofing and elevation requirements of CMC 15.50. Because site preparation and construction will not begin until after that date, City staff concur that the floodproofing requirements of CMC 15.50 are not required for this project. This, along with some design changes, has decreased the maximum height of the project from 26 feet 9 inches, as originally submitted in February 2025, to 24 feet 9 inches as currently proposed.

Subdivisions, CMC Title 16

Chapter 16 of the Carpinteria Municipal Code governs the subdivision of land in the City. A parcel map for condominium purposes has already been approved for this lot as part of the previous project's entitlement process, and was recorded with the County of Santa Barbara on December 18, 2023. The parcel map is provided as Attachment E.

Covenants, Conditions, and Restrictions (CC&Rs) for the proposed condominium development were previously required to be submitted to the City for review and approval prior to Parcel Map recordation. The approval of the current proposed project would be conditioned to submit updated CC&Rs to the City for review and approval prior to Building Permit issuance. The updated CC&Rs would be recorded as part of the required condominium plan.

Development Plan Approval

In order to approve a Development Plan for the project, the Planning Commission must make all of the findings for approval provided for in CMC 14.68.030, which are listed below:

a. *The proposed development is in conformance with the provisions of the applicable zoning district, Local Coastal Plan and implementation programs, and General Plan*.
b. The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives.
c. The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
d. The proposed development will not conflict with any recorded easements acquired by the public at large for access through the property or use of the property or any easements granted to any public agency or required as a condition of approval.
e. The proposed development will not adversely affect necessary community services and values including but not limited to traffic circulation, sewage disposal, fire protection, water supply, and police protection.
f. The proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.

Staff believes all of the necessary findings can be made. The proposed project is consistent with the type and intensity of development anticipated in urbanized areas of the City's downtown neighborhood. The project is an in-fill development project resulting in the addition of two units on a lot with one existing unit. With the approval of the requested front setback Modification, the project would be consistent with all applicable requirements of the City's General Plan/Coastal Land Use Plan and Carpinteria Municipal Code, including Title 14, Zoning. The property is not located in a fire hazard zone, nor is the project located in an area encumbered with any easements or sensitive habitats. While the site is in a flood hazard zone as of the date of this hearing, it soon no longer will be, due to the new FIRMs that become effective June 10, 2026. No site preparation or construction will occur before that date. Appropriate conditions have been included in the project conditions of approval to address parking, geologic hazards, construction noise, water quality, and air quality considerations. Additional supporting evidence is provided in the Findings for Approval, included as Attachment A, Exhibit 1 to this report.

General Plan/Coastal Land Use Plan

The project site has a General Plan/Coastal Land Use Plan (GP/CLUP) designation of Medium Density Residential. The project site is in Design Subarea 2 (Downtown/Old Town Neighborhood) in the Community Design Element of the City's GP/CLUP, and is subject to the following policies:

Land Use Element

Objective LU-3: *Preserve the small beach town character of the built environment of Carpinteria, encouraging compatible revitalization and avoiding sprawl development at the City's edge.*

Policy LU-3a: *New development shall occur contiguous to existing developed areas of the city. Higher density in certain residential neighborhoods and for residential uses in commercial districts shall be provided as a means to concentrate development in the urban core consistent with zoning designations, particularly where redevelopment of existing structures is proposed.*

Policy LU-3b: *The Community Design Element shall guide the character of development, and represent a comprehensive statement of the community's visual objectives.*

Policy LU-3f: *Encourage the remodeling and revitalization of neighborhoods and commercial areas in accordance with principles established in the Community Design Element.*

The proposed project involves a remodel and addition to an existing residence, plus construction of two new three-bedroom units, on a developed site within the City's downtown urban core. The property is properly zoned and sized for a three-dwelling-unit development. The project design, layout and architecture are consistent with the requirements of the PRD-15 zoning district, and the applicable Community Design Element objectives and policies (as discussed below in further detail). The ARB reviewed and unanimously recommended preliminary approval of the project at their February 26, 2026 meeting, with comments that the applicant has sufficiently responded to. The project provides appropriate infill development on a relatively underutilized residential site. Thus, the project proposal is consistent with the intent of these Objectives and Policies to preserve the City's small-town character, while encouraging compatible revitalization of neighborhoods.

Community Design Element

Objective CD-1: *The size, scale and form of buildings, and their placement on a parcel should be compatible with adjacent and nearby properties, and with the dominant neighborhood or district development pattern.*

The overall project use, density, and layout is consistent with all applicable provisions of the PRD-15 zone district and the pattern of development on nearby parcels. The general courtyard layout around a central driveway (providing access to parking) is similar to other multifamily housing developments within the City, including the three-unit development immediately adjacent to the project site on the west. Unit sizes for the proposed project are comparable to other newer multifamily developments in the downtown. The project has been designed with single-story elements located closest to the street, with second-story elements stepped back. Proposed maximum building heights are comparable to surrounding two-story construction.

The ARB reviewed and unanimously recommended preliminary approval of the project. As part of their motion, they included comments to lower the two-unit building's second-story height, and to further vary or "break" up the north façade, noting that the wall plane was longer than what is found on surrounding buildings. The applicant amended the design to include a slight second story bump-out, new roof hip, and corbels to add more variation. While the west elevation remains quite large, the applicant has made an effort to incorporate ARB feedback, break up massing, and lower the second-story bulk of the building.

Objective CD-2: *Architectural designs based on historic regional building types should be encouraged to preserve and enhance the unique character of the city.*

The proposed project's architecture and design incorporate elements of "coastal farmhouse" style, which is already represented in the City's downtown neighborhood. The project would mirror some elements from small coastal cottages seen elsewhere in the downtown, particularly the vertical siding and gabled entrances, albeit placing them on a larger structure and with a more modern take on elements like the garage doors. The surrounding neighborhood on Fifth, Seventh, and Eighth Streets includes an array of colors, materials, and roof pitches/types, and the proposed project's design would

not constitute an extreme departure from the already-varied nearby architecture. Overall, the proposed colors, materials, details, and finishes appear to be appropriate to the chosen style and compatible with the character of surrounding development.

Objective CD-3: *The design of the community should be consistent with the desire to protect views of the mountains and the sea (California Coastal Act of 1976 §30251).*

Public views of the ocean, to the extent they are available down Ash Avenue, would not be impacted by the proposed project. Public mountain views are not generally available in the project area due to existing development and surrounding vegetation. As such, it does not appear that the proposed project would have any detrimental effect on public mountain views.

Objective CD-5: *The streets of neighborhood interiors should be designed to be the "living rooms" of the neighborhood, where children and adults can safely play or walk. The design and details of streets, frontages and buildings should support this objective.*

Policy CD-5a: *Main entrances to homes should be oriented to the street. Entry elements such as porches, stoops, patios and forecourts are encouraged. Such entry elements should be selected for their compatibility with the adjacent houses and the general neighborhood pattern.*

Policy CD-5b: *Garages should not dominate views from any public street.*

Policy CD-5c: *Low walls, low fences and hedges should be encouraged along the frontages to define the edge of the private yard area, where appropriate.*

Policy CD-5d: *Houses within a neighborhood may vary in materials and style, but strong contrasts in scale, color and roof forms should generally be avoided.*

Overall, the project can be found consistent with this objective and policies. The existing single-family dwelling's remodel would include moving the front door to face the street with a more decorative porch and entryway. The Unit A in the new building would also have a street-facing front entry with a small porch. Two of the three garage doors would face inward to the property, and the third garage door that would be visible from the street would be set back towards the rear of the property. In comparison to the existing condition, the street frontage would be significantly improved by all new landscaping along the front property line, including two magnolia trees and a row of bushes; removal of the existing chain link fence; and removal of the large telephone pole to underground utilities to the site.

Amendments to the proposed plans since initial submittal and ARB review have brought the project more in-line with the scale, color, and form of surrounding buildings. The exterior color was changed to a more muted cream, and the height is now comparable to neighboring residences. The proposed hip roofs with gabled entryways are consistent and compatible with surrounding roof forms. As discussed previously, the overall layout, density and size of the units are comparable to other newer multifamily developments in the area.

Objective CD-10: *Areas with attractive frontage designs should be maintained. New development should be carefully planned with frontage areas which maintain and enhance the quality of Carpinteria's streetscape.*

Policy CD-10a: *Minor variations in front yard building alignments within a block are encouraged. Relatively steady setback patterns clearly define the public space of the street and reinforce small town character.*

The proposed project generally aligns with surrounding developments on Seventh Street, meeting the 20-foot front setback requirement, if the Planning Commission approves the minor encroachment for the entryway porch columns in the setback. As discussed above, the project frontage includes single-story building portions that feature gabled entryways and small porches that face the street, and a landscaped area between the structures and the sidewalk. Garages are located in the interior of the lot, largely obscured from street view. As such, the project can be found consistent with the above objective and policy.

Objective CD-13: *Ensure that lighting of new development is sensitive to the character and natural resources of the City and minimizes photopollution to the maximum extent feasible.*

Policy CD-13b: *Lighting shall be low intensity and located and designed so as to minimize direct view of light sources and diffusers and to minimize halo and spillover effects.*

Locations for exterior light fixtures are shown on the project plans. The ARB did not have any comments on the proposed exterior light fixtures at the project's preliminary review, and staff considers them sufficiently shielded and downward-facing. The project does not include any exterior lighting on building facades directly adjacent to neighboring properties, minimizing light spillover.

Objective CD-14: *Protect and preserve natural resources by reducing energy consumption.*

Policy CD-14a: *To ensure the effective utilization of energy resources, design measures shall be incorporated into project design that allow for development projects to comply with and exceed the minimum energy requirements of the City's Uniform Codes.*

CD-14-Implementation Policy 7: *Building orientation shall be designed to maximize natural lighting and passive solar heating and cooling.*

CD-14-Implementation Policy 8: *Landscaping shall be designed to maximize the use of native drought-tolerant species and deciduous trees to shade buildings in summer and allow for passive solar heating in winter.*

Consistent with the above Objective and Policies, the proposed residence would be designed to meet or exceed all current energy efficiency requirements of the California Building Code. Interior living spaces are provided with numerous doors and windows to take advantage of natural lighting and ventilation. New landscape and hardscape areas have been designed to utilize drought tolerant, low water-usage plantings, and permeable materials to allow for onsite retention of stormwater runoff.

Subarea 2. The Downtown and Old Town

Objective CDS2-1: *Preserve and strengthen the visual and physical connections between the downtown, beach, the salt marsh, mountains, and the other neighborhoods and districts in the city.*

Policy CDS2-a: *Ensure that new intensified land uses within the Downtown remain consistent with the city's "small beach town" image.*

Policy CDS2-b: *Enhance the pedestrian character of the downtown's streets, plazas, paseos, parks and lanes.*

The proposed project represents a small urban infill project resulting in a net addition of two new family-sized dwelling units in the City's downtown neighborhood. The proposed project has been designed to comply with all applicable PRD-15 zoning district requirements, and was recommended for approval by the ARB who found the project's size, massing and scale generally appropriate for the neighborhood and the Downtown area. The two units fronting on Seventh Street will have pedestrian-friendly front porches and well-landscaped areas between the buildings and sidewalk, including two trees that would eventually provide sidewalk shade. Garages/parking will be largely hidden behind the front units, and located in the lot's interior. One shared driveway would serve all three units. Staff believes the proposed project can thus be found consistent with the above Objective and Policies.

CDS2 Implementation Policy 18: *Hedges, walls and picket fences between 30 inches and 42 inches in height are encouraged on the frontage line. Sideyard walls should step down to no more than 42 inches in height within the front yard setback area.*

While the project does not propose front yard fencing, waxleaf privet bushes would be planted to similarly delineate the public and private realms. Side yard fences/walls would terminate at the front setback line.

CDS2 Implementation Policy 20: *Driveways should be as narrow as practical to make pedestrian use of the sidewalks safer and more pleasant. Parking of vehicles across the sidewalk should be prohibited and enforced.*

The proposed project would relocate the existing driveway to the middle of the property and construct it 16 feet wide to meet fire access requirements and accommodate two-way traffic in/out of the development. All required parking would be provided onsite and provided with sufficient back-up/maneuvering space to allow cars to exit the property "head out." The property's existing curb cut and apron would be replaced with a new apron that meets current City code and accessibility requirements. Therefore, the project can be found consistent with this Policy.

Circulation Element

Policy C-3c: *Review new development proposals to improve neighborhood circulation patterns and enhance the inter-neighborhood routing characteristics of the city's master plan.*

Policy C-3h: *Require all new projects to demonstrate safe traffic flow integration with the Master Plan of Streets as well as street/drainage improvements function. This shall include construction traffic and the designation of construction routes.*

The proposed project would result in a net increase of two additional dwelling units in an urbanized, developed part of the City. These additional dwelling units would not add a significant number of

additional vehicle trips to area roadways or intersections to result in any adverse traffic impacts. The project's driveway and motorcourt has been designed accommodate two-way traffic. Sufficient area is provided within the site's interior motorcourt to allow for vehicles exiting the garages or visitor space to turn around and exit the property "head out," as required by the Municipal Code.

Open Space, Recreation and Conservation Element

Policy OSC-6f: *All development shall be evaluated for potential adverse impacts to water quality and shall consider Site Design, Source Control and Treatment Control BMPs in order to minimize polluted runoff and water quality impacts resulting from the development. In order to maximize the reduction of water quality impacts, BMPs should be incorporated into the project design in the following progression: (1) Site Design BMPs, (2) Source Control BMPs, and (3) Treatment Control BMPs.*

OSC-10-Implementation Policy 52: *Ensure that soil erosion and the off-site deposition of soils is not exacerbated through development.*

Conditions are included in the recommended project conditions of approval requiring the project to comply with current California Building Code requirements concerning stormwater runoff reduction and control. Likewise, standard project conditions of approval have been included to address construction-phase impacts to water quality as a result of runoff, spills, sedimentation and/or erosion. The proposed project has been reviewed by the Public Works Department and qualifies as a Tier II project with respect to the City's storm water requirements. Accordingly, the project incorporates permeable pavers and two "rain gardens" to retain stormwater onsite.

Policy OSC-13b: *Require new development or redevelopment in the downtown section of Carpinteria to conform with the scale and character of the existing community and consistent with the city's theme of a small beach-oriented community.*

As discussed under Objective CD-1 and Policy CDS2-a, the proposed project can be found consistent with the scale and character of the downtown neighborhood and represents an appropriate infill project. The architectural style, site layout, design elements, and landscaping are appropriate for the site and compatible with the neighborhood setting. The overall scale of the new residences is similar to some of the newer homes in the surrounding area, and the height would be in line with neighboring buildings. Both buildings on site would retain single-story elements fronting the street, and incorporate either "wedding-cake" stepbacks or wall plane variation along side elevations to break up second-story massing.

Policy OSC-13h: *Plans for development shall minimize cut and fill operations. Plans that do not minimize cut and fill shall be denied.*

The project site is generally flat and approximately level with the sidewalk with a slight slope up toward the back of the property. The proposed plans call for 40 cubic yards of cut, and 215 cubic yards of fill, significantly reduced from previous versions of the project due to the site moving out of the flood hazard zone. As proposed, after grading the site would retain a slight slope from the back to the front to aid in stormwater drainage.

Safety Element

Objective S-1: *Minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from fault surface rupture in the planning area, from ground shaking due to an earthquake along a fault in the planning area or in the region, from seismically-induced liquefaction in the planning area, and from seismically-induced tsunamis.*

Policy S-1c: *Development in areas identified as having high seismically-induced liquefaction potential shall follow structural engineering foundation design parameters outlined in the Uniform Building Code or obtained through an independent structural engineering study.*

S-1-Implementation Policy 2: *Site specific geotechnical studies are required to more accurately determine the potential for liquefaction. These studies shall be performed prior to new construction and for the retrofit of critical facilities. The studies should include site-specific depth to groundwater and soil composition. Areas having liquefiable sediments should be identified, and structures should be designed to withstand liquefaction.*

Objective S-3: *Minimize the potential risks and reduce the loss of property and the economic and social dislocations resulting from expansive soils, soil settlement, subsidence, and hydrocompaction.*

Policy S-3b: *All new development will comply with the Uniform Building Code, local City building ordinances, and geotechnical recommendations related to construction in areas identified as having a high potential for expansive soils or soil settlement.*

According to Figures S-2, Seismic and Slope Stability Hazards, and S-3, Soil Hazards, of the City's General Plan/Coastal Plan, the project site is located in an area with a high potential for both liquefaction and expansive soils. A site-specific geotechnical study was prepared to more accurately determine the potential for liquefaction and expansive soils risk and identify appropriate construction specifications. The project is required to comply with the recommendations outlined in the site specific geotechnical study in order to ensure consistency with the above Objective and Policies.

Objective S-4: *Minimize the potential for risks and reduce the loss of life, property, and the economic and social dislocations resulting from flooding.*

As discussed previously, as of this hearing date, the project site is located within the 100-year floodplain (Zone AE) according to the current FIRM for the area; however new FIRMs will become effective June 10, 2026. After that date, the proposed project would no longer need to comply with the floodproofing and elevation requirements of CMC 15.50. Because site preparation and construction will not begin until after that date, City staff concur that the floodproofing requirements of CMC 15.50 are not required for this project.

Noise Element

Policy N-5b: *The City will require that construction activities adjacent to sensitive noise receptors be limited as necessary to prevent adverse noise impacts.*

Policy N-5c: *The City will require that construction activities employ techniques that minimize the noise impacts on adjacent uses.*

The City's standard conditions relating to construction timing and noise attenuation are included in the recommended Conditions of Approval. The conditions limit construction hours to Monday through Friday, from 7:00 a.m. to 5:00 p.m. The conditions also require construction equipment to be outfitted with standard noise reduction measures and any loud, stationary equipment to be located/buffered so as to not create a nuisance situation for adjacent land uses. These measures would ensure consistency with the above Policies.

Public Facilities and Services Element

Policy PF-5c: *The City will ensure that new development will not adversely impact services and facilities provided to existing development.*

The proposed project has been reviewed by the Carpinteria Sanitary District, Carpinteria-Summerland Fire Protection District and the Carpinteria Valley Water District. All agencies indicated an ability to continue to serve the property. Where appropriate, the service providers have provided condition letters which have been included with the City's conditions of approval.

Housing Element

Program Category #1: *Make Sites Available to Accommodate the RHNA.*
Goals:

- Maintain an adequate supply of appropriately zoned land and take all necessary actions to support the production of at least 901 housing units in the City to accommodate the RHNA allocation for the 2023-2031 period.
- Maintain a jobs-housing balance or ratio within the 0.75 to 1.25 range suggested by the Santa Barbara County Association of Governments.

Policies:

- Adequate Sites: Provide and maintain sufficient sites in the General Plan and Zoning Code and associated Land Use and Zoning Maps to accommodate the housing needs allocated to the City in the Regional Housing Needs Allocation (RHNA) Plan.
- Housing Types: In the General Plan and implementing ordinances, provide for a mix of housing types consistent with the City's needs, including single-family detached and multi-family housing.
- Accessory Dwelling Units: Promote the development of ADUs consistent with State law and City regulations.
- Public Services and Facilities: Ensure that public services and facilities have the capacity to support the need for the new residential development allocated to the City by the RHNA Plan.

This project, if approved and built, would result in two new net units that would count toward the City's RHNA in the above-moderate category. Infill projects of this type are supported by the Housing Element: the project would increase the number of units on a property zoned for multifamily housing, but presently containing only one home.

VI. DEVELOPMENT IMPACT FEES

A series of ordinances and resolutions adopted by the City Council require the payment of various Development Impact Fees. If the project were approved as submitted, it would be subject to the fees as shown in the following table. The amounts shown are estimates only. The actual amounts will be calculated in accordance with the fee resolutions in effect when the fees are paid. The Fees are updated annually in July.

The developer of a project that is required to pay Development Impact Fees may apply to the City Council for a reduction, adjustment or waiver of any of those fees based on the absence of any reasonable relationship or nexus between the impacts of the proposed development and either the amount of the fee(s) charged or the type of facilities to be financed. The application must be in writing and must be submitted to the city clerk either ten days prior to the public hearing on the development permit for the project, or if no development permit is required, at the time of building permit application.

Estimated Development Impact Fees as of April 16, 2026
Estimate for 3,563 square feet of new gross habitable square footage

Fee Type	Fee Per Sq Ft of New Habitable Space	Total Fee
Streets and Thoroughfares	$0.12	$ 427.56
Highway Interchanges & Bridges	$1.68	$ 5,985.84
Traffic Control Facilities	$0.20	$ 712.6
General Government Facilities	$0.95	$ 3,384.85
Storm Drainage Facilities	$1.78	$ 6,342.14
Quimby Fee	$6.68	PAID 11/14/2023
Parks and Recreational Facilities	$5.63	$ 20,059.69
Aquatics Facilities	$0.34	$ 1,211.42
TOTAL DIFs		**$ 38,124.1**

Other Estimated Fees

Fee Type	Fee	Total Fee
City New Construction Tax	$500.00	N/A, paid Quimby Fees, CMC 3.08.070
City Landscape Bond	$500.00	$500.00
CUSD School Construction	$3.48/sq ft living space	$12,399.24
Carp.-Summerland Fire District Fire Protection Certificate Mitigation Fee	 $229.00 $2,700.81/unit	 $229.00 $5,401.62
Carpinteria Sanitary District Development Impact Fee Sewer Service Charge	 $6,806.00/unit $824.23/unit/year	 $13,612.00 $2,472.69/year
Carpinteria Water District Capital Cost Recovery Fees Installation Deposits	 $17,253/meter (¾" landscaping) $23,000.00/meter (3/4")	 $17,253.00 $23,000.00
TOTAL		**$74,867.55**

VII. ACTION OPTIONS

1. Adopt Resolution PC-26-004, thereby approving Project 25-2331-DP/CDP to grant a Development Plan and Coastal Development Permit to allow the remodel of and additions to an existing one-story single family residence; construction of a new two-story two-unit residential building; and to approve an exemption pursuant to §15301, 15303, and 15332 of the California Environmental Quality Act (CEQA) Guidelines; and to adopt the findings in Attachment A, Exhibit 1 and Conditions of Approval as proposed in Attachment A, Exhibit 3. (staff's recommendation)

2. Direct the applicant to prepare project revisions and return to a future Commission hearing.

3. Conceptually deny the project as proposed. Direct staff to return with findings for denial to the Planning Commission's next meeting.

VIII. ATTACHMENTS

Attachment A Resolution PC-26-004
Exhibit 1: Findings for Approval
Exhibit 2: Preliminary Plans
Exhibit 3: Conditions of Approval

Attachment B Story Pole Photographs

Attachment C Draft February 26, 2026 ARB Meeting Minutes

Attachment D Draft Notice of Exemption

Attachment E Parcel Map No. 25,187, recorded December 18, 2023

Attachment A

Planning Commission Resolution PC-26-004

RESOLUTION NO. PC-26-004

A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION APPROVING A DEVELOPMENT PLAN AND COASTAL DEVELOPMENT PERMIT FOR PROJECT 25-2331-DP/CDP FOR THE REMODEL OF AND ADDITION TO AN EXISITNG SINGLE-FAMILY RESIDENCE AND THE CONSTRUCTION OF A NEW TWO-UNIT RESIDENTIAL BUILDING. THE PROJECT IS LOCATED AT 4716 SEVENTH STREET (APN 003-301-020), REQUESTED BY EVA TURENCHALK ON BEHALF OF SURF COTTAGES LLC.

WHEREAS, the Planning Commission of the City of Carpinteria has considered an application for a Development Plan and Coastal Development Permit (Project # 25-2331-DP/CDP) filed by Eva Turenchalk, agent, on February 13, 2025 to allow the remodel of and addition to an existing single-family dwelling at 4716 Seventh Street and construct a new two-unit two-story residential building on the same property; and

WHEREAS, a substantially similar project (#17-1883-DP/CDP/TPM) on said property was previously reviewed and approved by the Planning Commission on June 4, 2018, and under new ownership subsequently received approval of a time extension; and

WHEREAS, the related Parcel Map No. 25,187 was approved by the City Council on November 27, 2023 and recorded on December 18, 2023, allowing for a one-lot subdivision for a three-unit condominium development on the property; and

WHEREAS, a building permit was never issued for the previous project, and the Development Plan and Coastal Development Permit entitlements for the project expired on December 14, 2024, necessitating the property owner to submit a new project application and obtain new permits, which resulted in the current Project #25-2331-DP/CDP; and

WHEREAS, the current application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on December 8, 2025; and

WHEREAS, the Planning Commission has considered a request for a modification of the zoning district requirements for front yard setbacks in the PRD zone district as specified in Chapters 14.14.060; and

WHEREAS, the City of Carpinteria Architectural Review Board considered the proposed project at their February 26, 2026 meeting, wherein the project was recommended for preliminary approval with comments; and

WHEREAS, the Planning Commission has conducted a noticed public hearing and received evidence regarding the application for the Development Plan and Coastal Development Permit; and

WHEREAS, the project is exempt from the California Environmental Quality Act under Guidelines Sections 15301 (existing facilities), 15303 (new construction or conversion of small structures), and 15332 (in-fill development projects) as the project includes only the remodel of and addition to a single-family dwelling and the construction of two new condominium units; and

WHEREAS, the Planning Commission has reviewed the policies of the General Plan/Coastal Plan and the Zoning Code standards that are relevant to the project.

NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The Development Plan and Coastal Development Permit are approved, making the Findings for approval outlined in Exhibit 1;

2. The Notice of Exemption prepared for the project is accepted as having satisfied the requirements of CEQA; and

3. The Development Plan and Coastal Development Permit consistent with the plans shown in Exhibit 2 are approved subject to the project conditions of approval set forth in Exhibit 3.

PASSED, APPROVED AND ADOPTED this 1st day of June 2026 by the following called vote:

AYES: Commissioners:

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

_____
John Moyer, Chair

ATTEST:

_____
Nick Bobroff, Secretary

I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the Planning Commission of the City of Carpinteria held the 1st day of June 2026.

Attachment A

Exhibit 1

Findings for Approval

PLANNING COMMISSION HEARING
PROJECT 25-2331-DP/CDP
JUNE 1, 2026

ATTACHMENT A, EXHIBIT 1: FINDINGS FOR APPROVAL

SURF COTTAGES CONDOMINIUMS
REQUESTED BY EVA TURENCHALK, ON BEHALF OF
MICHAEL HABER, SURF COTTAGES LLC

FINDINGS PURSUANT TO GOVERNMENT CODE, LOCAL COASTAL PLAN, GENERAL PLAN, AND TITLE 14 OF THE CARPINTERIA MUNICIPAL CODE

1.0 Administrative Findings

The Planning Commission hereby incorporates by reference as though set forth in full all Community Development Department staff reports and attachments thereto presented to the Planning Commission and all comments made or received either orally or in writing at the public hearings on this project.

1.1 Procedures

Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City's Local Coastal Program, it has been found that the process for public review of the subject Development Plan and Local Coastal Development Permit has been properly conducted as follows:

a. An application for a Development Plan and Coastal Development Permit was submitted on February 13, 2025, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on December 8, 2025. Said application and all related materials have been available for public review at City offices since the date of submittal.

b. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's General Plan/Coastal Land Use Plan, the Interpretive Guidelines of the Coastal Commission and the California Coastal Act.

c. The project has been reviewed and recommended for approval by the City's Architectural Review Board at a duly noticed public meeting which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property and residents within 100 feet of the property.

d. The project has been reviewed by the City's Planning Commission at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property and residents within 100 feet of the property, and publication in the local newspaper, the Coastal View News.

1.2 California Environmental Quality Act Findings

The Planning Commission finds that the project is exempt from the California Environmental Quality Act under Categorical Exemption Sections 15301 (Existing Facilities); 15303 (New Construction); and 15332 (In-fill Development Projects) of the Guidelines for the implementation of the California Environmental Quality Act (CEQA). Class 1 Categorical Exemptions allow for interior and exterior alterations to existing structures, restoration/rehabilitation of damaged or deteriorated structures, and construction of small additions. Class 3 Categorical Exemptions allow for the construction of limited numbers of new small structures, including new residential units in an urbanized area. Class 32 Exemptions consists of projects that are categorized as "in-fill" development provided the project is consistent with the City's General/Coastal Plan and Zoning Code; is located within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

The proposed project involves a remodel of and addition to an existing single-family home and the construction of two new units on a lot in the downtown area of Carpinteria. The project is consistent with the City's General/Coastal Plan and Zoning Code; is located within city limits on a project site of no more than five acres substantially surrounded by urban uses; and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services. As the project is consistent with these standards, the exemption is appropriate.

1.3 Development Plan Findings

Pursuant to Carpinteria Municipal Code §14.68.030, in approving the Development Plan, the Planning Commission or City Council determines that all of the following criteria have been met:

a. *The proposed development is in conformance with the provisions of the applicable zoning district, Local Coastal Plan and implementation programs, and General Plan*.

   As discussed in the Planning Commission staff report dated June 1, 2026 and hereby incorporated by reference, with the approval of the requested Modification to the front setback requirement for the existing unit's new covered porch, the project is consistent with all development standards of the Planned Residential Development (PRD-15) zone district, and all applicable policies of the City's General Plan/Coastal Plan. The project proposes a total of two new residential units and constitutes an infill development project, in alignment with the City's Housing Element programs and goals. The proposed use, density, and arrangement is appropriate for the types of development anticipated in this part of the City. The project's design, size, and scale was found to be compatible with the surrounding neighborhood and was recommended for approval by the City's Architectural Review Board with comments, which have since been address and incorporated into the project plans. The property is served by public streets, utilities and infrastructure that are adequate in capacity

to serve the project. For these reasons, the above finding can be made.

b. *The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives.*

The subject property is zoned for up to three units according to the site's PRD-15 zoning designation. The project would remodel and enlarge the one existing unit, and construct two new units for a total of three residences. The property is located in an area with the potential for liquefaction and expansive soils according to the City's General Plan/Coastal Plan. Appropriate measures have been included in the project Conditions of Approval to require compliance with the recommendation of the project specific soils report in order to adequately address these risks through site preparation, and foundation design/construction. While the property is located within a special flood hazard area according to current (June 1, 2026) FEMA Flood Insurance Rate Maps (FIRM), new FIRMs will become effective June 10, 2026, which remove this property from the special flood hazard area. Because no construction or site preparation will commence before June 10, 2026, the project does not have to comply with the City's floodplain protection measures in CMC 15.50. Lastly, the project site is not located in a fire hazard area. For these reasons, this finding can be made.

c. *The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The project site is located in a developed urban area and outside the Environmentally Sensitive Habitat Area (ESHA) Overlay as depicted in the City's General Plan/Coastal Land Use Plan. The site does not contain any environmentally sensitive habitat area, or provide any habitat value for endangered, rare or threatened species, nor does the project have the ability to impact fish or wildlife as it involves a remodel and addition to a single-family residence and construction of two additional units on a developed residential lot within a developed urban neighborhood. There are no known sensitive resources or native vegetation that would be impacted as a result of this project.

Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, because the project is an infill development that would result in a net increase of two units in a developed neighborhood. Standard conditions of approval address any temporary construction-related impacts of the project and the implementation of post-construction stormwater best management practices. For these reasons, the project would not cause substantial environmental damage.

d. *The proposed development will not conflict with any recorded easements acquired by the public at large for access through the property or use of the property or any easements granted to any public agency or required as a condition of approval.*

There are no recorded easements acquired by the public at large for access through the property, or any easements granted to any public agency. Likewise, no such easements are required as a condition of approval for this project.

e. *The proposed development will not adversely affect necessary community services and values including but not limited to traffic circulation, sewage disposal, fire protection, water supply, and police protection.*

The project does not have the potential to adversely affect these services in that these services are currently available to the property and the residences located in the neighborhood surrounding this property. Agencies potentially affected by this project have been notified and have indicated an ability to serve the project. The proposed development would not by itself, or cumulatively, impose a sufficiently increased demand on public services that would adversely affect the availability of these services to existing or future development. Therefore, this finding can be made.

f. *The proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.*

The project involves remodeling and adding to an existing single-family residence and constructing two net new residential units within an urbanized, residential part of the City. The resulting three-unit condominium development is generally compatible with the surrounding development in terms of its use, density, size, bulk, scale, architectural style and placement on the lot, and with the City's desire to preserve and enhance its "small beach town" character and to promote infill development. Therefore, this finding can be made.

1.4 Development Plan Modification Findings

Pursuant to Carpinteria Municipal Code §14.50.120, in reviewing a Development Plan, the Planning Commission or City Council may consider modification of requirements of the base zoning district in which the proposed development is located, including building height, yard setback, parking, building coverage or landscaping, if it is determined that such modification is necessary to accommodate an innovative project which will result in at least one of the following public benefits:

a. Energy efficient heating/cooling; or
b. Provision of affordable housing units through a mix of housing types, innovative design and construction techniques, or other means; or
c. Provision of a larger amount of open space or landscaping than the minimum requirements of the district.

The applicant has requested a modification to the front setback requirement to allow new covered porch columns supporting the proposed entryway to the remodeled single-family home to encroach 9 inches into the setback.

The residence, if constructed, would have to comply with the current California Title 24 residential building codes, which include the California Green Building Standards for energy efficient heating and cooling, among other energy efficiency and conservation measures. Therefore, the project is found to include features that allow for energy efficiency consistent with the first finding above.

The project is also required to provide a minimum of 2,199 square feet of open space/landscaping in order to meet the 20% minimum open space requirements of the base zone district. As designed, the project includes 31.6% of the total lot area as open space/landscaping (3,479 square feet). A significant amount of this landscaped area is located along the Seventh Street frontage and would include new trees that would improve the streetscape, and can be viewed as a benefit enjoyed by the public. Therefore, the project provides more than the required minimum amount of open space/landscaping and a significant amount of the landscaping would be so located near the front of the lot so as to benefit the public, consistent with the third finding above.

1.5 Coastal Development Permit Finding

Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City's Local Coastal Program, it has been found that the permit requested may be issued based on the following findings:

The proposed development is in conformity with the City's certified Local Coastal Program.

The project includes the remodel of and addition to an existing single family residence, construction of two new attached residential units, and new landscape and hardscape throughout the property. The proposed use, density, and design of the project is consistent with the types of multifamily residential development anticipated in the PRD-15 zone district and Medium Density Residential (MDR) land use designation. The project has been found to conform to all applicable objectives and policies of the Land Use, Community Design, Circulation, Open Space/Conservation/Recreation, Safety, Noise, Public Facilities, and Housing Elements of the City's General Plan/Coastal Plan as described in the staff report prepared for the Planning Commission hearing of June 1, 2026, and herein incorporated by reference. Therefore, this finding can be made.

Attachment A

Exhibit 2

Preliminary Plan Set

GENERAL REQUIREMENTS

DIVISION 1 - GENERAL REQUIREMENTS

A. CONTRACTOR RESPONSIBILITIES

1. WORK FOR THIS CONTRACT INCLUDES FURNISHING OF ALL LABOR, MATERIALS, APPLIANCES, TRANSPORTATION AND SERVICES REQUIRED FOR SATISFACTORY CONSTRUCTION OF THIS PROJECT. THE INTENT OF DRAWINGS AND SPECS IS TO INCLUDE ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN DESCRIBED OR REASONABLE IMPLIED, BUT NOT LIMITED TO THE EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS.

2. GENERAL CONTRACTOR SHALL MAINTAIN ONE SUPERINTENDENT ON SITE AT ALL TIMES. SUPERINTENDENT SHALL WORK EXCLUSIVELY ON OWNER'S PROJECT FROM START OF CONSTRUCTION THROUGH RECEIVING CERTIFICATE OF OCCUPANCY, AND WILL PROVIDE OWNER WITH TELEPHONE ACCESS 24 HRS. A DAY.

3. VERIFY DRAWINGS AND CONDITIONS WITH ACTUAL FIELD CONDITIONS IN EACH SPECIFIC AREA OF WORK. INSPECT RELATED AND ADJACENT SURFACES; REPORT ALL CONDITIONS THAT SHALL PREVENT EXECUTION OF THIS SPECIFIC WORK TO THE DESIGNER.

4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON JOB SITE BEFORE STARTING ANY CONSTRUCTION. ALL DIMENSIONS ON DRAWINGS AND "IN-FIELD" TAKE PRECEDENCE OVER SCALE.

5. IT IS THE CONTRACTOR RESPONSIBILITY TO INSURE THAT THE INSTALLATION METHODS AND MATERIALS CONFORM TO ALL APPLICABLE BUILDING CODE REQUIREMENTS. THE MATERIALS SPECIFIED ARE INTENDED TO MEET CODE. ANY DISCREPANCY BETWEEN BUILDING CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER BY THE CONTRACTOR PRIOR TO PROCEEDING WITH ANY WORK.

6. NOTWITHSTANDING ANY OMISSIONS, IT SHALL BE THE SOLE DUTY AND RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL CONSTRUCTION DETAILS AND FABRICATE AND INSTALL SAID DESIGN IN ACCORDANCE WITH ACCEPTED GOOD PRACTICE AND PROCEDURE AND TO LET THE DESIGNER KNOW AT THE TIME OF BIDDING IF SAID DRAWINGS AND DETAILS ARE NOT PRACTICAL OR STRUCTURALLY SOUND IN THEIR INTENT AND PURPOSE.

7. IF THE CONTRACTOR PERFORMS ANY WORK OR PERMITS SUB-CONTRACTORS/ SUPPLIERS TO PERFORM THEIR WORK KNOWING IT TO BE CONTRARY TO APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS WITHOUT PRIOR NOTICE TO CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY, THEREFORE, AND SHALL BEAR ALL COSTS ATTRIBUTABLE THERETO.

8. UNLESS EXPRESSLY STIPULATED, NO ADDITIONAL ALLOWANCE SHALL BE MADE IN THE FAVOR OF CONTRACTOR BY VIRTUE OF ERRORS, OMISSIONS, AMBIGUITIES, DISCREPANCIES AND/OR CONFLICTS, WHICH SHOULD HAVE BEEN DISCOVERED DURING PREPARATION OF BID ESTIMATE/PROPOSAL AND DIRECTED TO OUR ATTENTION IN A TIMELY MANNER.

B. PERMITS

ALL PERMITS AND INSPECTIONS REQUIRED, UNLESS SPECIFIED OTHERWISE SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.

C. TEMPORARY FACILITIES

ELECTRIC, WATER AND TOILET SERVICE REQUIRED IN THE PERFORMANCE OF THE CONTRACT SHALL BE FURNISHED AND PAID FOR BY THE CONTRACTOR. PROVIDE TEMPORARY TELEPHONE ON JOBSITE. THE GENERAL CONTRACTOR SHALL ALSO PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPT. DURING CONSTRUCTION.

D. TEST AND INSPECTIONS

ALL TESTS AND INSPECTIONS OF ANY KIND REQUIRED HEREINAFTER IN THE SPECIFICATIONS, AND WHICH INVOLVE EXPENSE, SHALL BE PAID FOR BY THE CONTRACTOR AND REIMBURSED BY THE OWNER.

E. PROTECTION OF WORKPLACE AND BUILDING MATERIALS

ALL WORK IN PLACE SHALL BE ENCLOSED WITH ADEQUATE PROTECTION. PERMANENT OPENINGS USED AS THOROUGHFARES FOR THE INTRODUCTION OF WORK AND MATERIALS TO THE STRUCTURE SHALL HAVE HEADS, JAMBS, AND SILLS WELL BLOCKED AND BOARDED. REPAIR ALL DAMAGED EXISTING WORK. AII FINISH MATERIALS SHALL BE PROTECTED AT ALL TIMES AGAINST SUBSEQUENT DAMAGE, UNTIL FINAL ACCEPTANCE BY OWNER. MATERIALS ARE 'OWNED' BY THE CONTRACTOR AND ARE THEREFORE THE CONTRACTOR'S RESPONSIBILITY UNTIL RECEIPT OF THE CERTIFICATE OF OCCUPANCY.

F. GUARANTEES

CONTRACTOR SHALL GUARANTEE THE WORK OF EACH TRADE AND THE ENTIRE WORK FOR AT LEAST ONE (1) YEAR AFTER OWNER'S ACCEPTANCE OF WORK.

G. CLEANING

THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL REMOVE ALL DIRT AND RUBBISH CAUSED BY THEIR WORK ON A DAILY BAISIS FROM THE BUILDING AND HAULED AWAY PERIODICALLY FROM THE SITE. CONTRACTOR SHALL INSPECT SLAB THROUGHOUT AND BE RESPONSIBLE FOR PREPARATION OF CARPET, VINYL COMPOSITION TILE, OR ANY OTHER FLOORING. ALL FLOORS AND MILLWORK SHALL BE THOROUGHLY CLEANED AND FREE OF ANY CONSTRUCTION DEBRIS/DUST.

H. PROGRESS

THE CONTRACTOR SHALL CAUSE THE WORK TO BE DILIGENTLY PURSUED TO ENTIRE COMPLETION. SHOULD HE FAIL TO SUPPLY WORKMAN OR MATERIALS OR FAIL TO MAKE TIMELY ARRANGEMENTS, WHICH MAY BE REQUIRED FOR PROGRESS, THEN THE CONTRACTOR SHALL PROVIDE EVIDENCE SATISFACTORY TO THE OWNER THAT SAID DEFICIENCIES ARE DUE TO CAUSES BEYOND THE CONTRACTOR'S CONTROL. UNLESS HE PROVIDES SUCH EVIDENCE, THE OWNER SHALL HAVE THE RIGHT, AFTER TWO DAYS WRITTEN NOTICE, TO MAKE SUCH ARRANGEMENTS AND SUPPLY SUCH WORKMAN AND MATERIALS AT THE CONTRACTOR'S EXPENSE. THE SAME RELATIONSHIP SHALL EXIST BETWEEN THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS.

I. SITE CONDITION / OWNER'S RESPONSIBILITY

THE SITE IS TO BE RECEIVED AS IS FROM THE OWNER. ALL WORK FOR THE COMPLETION OF THIS PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL UTILITY CONNECTIONS AND METERS ARE EXISTING, INCLUDING GAS, WATER AND ELECTRIC METERS. ALL PROJECT WORK WITH PUBLIC AGENCIES AND SERVICE DEPARTMENTS IS TO BE COORDINATED BY THE CONTRACTOR.

J. CHANGE ORDERS

CONTRACTOR TO INDICATE COST OF MARK-UPS FOR BOTH MATERIAL AND LABOR IN WRITTEN FORM FOR CHANGE ORDERS PRIOR TO COMMENCING ANY WORK. SUBMITTALS MUST BE PRESENTED IN A TIMELY MANNER TO ALLOW THE OWNER 2 DAYS TO REVIEW AND APPROVE, AND SO AS TO NOT DELAY ANY CONSTRUCTION.

K. SUBMITTALS

BEFORE INSTALLATION, CONTRACTOR TO PROVIDE DESIGNER WITH SUBMITTALS (SAMPLES AND/OR PRODUCT DATA AS APPLIES) FOR ALL INTERIOR FINISHES EXCEPT GYPSUM WALL BOARD AND ANY OWNER FURNISHED ITEMS, LIGHT FIXTURES, DOOR AND WINDOW HARDWARE AND FRAMES, AND CEILING SYSTEMS U.N.O.

L. COMPLETION AND DELIVERY

ALL FINISH MATERIALS INCLUDING CARPET, TILE, WOODWORK, PAINT WHEN INSTALLED SHALL BE PRESENTED IN A 'BRAND NEW' CONDITION. ALL GLASS SHALL BE WASHED CLEAN AT COMPLETION. ANY DEFICIENCY IN THE FINISH MATERIAL AND/OR INSTALLATION, PEELING, FADING, FRAYED EDGES, CRACKING, IMPROPER DYE-LOT MATCHING, ETC. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REPAIR OR REPLACE IMMEDIATELY.

PROJECT NOTES

SPECIAL HAZARDS

1. CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS LOCATED IN MOUNTAIN FIRE DISTRICT.
2. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAING THE FUEL GAS PIPING.
3. WATER HEATER SHALL BE STRAPPED TO THE WALL (UPC SEC. 507.3).
4. GAS WATER HEATER MUST NOT BE PLACED IN A CLOSET USED FOR ANY OTHER PURPOSE, OR IN ANY ROOM USED FOR BATHING OR SLEEPING PURPOSES, OR UNDER A STAIRWAY OR LANDING.
5. GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (91.2406.4) AT THE FOLLOWING LOCATIONS:
   - INGRESS/EGRESS DOORS, PANELS IN SLIDING/SWINGING DOORS, DOORS AND ENCLOSURES FOR SHOWERS AND TUBS,
   - GLAZING IN ANY WALL ENCLOSING THESE COMPONENTS WITHIN 5' OF STANDING SURFACE AND WITHIN 2' OF CLOSED DOOR.
6. THE CONSTRUCTION SHALL NOT RESTRICT A 5' CLEAR AND UNOBSTRUCTED ACCESS TO ANY POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN 10' OF ANY POWER LINES - WHETHER OR NOT THE POWER LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

FIRE PROTECTION DISTRICT NOTES

1. ALL NEW BUILDINGS/STRUCTURES SHALL BE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. PRIOR TO INSTALLATION, PLANS FOR THE PROPOSED FIRE SPRINKLER SYSTEM SHALL BE DESIGNED BY A QUALIFIED PERSON AND SUBMITTED TO THE FIRE PREVENTION BUREAU FOR APPROVAL.
2. INSTALL SMOKE DETECTORS PER 2000 UBC AND CURRENT NEC CODES.
3. APPLICATION FOR ADDRESSING OF NEW BUILDINGS SHALL BE SUBMITTED TO SANTA BARBARA COUNTY FIRE DEPARTMENT, FIRE PREVENTION DIVISION.
4. VISIBLE STREET ADDRESS MUST BE POSTED AT THE DRIVEWAY AND ON THE BUILDINGS. NUMBERS SHALL BE A 4" HIGH MINIMUM ON A CONTRASTING BACKGROUND.
5. ROOF ACCESS MUST MEET THE REQUIREMENTS OF THE CARPINTERIA MUNICIPAL CODE.
6. FOR ACCESS WHEN ACCESS WAYS ARE GATED, A FIRE DISTRICT APPROVED KEY BOX SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION. PRIOR TO INSTALLATION, THE FIRE DISTRICT SHALL APPROVE LOCATION AND TYPE.
7. PUBLIC FIRE HYDRANTS SUPPLYING THE REQUIRED FIRE FLOW WITHIN THE REQURIED DRIVING DISTANCE FROM THE STRUCTURES SHALL BE PROVIDED. PLAN MUST INDICATE THE LOCATION OF THE HYDRANT NEAREST THE PROJECT ADDRESS.
8. PER CARPINTERIA-SUMMERLAND DIRE DISTRICT ORDINANCE NO. 2003-01 PERTAINING TO FEES AND SERVICE CHARGES, A PERMIT APPLICATION FEE IS ASSESSED ON ALL PLAN REVIEWS.
9. PURSUANT TO CSFPD ORDINANCES NO. 92-02 AND CARPINTERIA CITY ORDINANCE NO. 599 PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE CSFPD MITIGATION FEE MUST BE PAID.
10. ANY FUTURE CHANGES, INCLUDING FURTHER DIVISION, INSTENSIFICATION OF USE OR INCREASE IN HAZARD CLASSIFICATION, MAY REQUIRE ADDITIONAL CONDITIONS TO COMPLY WITH APPLICABLE FIRE DISTRICT DEVELOPMENT STANDARDS.

GRADING AND FOUNDATION

SEE GRADING PLANS AND STRUCTURAL SHEETS FOR ADDITIONAL NOTES AND REQUIREMENTS.

1. ALL FOOTINGS SHALL BE FOUNDED IN UNDISTURBED NATURAL SOIL PER CODE.
2. IN THE EVENT EXCAVATIONS REVEAL EXPANSIVE SOILS, ALL FOOTINGS SHALL COMPLY WITH THE THE PROVISIONS FOR EXPANSIVE SOIL CONDITIONS AS FOLLOWS:
   - DEPTH OF FOOTINGS BELOW THE NATURAL AND FINISH GRADES SHALL NOT BE LESS THAN 24" FOR EXTERIOR AND 18" FOR INTERIOR FOOTINGS.
   - EXTERIOR WALL AND INTERIOR BEARING WALLS SHALL BE ON CONT. FOOTINGS
   - CONCRETE FLOOR SLABS ON GRADE SHALL BE PLACED ON A 4-INCH FILL OF COURSE AGGREGATE OR ON A TWO INCH SAND BED COVERED MOISTURE BARRIER. THE SLABS SHALL BE AT LEATS 3-1/2 INCHES THICK AND SHALL BE REINFORCED WITH 1/2 DIAMETER DEFORMED REINFORCING BARS. REBARS SHALL BE SPACED AT INTERVALS NOT EXCEEDING 16 INCHES EACH WAY.
   - THE SOIL BELOW AN INTERIOR CONCRETE SLAB SHALL BE SATURATED WITH MOISTURE TO A DEPTH OF 18 INCHES PRIOR TO PLACING THE CONCRETE.

DRAINAGE

1. ALL ROOF AND PAD DRAINAGE SHALL BE CONDUCTED TO THE STREET IN AN ACCEPTABLE MANNER.
2. UTILIZE DISCONNECTING DOWNSPOUTS THAT EXTEND THE DISCHARGE FROM GUTTERS A MINIMUM OF 48" FROM THE FOOTING.
3. WHENEVER POSSIBLE, CAPTURE THE 'FIRST FLUSH' OF WATER DURING STORM EVENTS IN RAIN BARRELS AND IRRIGATION STORAGE TANKS.

WATER DISTRICT NOTES

1. THERE ARE NO SYSTEM LIMITATIONS TO SERVICE THE PROPOSED CONSTRUCTION.
2. PROPERTY IS CURRENTLY SERVICED BY THREE 3/4" WATER METERS. TWO OF THE METERS ARE SERVED BY ONE SERVICE LINE. INDIVIDUAL SERVICES LINES SHALL BE INSTALLED BY THE DISTRICT AT THE COST OF THE OWNER, PRIOR TO APPROVAL OF BUILDING PERMITS.

RESIDENTIAL REQUIREMENTS

1. SEE SHEET A 2.01 FOR ADDITIONAL PROJECT NOTES AND REQUIREMENTS.
2. ALL HABITABLE ROOMS, EXCEPT BATHROOMS, KITCHENS, AND LAUNDRIES REQUIRE NATURAL LIGHT BY MEANS OF EXTERIOR WINDOWS OR SKYLIGHTS @ 1/10 THE FLOOR AREA OF THE ROOM OR 10 SF MINIMUM, WHICHEVER IS GREATER. (CBC 1203.2)
3. ALL HABITABLE ROOMS, EXCEPT BATHROOMS, KITCHENS, AND LAUNDRIES REQUIRE NATURAL VENTILATION BY MEANS OF OPENABLE WINDOWS @ 1/20 THE FLOOR AREA OF THE ROOM OR 5 SF MINIMUM. NATURAL VENTILATION MAY BE SUBSTITUTED WITH MECHANICAL VENTILATION.)
4. BATHROOMS REQUIRE NATURAL VENTILATION @ 1/20 THE FLOOR AREA OR 1.5 SF MIN. AND MAY BE SUBSTITUTED WITH MECHANICAL VENTILATION PROVIDING 5 AIR CHANGES PER HOUR. BATHROOMS SHALL HAVE 3 SF MIN. OF WINDOW AREA.
5. INSULATION SHALL BE PROVIDED AS FOLLOWS:
   WALL - R-15
   FLOOR - R-19
   CEILING - R-30
6. PROVIDE ULTRA-FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
7. PROVIDE 70" HIGH NON-ABSORBANT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE.
8. ALL WALLS AND PARTITIONS SHALL BE EFFFECTIVELY FIRE STOPPED WITH 2" MATERIAL THE FULL WIDTH OF THE STUDS OF THE FLOOR, CEILING, AND BETWEEN FLOOR AND CEILING AT INTERVALS NOT TO EXCEED 10' VERTICALLY.
9. BEDROOMS TO HAVE AT LEAST ONE EMERGENCY EGRESS WINDOW. EGRESS WINDOW MUST PROVIDE A MIN. OPENING OF 20" WIDE, 24" HIGH, 5.7 SF AND 44" MAX. FROM FINISHED FLOOR.
10. PROVIDE MIN. 3" OF CONCRETE BETWEEN WOOD AND EARTH FILL AT PORCHES, SLABS, ETC.
11. PROVIDE SCREENED UNDER FLOOR VENT AT 1 SF PER 150 SF OF UNDER FLOOR CRAWL AREA OR PORTION THEREOF.
12. PROVIDE CORROSION RESISTENT WEEP SCREED BELOW STUCCO A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREA.
13. MINIMUM UNDER FLOOR ACCESS - 18"H x 24"W
    MINIMUM ATTIC ACCESS - 22" x 30"
14. PROVIDE ATTIC VENTILATION AT MIN. 1/150 SF OF ATTIC AREA. PROVIDE EAVE VENTS ALONG SIDE AND REAR ELEVATIONS.
15. INSULATE LAVATORY HOT WATER AND DRAIN PIPES WITH A BLACK RUBBER SLEEVE.
16. OUTLETS ALONG WALL COUNTER SPACE, ISLAND AND PENINSULAR COUNTER SPACE IN KITCHENS SHALL HAVE A MAXIMUM SPACING OF 48".
17. RESIDENTIAL STAIR REQUIREMENTS:
    - 8" MAX. RISER, 9" MINIMUM TREAD
    - 36" MINIMUM WIDTH, 80" MINIMUM HEADROOM AT TREAD NOSING
    - HANDRAILS 34" TO 38" HIGH ABOVE TREAD NOSING
    - HANDRAILS TO BE SMOOTH WITH NO SHARP CORNERS, 1-1/4" TO 2" WIDE
    - LESS THAN 4" CLEAR SPACING BETWEEN INTERMEDIATE RAILS
    - ENCLOSED USABLE SPACE UNDR INTERIOR STAIRS REQUIRES ONE-HOUR FORE-RESISTIVE CONSTRUCTION ON ENCLOSED SIDE.

ENERGY CONSERVATION:

1. ALL EXTERIOR JOINTS, PENETRATIONS AND OPENINGS IN THE BUILDING ENVELOPE SHALL BE CAULKED AND SEALED.
2. ALL DOORS AND SWINGING WINDOWS SHALL BE WEATHERSTIPPED. COLOR TO MATCH DOOR/WINDOW FRAME FINISH COLOR.
3. ALL METAL WINDOWS, SLIDING GLASS DOORS SHALL BE LABELED CERTIFYING COMPLIANCE WITH SECTION 116, TABLE 1-E STANDARDS FOR DOORS AND WINDOWS, OF THE STANDARDS.
4. ALL WINDOW AND SLIDING GLASS DOOR ASSEMBLIES MUST BE DUAL-PANED AND ALUMINUM FRAMED OR HAVE A MAXIMUM U-VALUE OF 0.75.
5. ELECTRIC RESISTANCE HEATING IS PROHIBITED.
6. NEW HEATING OR COOLING EQUIPMENT THERMOSTATICALLY CONTROLLED SHALL BE INSTALLED WITH SETBACK THERMOSTATS.
7. ALL FAN SYSTEMS EXHAUSTING AIR FROM THE BUILDING ENVELOPE TO THE OUTSIDE SHALL BE PROVIDED WITH BACKDRAFT DAMPERS.
8. INSTALLATION OF APPROVED ENERGY EFFICIENT SHOWERHEADS, FAUCETS, AND WATER HEATERS IS REQUIRED.
9. INSULATION BLANKETS WITH A MINIMUM RATING OR R-12 SHALL BE INSTALLED ON NEW WATER HEATERS.
10. INSULATION WITH A MINIMUM RATING OF R-3 SHALL BE INSTALLED ON THE FIRST FIVE FEET OF HOT WATER OUTLET PIPE IN UNCONDITIONED SPACES FOR NEW WATER HEATERS.
11. RE-CIRCULTING HOT WATER PIPING IN ATTICS, GARAGES, CRAWL SPACES OR UNHEATED SPACES SHALL BE INSULATED.
12. POST INSULATION COMPLIANCE CARD IN CONSPICUOUS LOCATION IN DWELLING PRIOR TO FINAL INSPECTION.
13. SHADING CONSISTING OF DRAPES, BLINDS, OR EXTERIOR AWNINGS SHALL BE PROVIDED ON ALL GLAZED OPENINGS ON EAST AND WEST FACING WALLS.

LIGHTING (TITLE 24 REQUIREMENTS):

1. PERMANENTLY INSTALLED LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY LUMINAIRES. UP TO 50% OF TOTAL RATED WATTAGE MAY BE LUMINAIRES THAT ARE NOT HIGH EFFICACY PROVIDED THAT THEY ARE CONTROLLED BY SWITCHES SEPARATE FROM THOSE CONTROLLING HIGH EFFICACY LUMINAIRES. WATTAGE SHALL BE THE TOTAL NOMINAL RATED WATTAGE OF THE LAMPS.
2. PERMANENTLY INSTALLED LUMINAIRES IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES. PERMANENTLY INSTALLED LUMINAIRES THAT ARE NOT HIGH EFFICACY SHALL BE ALLOWED PROVIDED THAT THEY ARE CONTROLLED BY AN OCCUPANCY SENSOR CERTIFIED TO COMPLY WITH TITLE 24, SECTION 119. MOTION SENSORS SHALL NOT HAVE CONTROL THAT ALLOWS THE LUMINAIRE TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINAIRE TO ALWAYS BE ON.
3. PERMANENTLY INSTALLED LUMINAIRES IN ALL OTHER ROOMS SHALL BE HIGH EFFICACY LUMINAIRES. PERMANENTLY INSTALLED LUMINAIRES THAT ARE NOT HIGH EFFICACY SHALL BE ALLOWED PROVIDED THAT THEY ARE CONTROLLED BY AN OCCUPANCY SENSOR CERTIFIED TO COMPLY WITH TITLE 24, SECTION 119, BY A DIMMER SWITCH, OR LOCATED WITHIN A CLOSET OF LESS THAN 70 SF.
4. RECESSED LUMINAIRES INSTALLED INTO INSULATED CEILINGS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC MODELS) AND SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND CEILING TO BE DEEMED AIRTIGHT.

SOLAR CALCULATION

2.37 KW dc IS NEEDED PER UNIT
TOTAL SOLAR PANEL REQUIRED: 2.37 KW x 1000 W x 1 MODULE = 7.9 MODULES
FOR EACH UNIT 1 KW 300 W
8 MODULES x 17.5 SF = 136 SF
1 MODULE

SHEET INDEX

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A 0.03	GREEN BUILDING STANDARDS
A 0.04	EXISTING SITE SURVEY
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C2	GRADING AND DRAINAGE PLAN
C3	OFFSITE IMPROVEMENT PLANS
C4	STORM WATER SKETCH
C5	EROSION AND SEDIMENT PLAN
A 1.00	SITE PLAN
A 2.00	EX. HOUSE FLOOR PLAN. EX. HOUSE DEMOLITION FLOOR PLAN AND EX. EXTERIOR ELEVATIONS
A 2.01	PROPOSED CONDOS 1ST FLOOR PLAN
A 2.02	PROPOSED CONDOS 2ND FLOOR PLAN
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A 2.04	EX. HOUSE PROPOSED 2ND FLOOR PLAN
A 2.05	PROPOSED ROOF PLANS
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A 3.00	PROPOSED CONDOS EXTERIOR ELEVATIONS
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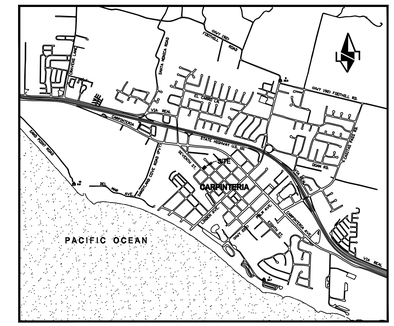
CB1	COLOR BOARD
E1.0	PROPOSED CONDOS 1ST FLOOR ELECTRICAL PLAN
E2.0	PROPOSED CONDOS 2ND FLOOR ELECTRICAL PLAN
L1	LANDSCAPE SPECIFICATIONS / WELO
L2	IRRIGATION / HYDROZONE PLAN
L3	PLANTING PLAN
L4	PLANTING & IRRIGATION DETAILS

APPLICABLE CODES

BUILDING:	CALIFORNIA BUILDING CODE, 2022 EDITION
ELECTRIC:	CALIFORNIA ELECTRIC CODE, 2022 EDITION
PLUMBING:	CALIFORNIA PLUMBING CODE, 2022 EDITION
MECHANICAL:	CALIFORNIA MECHANICAL CODE, 2022 EDITION
ENERGY	CALIFORNIA ENERGY CODE, 2022 EDITION
GREEN BLDG:	CALIFORNIA GREEN BUILDING CODE, 2022 EDITION
LOCAL:	CITY OF CARPINTERIA MUNICIPAL CODE

PROJECT LOCATION



PARCEL DATA

LEGAL ADDRESS :	4716 7TH STREET CARPINTERIA, CA 93104
OWNER :	MICHAEL HABER
A.P.N. :	003 - 301 - 020
TRACT # :	TOWN OF CARPINTERIA
BLOCK # :	48
LOT # :	7 TOGETHER WITH ABANDONED PORTION OF ASH STREET ADJACENT SAID LOT MAP BOOK # : RACK NO. 2 / MAP BOOK NO. 4 COUNTY OF SANTA BARBARA
ZONING USE :	PRD-15
LOT SIZE :	10,997 SF
EXISTING BLDGS. :	(1) ONE-STORY SINGLE FAMILY DWELLING

EX. NO. OF UNITS : 1

PROJECT DATA

PROJECT SCOPE : (N) 2 - ATTACHED DWELLING UNITS
W/ ATTACHED 2-CAR GARAGES PER UNIT
(N) 1 - ATTACHED 2-CAR GARAGE FOR (E) HOUSE
(N) 1 - REMODEL (E) HOUSE AND ADD 2ND FLOOR ADDITION

FIRE SPRINKERS IS REQUIRED FOR THIS PROJECT

GAS LINE SIZING WILL BE PROVIDED TO THE INSPECTOR PRIOR TO PLUMBING INSPECTION

LOT SIZE : 10,998 SF PER SURVEY DATED JUNE, 2017

FLOOR AREA

	(E) UNIT	UNIT 'A'	UNIT 'B'	TOTAL SF
1st. FLOOR (EXISTING):	1,270 sf	0 sf	0 sf	1,270 sf
1st. FLOOR (NEW):	0 sf	851 sf	584 sf	1,435 sf
2nd. FLOOR (NEW):	871 sf	1,008 sf	1,120 sf	2,999 sf
TOTAL FLOOR AREA:	2,141 sf	1,859 sf	1,704 sf	5,704 sf
BALCONY / DECK:	93 sf	62 sf	0 sf	155 sf
PARKING (GARAGED-NEW):	420 sf	440 sf	408 sf	1,276 sf
STORAGE / LAUNDRY (NEW):	0 sf	0 sf	51 sf	51 sf

BUILDING ENVELOPE

	EXISTING	ALLOWED	PROPOSED
FRONT SETBACK:	20'-2"	20'-0"	20'-0"
SIDE YARD SETBACK:	5'-0"	5'-0"	5'-0"
REAR YARD SETBACK:	53'-6"	15'-0"	15'-0"
BUILDING HEIGHT:	± 13'-6"	30'-0"	± 23'-8"

SITE COVERAGE

LOT AREA:	10,998 SF	
EX. LOT COVERAGE:		
EX. HOUSE ROOF	1,609 SF	14.63 %
EX. CONCRETE DRIVEWAY TO REMOVED	542 SF	4.93 %
EX. PERVIOUS LANDSCAPE	8,846 SF	80.44 %
PROPOSED BUILDING COVERAGE:		
EX. HOUSE REMODELED ROOF	1,609 SF	14.63 %
PROPOSED (2) CONDO BLDG. ROOF	3,302 SF	30.02 %
PROPOSED GARAGE FOR EX. HOUSE	420 SF	3.82 %
TOTAL NEW BUILDING COVERAGE	5,331 SF	48.47 %
PAVED AREA:		
NEW CONC. WALK WAY TO EX. HOUSE	82 SF	0.75%
UNIT A CONC WALK AND STEPS	55 SF	0.50%
UNIT B REAR EXTERIOR STEPS	46 SF	0.41%
TOTAL PAVED COVERAGE	183 SF	1.66 %
PERMEABLE PAVER DRIVEWAY	2,005 SF	18.23 %
OPEN SPACE:		
PERVIOUS LANDSCAPE	3,479 SF	31.63%

OFF-STREET PARKING : 7 SPACES - 6 GARAGED / 1 GUEST

ALBERT RODRIGUEZ
321 COLORADO RIVER PLACE
OXNARD, CA. 93036
(805) 218-8285
arodrigue805@gmail.com
AR DESIGNS & DRAFTING

Revisions

SURF COTTAGES CONDOMINIUMS
4716 SEVENTH STREET
CARPINTERIA CA. 93013

Sheet Content
GENERAL NOTE
BLDG. DATA

Date:
Drawn:
Sheet Number
A0.01
of Sheets

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:

1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

☑ ☐ CONTRACTOR

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

☑ ☐ CONTRACTOR

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

☐ ☑

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

☐ ☑

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

Exceptions:

1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

☐ ☑

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

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4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

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4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

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4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

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4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

☐ ☑ INSPECTOR

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H–2
STANDARDS FOR COMMERCIAL PRE–RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE – MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

☑ ☐ CONTRACTOR

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

☑ ☐ CONTRACTOR

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

☑ ☐ CONTRACTOR

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

☑ ☐ CONTRACTOR

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

☑ ☐ CONTRACTOR

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

☑ ☐ CONTRACTOR

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

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4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

Revisions

ALBERT RODRIGUEZ
321 COLORADO RIVER PLACE
OXNARD CA. 93036
(805)218-8285
arodriguez805@gmail.com
DESIGNS & DRAFTING

SURF COTTAGES CONDOMINIUMS
4716 SEVENTH STREET
CARPINTERIA CA. 93013

Sheet Content
GREEN BUILDING STANDARDS

Date:
Drawn:
Sheet Number
A0.02
of Sheets

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 – ADHESIVE VOC LIMIT[1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 – SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 – VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 – FORMALDEHYDE LIMITS[1]
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code.*

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code.*

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

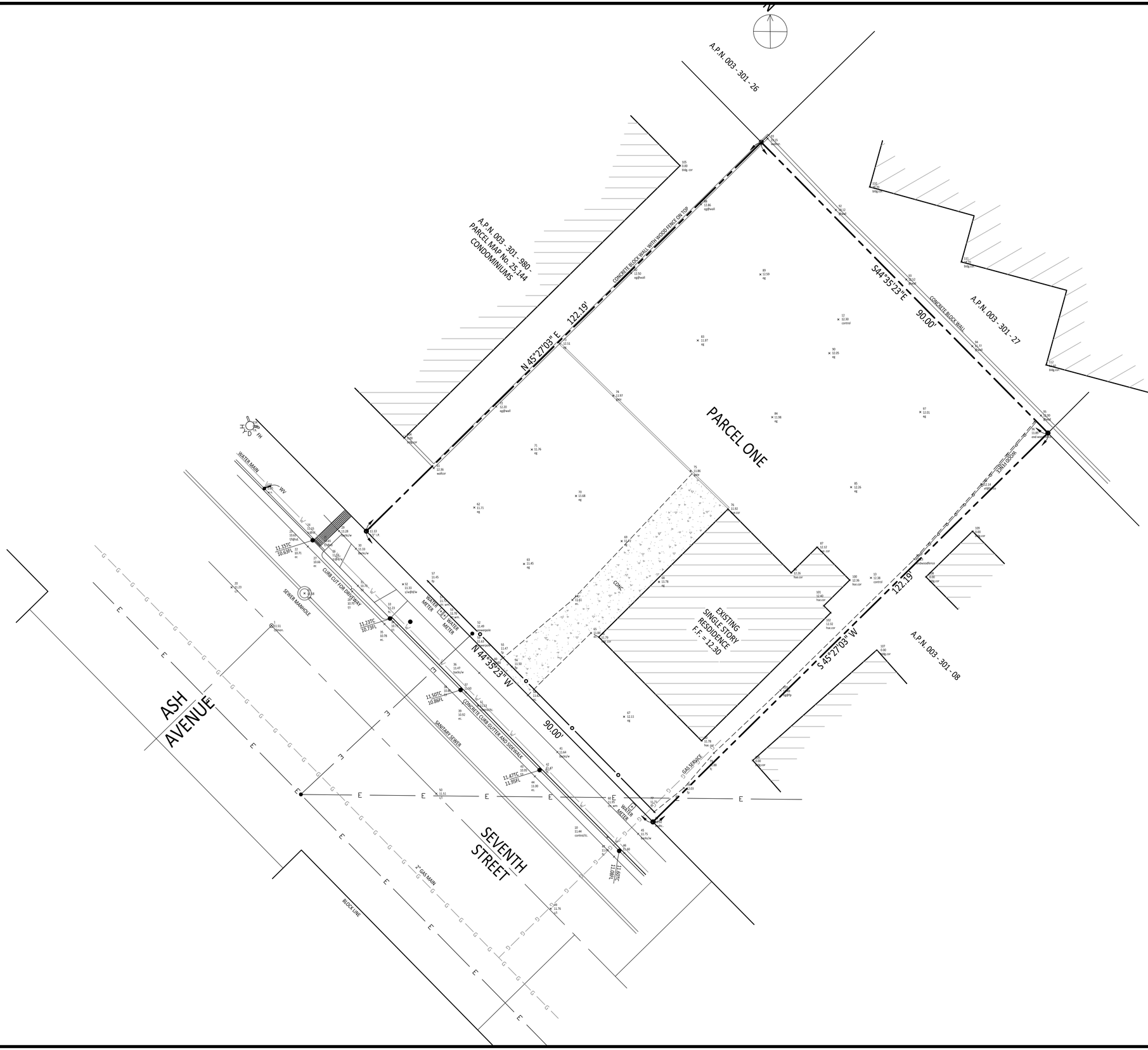
ALBERT RODRIGUEZ
321 COLORADO RIVER PLACE
OXNARD CA. 93036
(805)218-8285
arodrigue805@gmail.com
AR DESIGNS & DRAFTING

Revisions

SURF COTTAGES CONDOMINIUMS
4716 SEVENTH STREET
CARPINTERIA CA. 93013

Sheet Content
GREEN BUILDING STANDARDS

Date:
Drawn:
Sheet Number
A0.03
of Sheets



Revisions

ALBERT RODRIGUEZ
321 COLORADO RIVER PLACE
OXNARD CA. 93036
(805)218-8285
arodrigue7805@gmail.com

AR DESIGNS & DRAFTING

SURF COTTAGES CONDOMINIUMS

4716 SEVENTH STREET

CARPINTERIA CA. 93013

Sheet Content

EX. SURVEY

Date:

Drawn:

Sheet Number

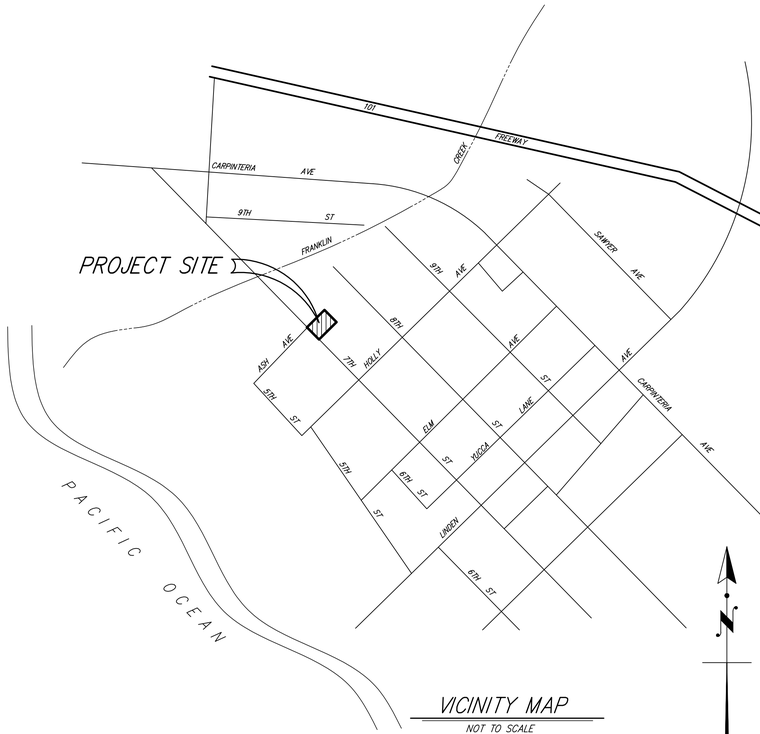
A0.04

of Sheets

SURF COTTAGES CONDOMINIUMS
PROJECT NO. 25-2331-DP/CDP/ARB
4716 7TH STREET, CARPINTERIA CA.

GENERAL GRADING NOTES:

1. ALL GRADING SHALL CONFORM TO CITY OF CAPINTERIA CODE AND STANDARDS AND REQUIREMENTS PERTAINING THERETO, THESE CONSTRUCTION DRAWINGS AND THE RECOMMENDATIONS OF THE SOILS ENGINEER AND ENGINEERING GEOLOGIST.
2. CONTRACTOR TO NOTIFY THE CITY GRADING INSPECTOR AND SOILS LABORATORY AT LEAST 48 HOURS BEFORE START OF GRADING WORK OR ANY PRE-CONSTRUCTION MEETING.
3. CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO ADJACENT PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY DUST FROM HIS GRADING OPERATION.
4. BEFORE BEGINNING WORK REQUIRING EXPORTING OR IMPORTING OF MATERIALS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM PUBLIC WORKS STREETS DIVISION FOR HAUL ROUTES USED AND METHODS PROVIDED TO MINIMIZE THE DEPOSIT OF SOILS ON CITY ROADS.GRADING/ROAD INSPECTORS SHALL MONITOR THIS REQUIREMENT WITH THE CONTRACTOR.
5. THE GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING DURING GRADING OPERATIONS IN THE FIELD AND SHALL SUBMIT A FINAL REPORT STATING THAT ALL EARTH WORK WAS PROPERLY COMPLETED AND IS IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS OF THE GRADING ORDINANCE.
6. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION INCLUDING ROOTS AND OTHER UNSUITABLE MATERIAL FOR A STRUCTURAL FILL, THEN SCARIFIED TO A DEPTH OF 6" PRIOR TO PLACING OF ANY FILL, UNLESS OTHERWISE NOTED IN THE SOILS REPORT CALL GRADING INSPECTOR FOR INITIAL INSPECTION.
7. A THOROUGH SEARCH SHALL BE MADE FOR ALL ABANDONED MAN-MADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPELINES OR CONDUITS. ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND THE DEPRESSION PROPERLY FILLED AND COMPACTED UNDER OBSERVATION OF THE GEOTECHNICAL ENGINEER.
8. AREAS WITH EXISTING SLOPES WHICH ARE TO RECEIVE FILL MATERIAL SHALL BE KEYED AND BENCHED. THE DESIGN AND INSTALLATION OF THE KEYWAY SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
9. FILL MATERIAL SHALL BE SPREAD IN LIFTS NOT EXCEEDING 6" IN COMPACTED THICKNESS, MOISTENED OR DRIED AS NECESSARY TO NEAR OPTIMUM MOISTURE CONTENT AND COMPACTED BY AN APPROVED METHOD. FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DENSITY AS DETERMINED BY 1957 ASTM D-1557-91 MODIFIED PROCTOR (AASHO) TEST OR SIMILAR APPROVED METHODS. SOME FILL AREAS MAY REQUIRE COMPACTION TO A GREATER DENSITY IF CALLED FOR IN THE CONSTRUCTION DOCUMENTS. SOIL TESTS SHALL BE CONDUCTED AT NOT LESS THAN ONE TEST FOR EACH 18" OF FILL AND/OR FOR EACH 500 CUBIC YARDS OF FILL PLACED.
10. CUT SLOPES SHALL NOT EXCEED A GRADE OF 2 HORIZONTAL TO 1 VERTICAL. FILL AND COMBINATION FILL AND CUT SLOPES SHALL NOT EXCEED 2 HORIZONTAL TO 1 VERTICAL. SLOPES OVER THREE FEET IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED PERENNIAL OR TREATED WITH EQUALLY APPROVED EROSION CONTROL MEASURES PRIOR TO FINAL INSPECTION.
11. SURFACE DRAINAGE SHALL BE PROVIDED AT A MINIMUM OF 2% FOR 5 FEET AWAY FROM THE FOUNDATION LINE OR ANY STRUCTURE.
12. ALL TREES THAT ARE TO REMAIN ON SITE SHALL BE TEMPORARILY FENCED AND PROTECTED AROUND THE DRIP LINE DURING GRADING.
13. AN EROSION AND SEDIMENT CONTROL PLAN SHALL BE REQUIRED AS PART OF THE GRADING PLAN AND PERMIT REQUIREMENTS.
14. "BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES: ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ONSITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED AS A SOLID WASTE. TRASH AND CONSTRUCTION RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED WASTE RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND. SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACKED FROM TO THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITION MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO MINIMIZE EROSION BY WIND AND WATER".
15. IF GRADING OCCURS DURING NOV 1 THROUGH APR 15, NO GRADING SHALL OCCUR UNLESS APPROVED EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE. DISCHARGES OF SEDIMENT FROM THE PROJECT SITE MAY RESULT IN A STOP WORK ORDER



VICINITY MAP
NOT TO SCALE

OWNER/APPLICANT

OWNER

MICHAEL HABER
4975 SAWYER AVENUE
CARPINTERIA, CA 93013
PHONE (323) 350-4553

APPLICANT

EVA TURENCHALK
TURENCHALK PLANNING SERVICES
231 SANTA BARBARA SHORES DRIVE
GOLETA, CALIFORNIA 93117

PROPERTY INFORMATION

APN = 003-301-020
LOT AREA : 0.25 AC
EX. BUILDING AREA: 1244 SF
YEAR BUILT: 1961

SHEET INDEX

SHEET NO.	DESCRIPTION
C1	GRADING AND DRAINAGE COVER SHEET
C2	GRADING AND DRAINAGE PLAN
C3	OFFSITE IMPROVEMENTS
C4	STORM WATER SKETCH
C5	EROSION AND SEDIMENT CONTROL PLAN

EARTHWORK QUANTITIES

QUANTITIES: CUT 40 CY FILL 215 CY
IMPORT: 175 CY

EARTHWORK NOTE

THE EARTHWORK QUANTITIES ARE ESTIMATES ONLY. THEY ARE THE CALCULATED QUANTITIES BASED ON THE DIFFERENCE BETWEEN EXISTING GROUND ELEVATIONS AND ROUGH GRADE ELEVATIONS AND THEY MAKE NO PROVISIONS FOR STRIPPING, SHRINKAGE, SETTLEMENT, NOR STRUCTURAL EXCAVATIONS. THEREFORE, THE ACTUAL VOLUME OF EARTH MOVED MAY BE DIFFERENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EARTHWORK QUANTITIES FOR HIMSELF AND SHALL NOT RELY ON THESE ESTIMATES FOR PAYMENT PURPOSES. NO CERTIFICATION AS TO THE EARTHWORK BALANCE OR ACCURACY IS IMPLIED.

811 Know what's **below.** **Call** before you dig.

NO.	DESCRIPTION	DATE	APPROVED
	REVISIONS		

DESIGN
DRAWN
CHECKED
FLD. BK. NO.
PAGE
ATLAS

PREPARED BY:
LEWIS ENGINEERING
1143 E. MAIN STREET
VENTURA, CALIFORNIA 93001
PHONE: (805)-648-1333

RCE 40877 EXP. 3-31-27 DATE

GRADING AND DRAINAGE COVER SHEET

SURF COTTAGES CONDOMINIUMS

4716 7TH STREET CARPINTERIA CA.

CITY OF CARPINTERIA
PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION
APPROVED
COUNTY ENGINEER DATE .20

SCALE
VERT.
HORZ.

PROJ. NO.
SHT. C1 OF 5 SHT'S
DWG. NO.

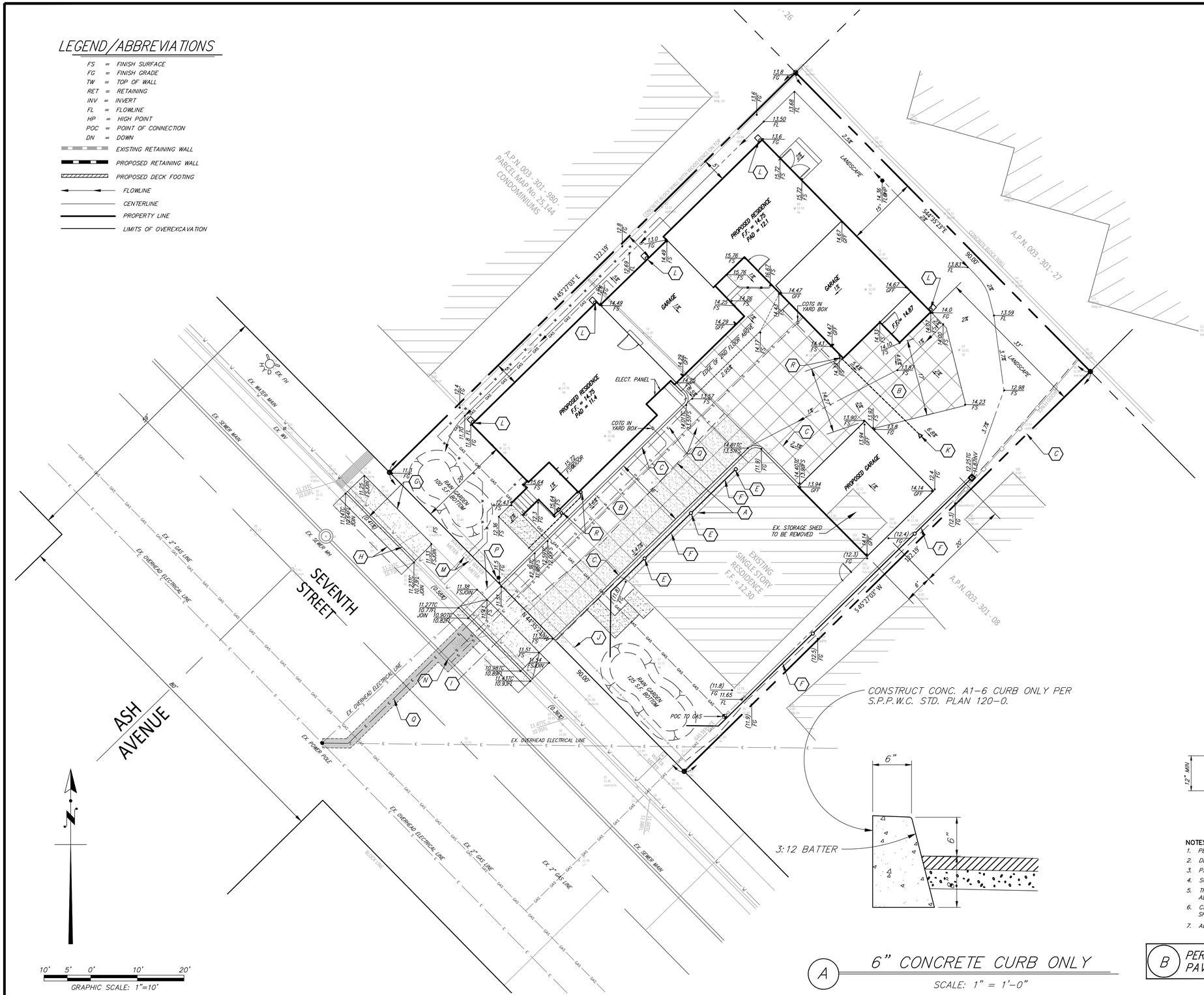
LEGEND/ABBREVIATIONS

FS = FINISH SURFACE
FG = FINISH GRADE
TW = TOP OF WALL
RET = RETAINING
INV = INVERT
FL = FLOWLINE
HP = HIGH POINT
POC = POINT OF CONNECTION
DN = DOWN

EXISTING RETAINING WALL
PROPOSED RETAINING WALL
PROPOSED DECK FOOTING
FLOWLINE
CENTERLINE
PROPERTY LINE
LIMITS OF OVEREXCAVATION

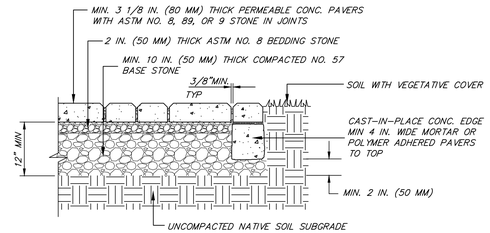
CONSTRUCTION NOTES:

(A) EXISTING CONCRETE PAVEMENT TO BE REMOVED
(B) CONSTRUCT PERMEABLE CONCRETE PAVERS ON DRIVEWAY SEE DETAIL HEREON.
(C) CONSTRUCT RETAINING WALL PER SEPARATE PERMIT
(D) CONSTRUCT CONC. CURB PER DETAIL HEREON
(E) INSTALL NDS 4" SPEE-D BASIN WITH GRATE
(F) INSTALL 4" SDR 35 PVC DRAIN PIPE S=0.0100 MIN.
(G) REMOVE EXISTING DRIVEWAY CURB CUT AND REPLACE WITH CONCRETE SIDEWALK SPPWC STANDARD PLAN 112-2
(H) NEW CONCRETE CURB AND GUTTER PER SPPWC STANDARD PLAN 120-2 A2-6
(I) REMOVE EXISTING SIDEWALK, CURB AND GUTTER AND REPLACE WITH CONCRETE DRIVEWAY PER SPPWC STANDARD PLAN 110-2 TYPE B W=16'
(J) EX. FENCE TO BE REMOVED
(K) FLARED END PIPE FITTING
(L) DOWNSPOUT DOWN TO SPLASH BLOCK
(M) EXISTING WATER METER TO BE VERIFIED FOR CAPACITY.
(N) NEW RESIDENTIAL SEWER CONNECTION PER CARPINTERIA SANITARY DISTRICT STANDARD
(O)
(P) EXISTING TELEPHONE POLE TO BE REMOVED AND ELECTRICAL TO BE UNDERGROUND
(Q) NEW UNDERGROUND ELECTRICAL SERVICE CONDUIT
(R) ROOF DOWNSPOUT DOWN TO 4" SDR DRAIN PIPE



10' 5' 0' 10' 20'
GRAPHIC SCALE: 1"=10'

A 6" CONCRETE CURB ONLY
SCALE: 1" = 1'-0"



NOTES:
1. PEDESTRIAN AND RESIDENTIAL USE ONLY.
2. DESIGN, MATERIAL AND CONSTRUCTION GUIDELINES TO FOLLOW ICPI GUIDE SPECIFICATIONS.
3. PAVER SURFACES SLOPE: MAX. 1%
4. SOIL SUBGRADE MAX. SLOPE: 1/2%
5. THICKER BASE AND/OR DRAIN PIPES MAY BE REQUIRED IF PATIO RECEIVES RUNOFF FROM ADJACENT IMPERVIOUS SURFACES OR ROOFS.
6. CAST-IN-PLACE CONCRETE CURBS CAN BE WITHOUT PAVERS ON TOP. IN SUCH CASES, CURBS SHOULD BE LEVEL WITH CONCRETE PAVER FIELD.
7. ALL BASE MATERIAL SHALL BE WASHED OPEN GRADED (NO SAND), CRUSHED (ANGULAR) AGGREGATE.

B PERMEABLE INTERLOCKING CONCRETE PAVEMENT DRIVEWAY WITH CONCRETE CURBS

DRAWING NO. ICPI-77a
SCALE NO SCALE

NO.	DESCRIPTION	DATE	APPROVED
REVISIONS			

DESIGN
DRAWN
CHECKED
FLD. BK. NO.
PAGE
ATLAS

PREPARED BY:
LEWIS ENGINEERING
1143 E. MAIN STREET
VENTURA, CALIFORNIA 93001
PHONE: (805)-648-1333
RCE 40877 EXP. 3-31-27 DATE

GRADING AND DRAINAGE PLAN

SURF COTTAGES CONDOMINIUMS

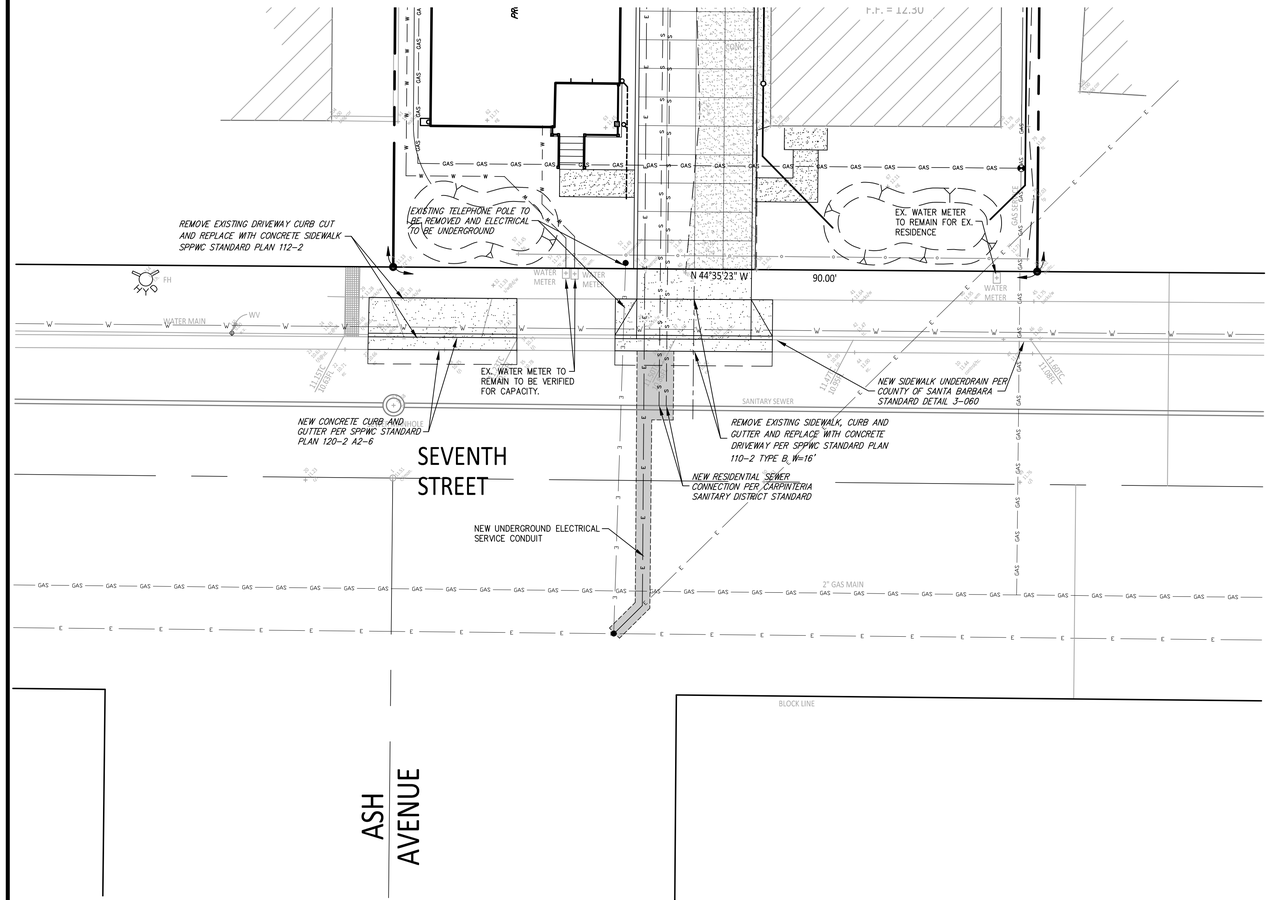
4716 7TH STREET CARPINTERIA CA.

CITY OF CARPINTERIA
PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION
APPROVED
COUNTY ENGINEER DATE ,20

SCALE
VERT. N/A
HORZ. 1"= 10'

PROJ. NO.
SHT. C2 OF 5 SHT'S
DWG. NO.

arlabar [P--rev.dwg SAVED 1/13/2026 11:45 AM PLOTTED 1/13/2026 12:03 PM



PROPERTY LINES ARE APPROXIMATE

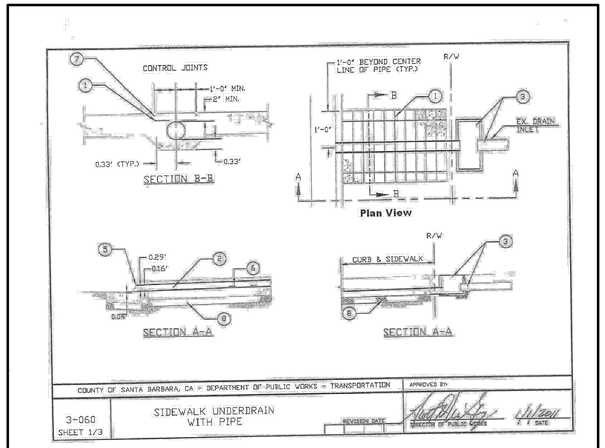
10' 5' 0' 10' 20'

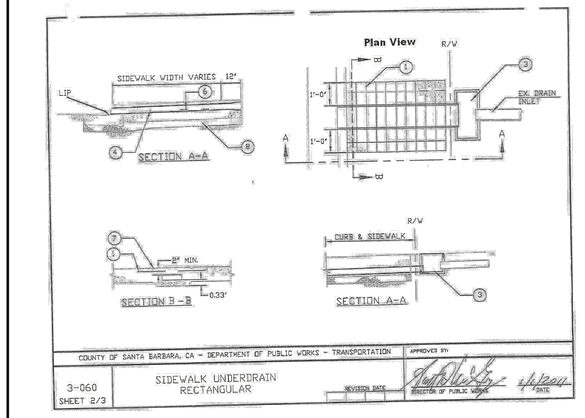
GRAPHIC SCALE: 1"=10'

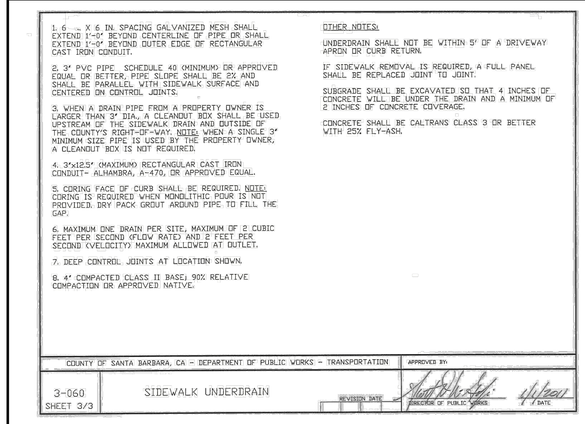
Know what's **below.** **Call** before you dig.

CAUTION: UNDERGROUND STRUCTURES

ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR THOSE SHOWN ON RECORDS EXAMINED ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE CONTRACTOR, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, UNDERSTANDS THAT THEY AGREE TO ASSUME LIABILITY, AND TO ASSUME ANY LIABILITY FOR DAMAGE RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING TO WORK.







GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CARPINTERIA SANITARY DISTRICT STANDARDS, AND CURRENT APPLICABLE CITY OF CARPINTERIA STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS, THE 2022 CALIFORNIA BUILDING CODE AND THE CITY OF CARPINTERIA MUNICIPAL CODE.
2. AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL CALL THE REGIONAL NOTIFICATION CENTER (UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA – U.S.A.) AT 811 OR 1-800-422-4133 TO OBTAIN INQUIRY IDENTIFICATION NUMBER AND TO REQUEST THE UTILITY OWNERS TO MARK OR OTHERWISE INDICATE THE LOCATION OF THEIR SUBSURFACE FACILITIES. THE CONTRACTOR SHALL DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES, INCLUDING SERVICE CONNECTIONS, WHICH HAVE BEEN MARKED BY THE RESPECTIVE OWNERS AND WHICH MAY AFFECT OR BE AFFECTED OPERATIONS. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITIES AND ALL STRUCTURES FOUND ON THE SITE.
3. THROUGHOUT ALL PHASES OF CONSTRUCTION, INCLUDING SUSPENSION OF WORK, UNTIL FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. THE CONTRACTOR SHALL ALSO ABATE DUST NUISANCE BY CLEANING, SWEEPING AND SPRINKLING WITH WATER.
4. ALL DAMAGE CAUSED TO PUBLIC STREETS AND PRIVATE PROPERTY SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR.
5. THE LOCATIONS OF EXISTING SUBSTRUCTURES HAVE BEEN TAKEN FROM RECORDS AVAILABLE AND THEIR APPROXIMATE LOCATIONS ARE SHOWN ON THE PLANS TO THE EXTENT THE INFORMATION IS KNOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL SUBSTRUCTURES WHICH MAY BE SUBJECT TO DAMAGE BY REASON OF HIS OPERATIONS. THE FACT THAT ANY UTILITY IS INCORRECTLY SHOWN, OR NOT SHOWN, SHALL NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO PROTECT SUCH A UTILITY FROM DAMAGE. THE CONTRACTOR'S ATTENTION IS DRAWN TO THE POSSIBLE EXISTENCE OF IRRIGATION LINES, ELECTRICAL OR COMMUNICATION CABLE OR CONDUIT, AND SEWER, WATER OR DRAINAGE PIPES IN THE WORK AREA AND WHICH IS NOT SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR SUBSTRUCTURES CONCERNED BEFORE STARTING WORK.
6. A PRECONSTRUCTION CONFERENCE OF ALL INTERESTED PARTIES SHALL BE HELD PRIOR TO ANY CONSTRUCTION.
7. BITUMINOUS PAVEMENT TO BE JOINED SHALL BE SAWCUT AND TRIMMED TO CLEAN STRAIGHT EDGES.
8. ASPHALT CONCRETE SHALL BE C2-AR-4000 OR C2-AR-8000.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ALL SURVEY MONUMENTATION AND CONTROL POINTS DISTURBED DURING CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE A SMOOTH RIDING SURFACE TRANSITION AT THE ENDS OF AC OVERLAY WITH A LENGTH EQUAL TO TEN FEET FOR EVERY INCH DIFFERENCE BETWEEN SURFACES.
12. STREET NAME SIGNS AND TRAFFIC SIGNS REMOVED DURING CONSTRUCTION SHALL BE RE-INSTALLED AT LOCATIONS SPECIFIED BY ENGINEER.
13. TACK COAT SHALL BE APPLIED TO ALL SAWCUT AC SECTIONS AND COLD-MILLED AC SURFACES PRIOR TO ADJACENT AC APPLICATIONS.
14. BUILDINGS ARE SERVED BY SANITARY SEWER SYSTEM (PRIVATE).
15. A SEPARATE PUBLIC WORKS PERMIT IS REQUIRED FOR ALL PROPOSED WORK IN THE PUBLIC RIGHT-OF-WAY (PROW) REQUIRES A PUBLIC WORKS SUBMITTAL.

NO.	DESCRIPTION	DATE	APPROVED
	REVISIONS		

DESIGN
DRAWN
CHECKED
FLD. BK. NO.
PAGE
ATLAS

PREPARED BY:
LEWIS ENGINEERING
1143 E. MAIN STREET
VENTURA, CALIFORNIA 93001
PHONE: (805)-648-1353

RCE 40877 EXP. 3-31-27 DATE

OFFSITE IMPROVEMENTS

SURF COTTAGES CONDOMINIUMS

4716 7TH STREET CARPINTERIA CA.

CITY OF CARPINTERIA
PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION
APPROVED
COUNTY ENGINEER DATE ,20

SCALE
VERT. N/A
HORZ. 1"= 10'

PROJ. NO.
SHT. C3 OF 5 SHT'S
DWG. NO.

Water DP-review SAVED 4/6/2026 1:42 PM PLOTTED: 4/6/2026 1:47 PM

STORMWATER DATA

SELECT AND IMPLEMENT STORM WATER BMPS TO CAPTURE AND TREAT RUNOFF GENERATED FROM A 1" STORM FROM THE NEW/REPLACED IMPERVIOUS AREA.(OR EQUIVALENT AREA)

LOT SIZE: 10,998 S.F.
EX. RESIDENCE AND ATTACHED SHED ROOF: 1,710 S.F.

PROPOSED NEW IMPERVIOUS AREAS OVER PERVIOUS AREAS:
- PROPOSED DUPLEX CONDOS BUILDING = 3292 S.F.
- ATTACHED GARAGE = 387 S.F.
- NEW ENTRY WALKWAY TO FRONT CONDO UNIT = 40 S.F.
- NEW ENTRY WALKWAY TO EX HOUSE = 51 S.F..

TOTAL NEW IMPERVIOUS AREA = 3770 S.F.

PROPOSED REDEVELOPED IMPERVIOUS AREAS:
- EX. HOUSE REMODEL ROOF = 1596 S.F.
- PROPOSED ATTACHED GARAGE = 115 S.F.

TOTAL REDEVELOPED IMPERVIOUS AREA = 1,711 S.F.

TOTAL NEW/REDEVELOPED IMPERVIOUS AREA: 5481 S.F.

PROPOSED REMOVED IMPERVIOUS AREAS:
- REMOVE CONCRETE DRIVEWAY = 521 S.F.

TOTAL REMOVED IMPERVIOUS AREAS = 521 S.F.

SWMP: TIER 2
INFILTRATION RATE: 0.75"/HR
DIRECT INFILTRATION BASIN SIZING:
5481 SF x 0.04 = 220 S.F. REQUIRED

TOTAL SCM AREA PROVIDED = 100 S.F. + 125 S.F. = 225 S.F.

PROPOSED RESIDENCE F.F. = 14.75 PAD = 11.4
PROPOSED RESIDENCE F.F. = 14.5 PAD = 12.1
GARAGE
PROPOSED GARAGE
EXISTING SINGLE STORY RESIDENCE F.F. = 12.30
COTG IN YARD BOX
ELECT. PANEL
EDGE OF SHUT FLOOR ABOVE
LANDSCAPE
CONCRETE BLOCK WALL
EX. 6' HIGH WOOD FENCE ON TOP
RAIN GARDEN 100 S.F. BOTTOM
RAIN GARDEN 125 S.F. BOTTOM
40 S.F.
51 S.F.
POC TO GAS
N 45°27'03" E 172.19'
S 45°27'03" W 172.19'
S 44°33'13" E 90.00'
N 44°33'13" W 90.00'
A.P.N. 003 - 301 - 980 - PARCEL MAP NO. 25-144 CONDOMINIUMS
A.P.N. 003 - 301 - 27
A.P.N. 003 - 301 - 08
EX. IN
EX. WATER MAIN
EX. SEWER MAN
EX. 2" GAS LINE
EX. OVERHEAD ELECTRICAL LINE
EX. POWER POLE
2" GAS MAIN
EX. SEWER MH
SEVENTH STREET
ASH AVENUE
80'
SANITARY SEWER
WATER METER
BACK LINE
GRAPHIC SCALE: 1"=10'

PREPARED BY:
LEWIS ENGINEERING
1143 E. MAIN STREET
VENTURA, CALIFORNIA 93001
PHONE: (805)-648-1353

RCE 40877 EXP. 3-31-27 DATE

STORM WATER SKETCH

SURF COTTAGES CONDOMINIUMS

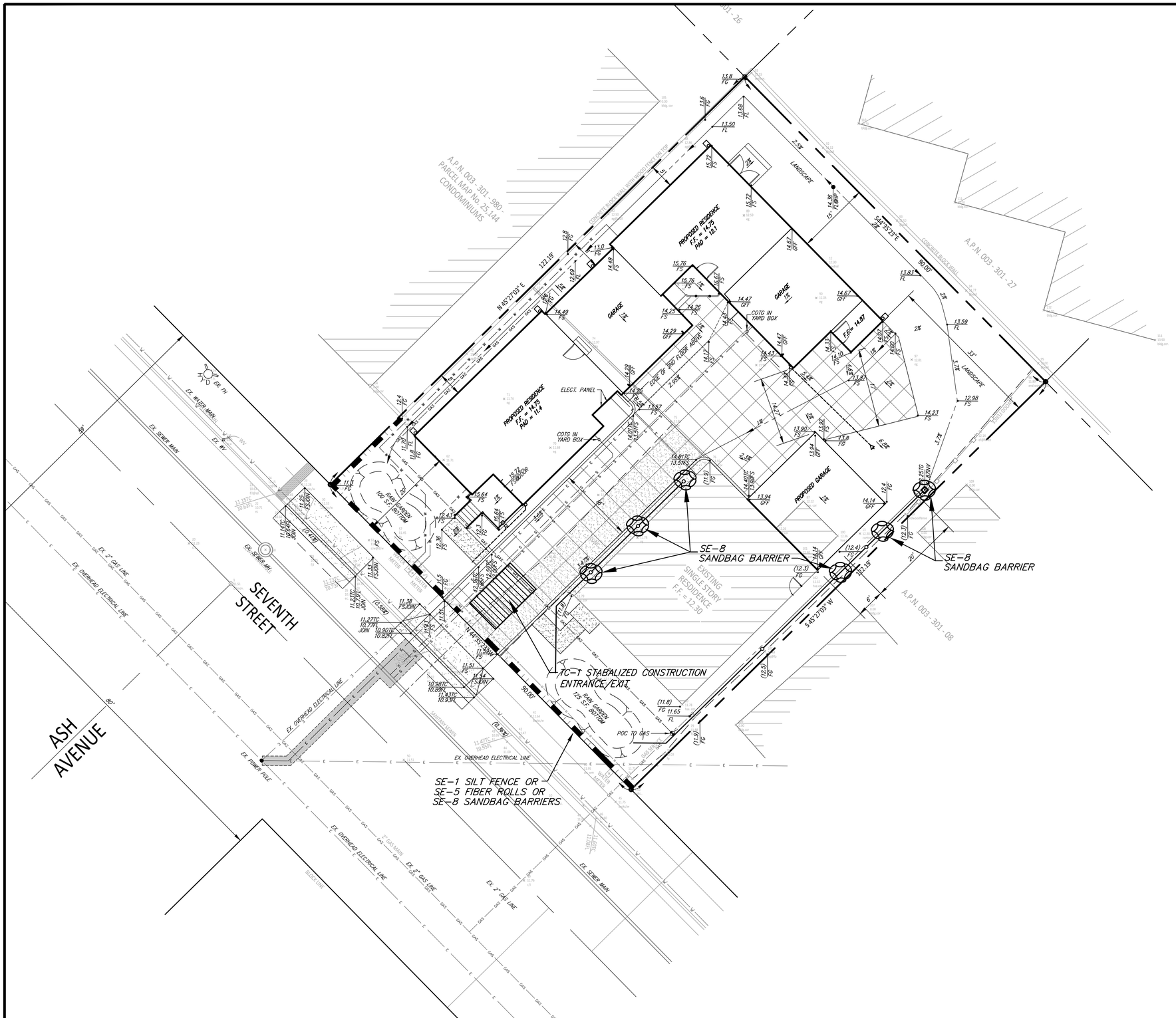
4716 7TH STREET CARPINTERIA CA.

CITY OF CARPINTERIA
PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION
APPROVED
COUNTY ENGINEER DATE .20

SCALE
VERT. N/A
HORZ. 1"= 10'

PROJ. NO.
SHT. C4 OF 5 SHT'S
DWG. NO.

Haber DP-review SHED 4/6/2026 3:43 PM PLOTTED 4/6/2026 3:48 PM



GENERAL CONDITIONS NOTES

1. GRADING AND EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO MINIMIZE EROSION AND SHALL INCLUDE THE FOLLOWING:
   - A. METHODS SUCH AS GEOTEXTILE FABRICS, EROSION CONTROL BLANKETS, RETENTION BASINS, DRAINAGE DIVERSION STRUCTURES, SILTATION BASINS AND SPOT GRADING SHALL BE USED TO REDUCE EROSION AND SILTATION INTO STORM DRAINS DURING GRADING AND CONSTRUCTION ACTIVITIES.
   - B. ANY SEDIMENT OR OTHER MATERIALS TRACKED OFF SITE SHALL BE REMOVED THE SAME DAY AS THEY ARE TRACKED USING DRY CLEANING METHODS.
   - C. STORM DRAIN INLETS SHALL BE PROTECTED FROM SEDIMENT-LADEN WATERS BY THE USE OF INLET PROTECTION DEVICES SUCH AS GRAVEL BAG BARRIERS, FILTER FABRIC FENCES, BLOCK AND GRAVEL FILTERS, AND EXCAVATED INLET SEDIMENT TRAPS.
2. BEST AVAILABLE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED DURING GRADING AND CONSTRUCTION ACTIVITIES. THESE MEASURES MAY INCLUDE BUT ARE NOT LIMITED TO THE USE OF SEDIMENT BASINS, GRAVEL BAGS, SILT FENCES, GEO-BAGS OR GRAVEL AND GEOTEXTILE FABRIC BOOMS, EROSION CONTROL BLANKETS, COIR ROLLS, JUTE-NET, AND STRAW BALES. STORM DRAIN INLETS SHALL BE PROTECTED FROM SEDIMENT-AND POLLUTANT-LADEN WATERS BY USE OF INLET PROTECTION DEVICES SUCH AS GRAVEL BAG BARRIERS, FILTER FABRIC FENCES, BLOCK AND GRAVEL FILTERS, AND EXCAVATED INLET SEDIMENT TRAPS. SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED FOR THE DURATION OF THE GRADING PERIOD AND UNTIL GRADED AREAS HAVE BEEN STABILIZED BY STRUCTURES OR VEGETATION.
3. DURING CONSTRUCTION, WASHING OF CONCRETE TRUCKS, PAINT, EQUIPMENT, OR SIMILAR ACTIVITIES SHALL OCCUR ONLY IN AREAS WHERE POLLUTED WATER AND MATERIALS CAN BE CONTAINED FOR SUBSEQUENT REMOVAL FROM THE SITE. WASH WATER SHALL NOT BE DISCHARGED TO THE STORM DRAINS, STREET, DRAINAGE DITCHES, CREEKS, OR WETLANDS. AREAS DESIGNATED FOR WASHING FUNCTIONS SHALL BE AT LEAST 100 FEET FROM ANY STORM DRAIN, WATERBODY, OR SENSITIVE BIOLOGICAL RESOURCES, INCLUDING OAK TREES AND DRAINAGE CHANNELS. THE LOCATION(S) OF THE WASHOUT AREA(S) SHALL BE CLEARLY NOTED AT THE CONSTRUCTION SITE WITH SIGNS. REVIEW PROPOSED WASHOUT LOCATION WITH PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO START OF CONSTRUCTION.
4. ALL EXPOSED SLOPES SHALL BE MULCHED AND STABILIZED PRIOR TO FINAL OBSERVATION.
5. IF NOT DIMENSIONED, LOCATION OF FINISH GRADE ELEVATIONS AND FEATURES SUCH AS SWALES, RIDGE LINES, ETC. SHALL BE DETERMINED BY SCALE FROM KNOWN POINTS SHOWN ON THE PLANS.
6. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE HEALTH AND SAFETY LAWS, ORDINANCES, REGULATIONS, RULES, AND STANDARDS INCLUDING ALL REQUIREMENTS OF THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY AND OF CAL-OSHA.
7. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL AND SAFETY AND SHALL FURNISH, INSTALL, AND MAINTAIN SUCH FENCING, SIGNS, LIGHTS, TRENCH PLATES, BARRICADES, AND/OR OTHER PROTECTION AS IS NECESSARY FOR SAID CONTROL AND SAFETY.
8. DURING THE COURSE OF WORK, CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR OBSERVATION AND TESTING AS STIPULATED PURSUANT TO COUNTY OR OTHER JURISDICTIONS AND AS OUTLINED IN THE PROJECT SPECIFICATIONS.
9. ALL UNSUITABLE CONSTRUCTION MATERIALS AND RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE JOB SITE, BE TRANSPORTED TO A SUITABLE LOCATION, AND BE DISPOSED OF IN A PROPER AND LEGAL MANNER.

EROSION CONTROL GENERAL NOTES

1. CONTRACTOR SHALL CONSTRUCT ADEQUATE EROSION CONTROL MEASURES TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM EXITING THE CONSTRUCTION SITE AND/OR ENTERING THE STORM DRAIN SYSTEM.
2. ALL EROSION CONTROL DEVICES SHALL BE CONSTRUCTED AND MAINTAINED MEETING ALL CITY, COUNTY, AND CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD STORM WATER BEST MANAGEMENT PRACTICES REQUIREMENTS.
3. CONTRACTOR SHALL ROUTINELY INSPECT AND MAINTAIN ALL EROSION CONTROL DEVICES IN WORKING CONDITION AND MAINTAIN RECORD IN ACCORDANCE WITH CITY, COUNTY, AND CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD REQUIREMENTS.
4. ERODED SEDIMENT AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
5. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
6. EROSION CONTROL PLAN SUGGESTS MINIMUM REQUIREMENTS TO PREVENT SEDIMENT FROM LEAVING SITE EITHER BY WIND OR WATER, ETC., BUT NOT ALL POSSIBLE BMPS TO CONTROL SEDIMENT. CONTRACTOR SHALL ADJUST MEASURES AS REQUIRED TO CONTROL EROSION. COORDINATE SITE STABILIZATION PLANS WITH PROJECT REPRESENTATIVE.
7. NO EXCAVATION WORK WITHIN 48 HOUR OF FORECASTED RAIN EVENT GREATER THAN 30% CHANCE OF RAIN

CONSTRUCTION BEST MANAGEMENT PRACTICES

1. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
2. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

OTHER BMPS USED AS NEEDED

EC-1	SCHEDULING
SE-1	SILT FENCING
SE-5	FIBER ROLLS
SE-6	GRAVEL BERM BAG
SE-7	STREET SWEEPING AND VACUUMING
SE-8	SAND BAG BARRIER
SE-10	STORM DRAIN INLET PROTECTION
WE-1	WIND EROSION CONTROL
TC-1	STABALIZED CONSTRUCTION ENTRANCE/EXIT
TC-2	STABALIZED CONSTRUCTION ROADWAY
NS-8	VEHICLE AND EQUIPMENT CLEANING
NS-9	VEHICLE AND EQUIPMENT FUELING
NS-10	VEHICLE AND EQUIPMENT MAINTENANCE
WM-3	STOCKPILE MANAGEMENT
WM-4	SPILL PREVENTION CONTROL
WM-5	SOLID WASTE MANAGEMENT
WM-7	CONTAMINATE SOIL MANAGEMENT

PREPARED BY:
LEWIS ENGINEERING
1143 E. MAIN STREET
VENTURA, CALIFORNIA 93001
PHONE: (805)-648-1333
RCE 40877 EXP. 3-31-27 DATE

EROSION AND SEDIMENT CONTROL PLAN

SURF COTTAGES CONDOMINIUMS

4716 7TH STREET CARPINTERIA CA.

CITY OF CARPINTERIA
PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION
APPROVED
COUNTY ENGINEER DATE 20

SCALE
VERT. N/A
HORZ. 1"= 10'

PROJ. NO.
SHT. C5 OF 5 SHT'S
DWG. NO.

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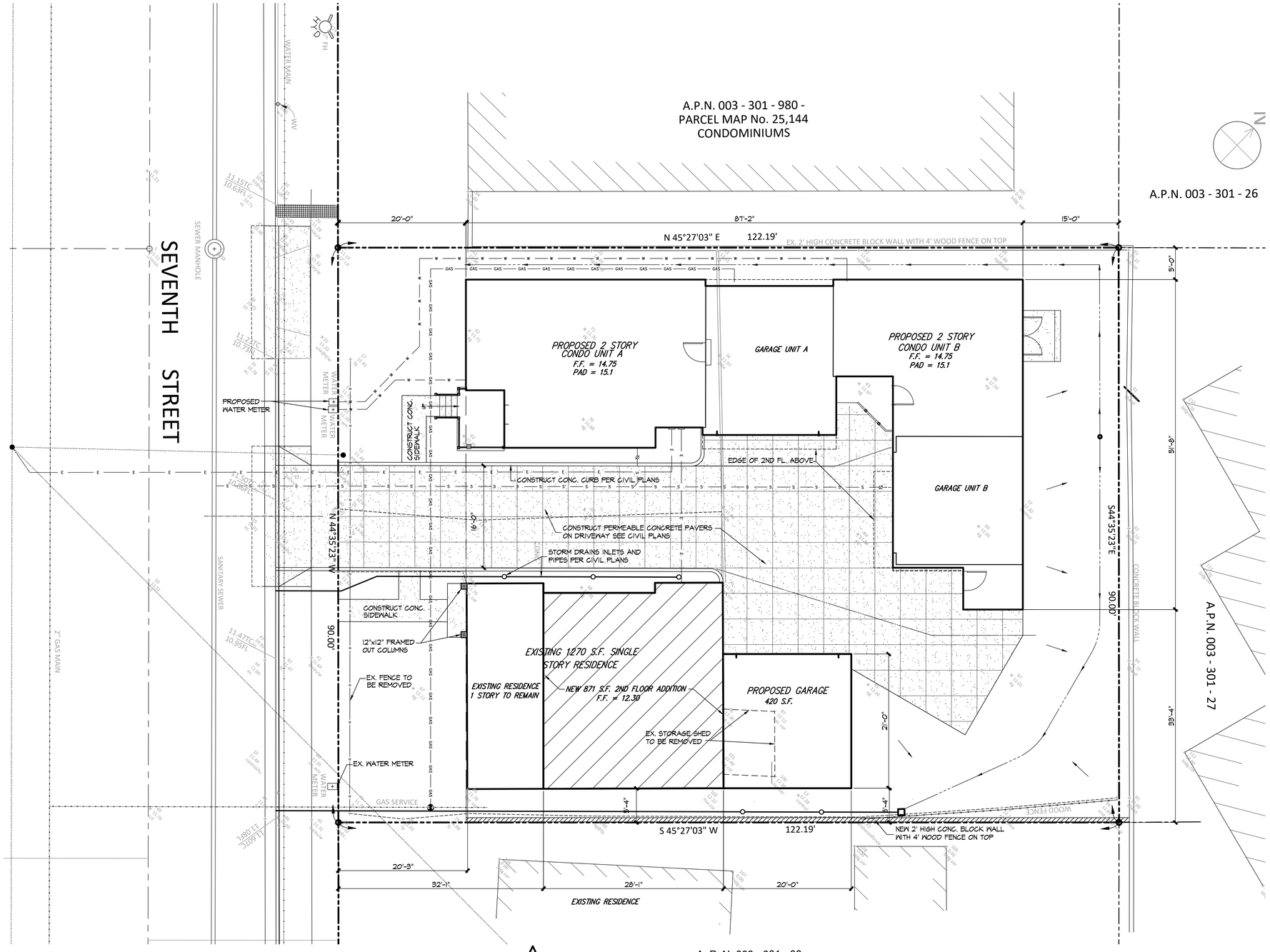
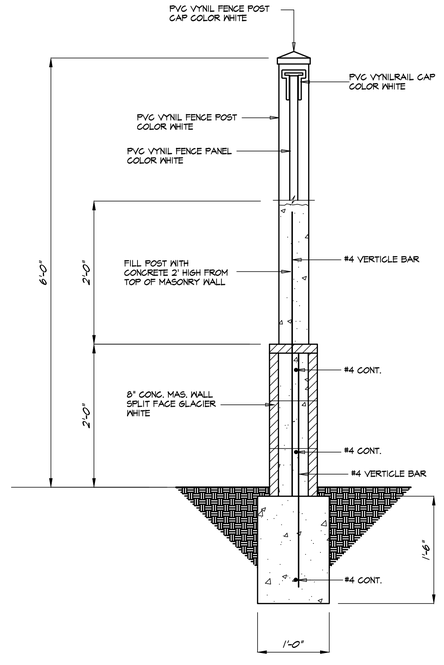


PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"



PROPERTY LINE FENCE DETAIL

SCALE: NTS

Revisions

ALBERT RODRIGUEZ
321 COLORADO RIVER PLACE
OXNARD CA. 93036
(805)218-8285
arodriguez805@gmail.com
AR DESIGNS & DRAFTING

SURF COTTAGES CONDOMINIUMS
4716 SEVENTH STREET
CARPINTERIA CA. 93013

Sheet Content
SITE PLAN

Date:
Drawn:
Sheet Number
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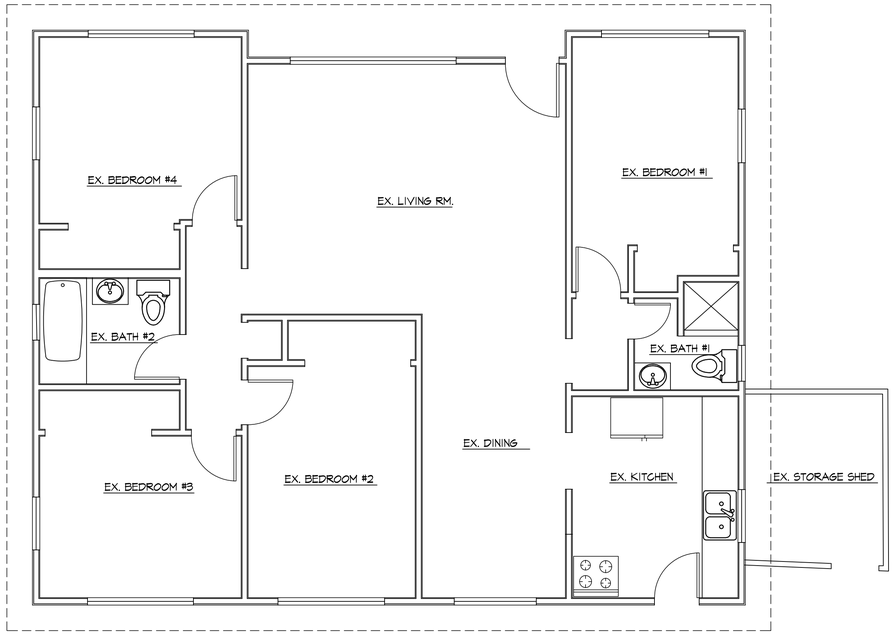
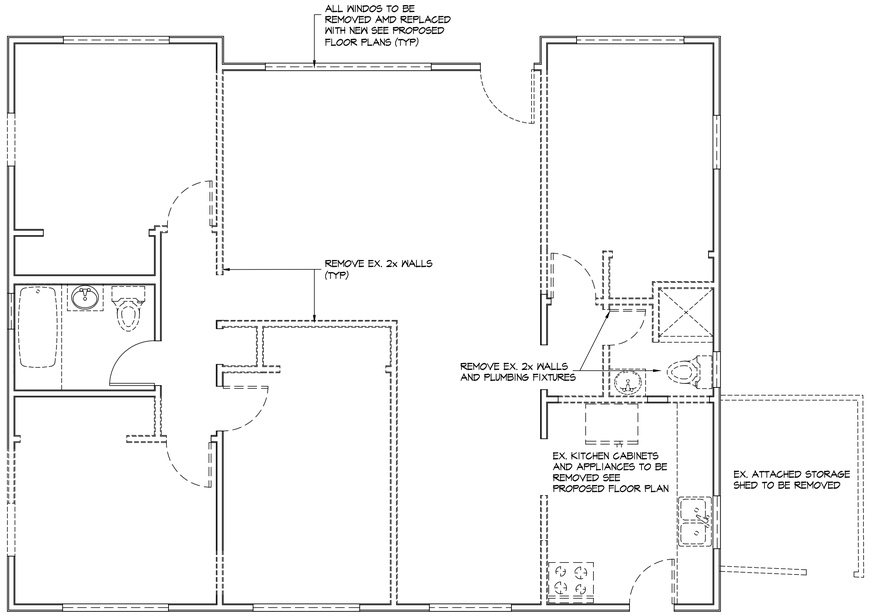
of Sheets



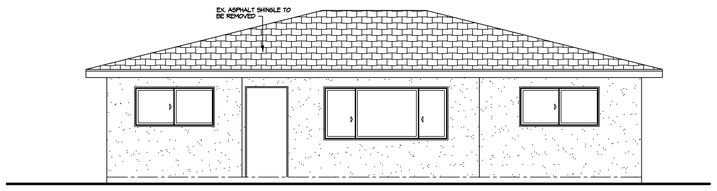
EX. HOUSE FLOOR PLAN

SCALE: 1/4" = 1'-0"



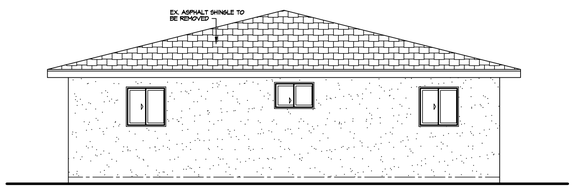
EX. HOUSE DEMO PLAN

SCALE: 1/4" = 1'-0"



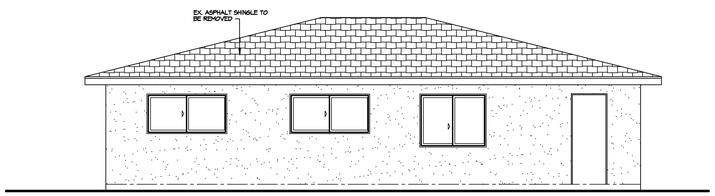
EX. HOUSE NORTH EXTERIOR ELEVATION

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



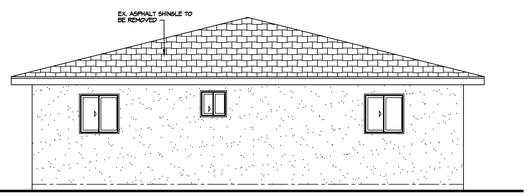
EX. HOUSE EAST EXTERIOR ELEVATION

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



EX. HOUSE SOUTH EXTERIOR ELEVATION

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



EX. HOUSE WEST EXTERIOR ELEVATION

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

Revisions

ALBERT RODRIGUEZ
321 COLORADO RIVER PLACE
OXNARD CA. 93036
(805)218-8285
arodriguez805@gmail.com
AR DESIGNS & DRAFTING

SURF COTTAGES CONDOMINIUMS
4716 SEVENTH STREET
CARPINTERIA CA. 93013

Sheet Content

EX. HOUSE FLOOR PLAN, EX. HOUSE DEMOLITION FLOOR PLAN AND EX. EXTERIOR ELEVATIONS

Date:

Drawn:

Sheet Number

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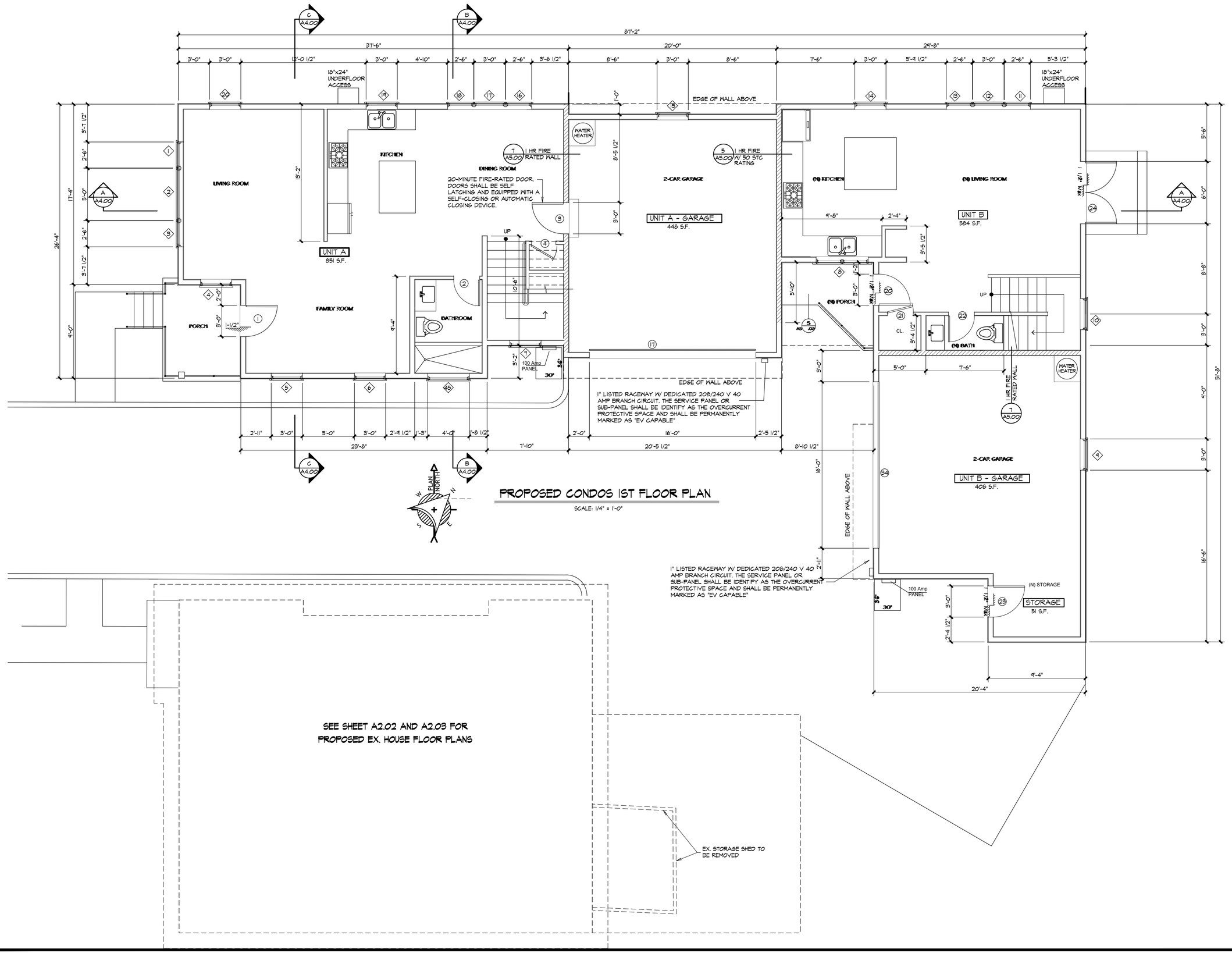
of Sheets



PROPOSED CONDOS 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

SEE SHEET A2.02 AND A2.03 FOR PROPOSED EX. HOUSE FLOOR PLANS

EX. STORAGE SHED TO BE REMOVED

Revisions

ALBERT RODRIGUEZ
321 COLORADO RIVER PLACE
OXNARD CA. 93036
(805)218-8285
arodriguez805@gmail.com

AR DESIGNS & DRAFTING

SURF COTTAGES CONDOMINIUMS

4716 SEVENTH STREET

CARPINTERIA CA. 93013

Sheet Content

PROPOSED CONDOS 1ST FLOOR PLAN

Date:

Drawn:

Sheet Number

A2.01

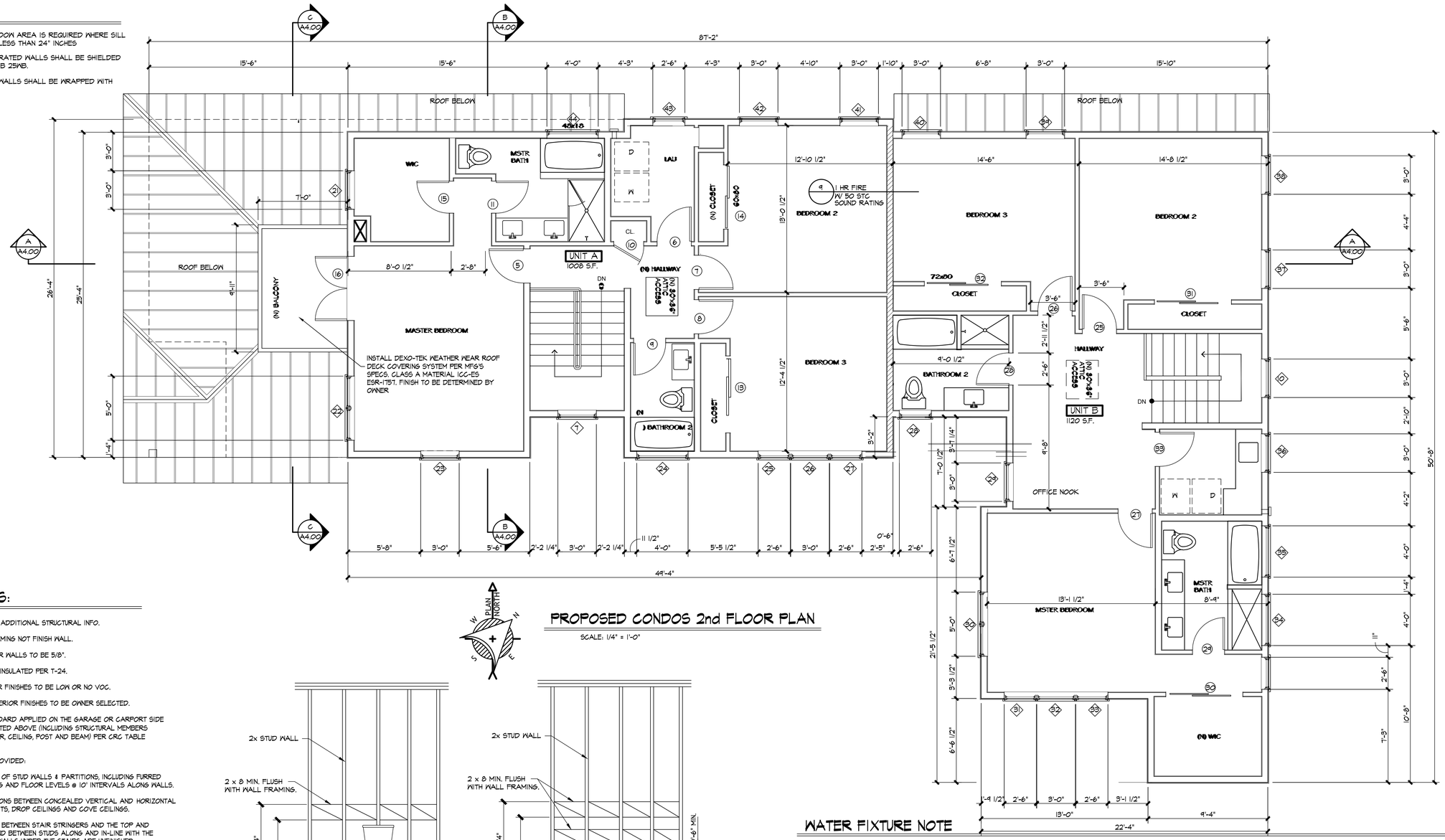
of Sheets

NOTE:

FALL PROTECTION AT EGRESS WINDOW AREA IS REQUIRED WHERE SILL HEIGHT OF AN OPENABLE WINDOW LESS THAN 24" INCHES

PLUMBING PENETRATIONS AT FIRE RATED WALLS SHALL BE SHIELDED WITH 3M FIRE BARRIER SEALANT CB 25NB.

ELECTRICAL BOX AT FIRE RATED WALLS SHALL BE WRAPPED WITH FLAME TECH PUTTY PAD



GENERAL NOTES:

A. SEE STRUCTURAL PLANS FOR ADDITIONAL STRUCTURAL INFO.

B. ALL DIMENSIONS ARE TO FRAMING NOT FINISH WALL.

C. ALL GYP. BOARD AT INTERIOR WALLS TO BE 5/8".

D. ALL EXTERIOR WALLS TO BE INSULATED PER T-24.

E. ALL INTERIOR PAINT, PLASTER FINISHES TO BE LOW OR NO VOC.

F. ALL CABINETS, TRIM, AND INTERIOR FINISHES TO BE OWNER SELECTED.

G. MIN. 5/8" TYPE "X" GYPSUM BOARD APPLIED ON THE GARAGE OR CARPORT SIDE WITH HABITABLE ROOM LOCATED ABOVE (INCLUDING STRUCTURAL MEMBERS SUPPORTING THE UPPER FLOOR, CEILING, POST AND BEAM) PER CRC TABLE R302.6

H. FIRE BLOCKING SHALL BE PROVIDED:

1. IN CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS @ 10' INTERVALS ALONG WALLS.
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AND THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN-LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
4. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILINGS AND FLOOR LEVELS, WITH INCOMBUSTIBLE MATERIALS.
5. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.

I. ALL SOLID FUEL BURNING APPLIACNES MAY BE INSTALLED ONLY IF "EPA" CERTIFIED AS REQUIRED BY THE AIR POLLUTION CONTROL BOARD. EXCEPTION B APPROVED GAS APPLIANCES; EXTERIOR FIRE PLACES STANDING ALONE AS GARDEN & BBQ APPLIANCES.

J. CONTRACTOR TO PROVIDE BID THAT INCLUDES ALLOWANCE FOR ALL PLUMBING FIXTURES & RELATED ITEMS.

K. ALL GAS LINES TO BE PROPERLY SIZED AND SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL AS DEFERRED SUBMITTAL UPON SELECTION OF ALL GAS EQUIPMENT AND PRIOR TO INSTALLATION OF GAS LINES.

L. MIN. NO.26 GAGE SHEET STEEL (0.018") WITH NO OPENINGS INTO THE GARAGE FOR DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS THAT SEPARATE THE DWELLING FROM THE GARAGE. CRC R302.5.2.

M. REFER TO KEYNOTES AND DETAILS FOR ADDITIONAL INFO.

N. PLUMBING FIXTURES AND PLUMBING FITTINGS SHALL MEET THE STANDARDS AS OUTLINED ON SHEET T.006 PER SECTION CGBC4.303.

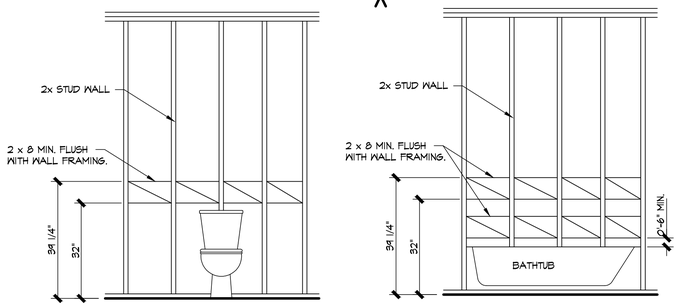
O. PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM SLEEPING ROOMS. NET CLEAR WINDOW OPENING AREA SHALL BE NOT LESS THAN 5.7SQ. FT. (EXCEPT AT GRADE FLOOR OPENING SHALL BE MIN. 5 SQ. FT.) MIN. NET WINDOW OPENING HEIGHT DIMENSION, 24" CLEAR; MIN. NET OPENING WIDTH DIM. 20" CLEAR FINISHED SILL HEIGHT MAX 44" ABOVE FLOOR.

P. SEPARATE PERMITS ARE REQUIRED FOR ALL PLUMBING, MECHANICAL AND ELECTRICAL WORK

PLAN NORTH

PROPOSED CONDOS 2nd FLOOR PLAN

SCALE: 1/4" = 1'-0"



WATER CLOSET WALL REINFORCEMENT

SHOWER/TUB WALL REINFORCEMENT

NOTE:

1. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
2. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
3. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.

EXCEPTIONS:

1. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR MOUNTED FOLDAWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.
2. REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PRE-FABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY INSTALLED GRAB BARS OR WHEN FACTORY INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED.
3. SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
4. BATHTUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF REINFORCEMENT SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS ADJACENT TO THE BATHTUB OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
5. REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHTUB AND WATER CLOSETS INSTALLED ON CONCRETE SLAB FLOORS.

INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4

AGING IN PLACE DETAILS

SCALE: 1/2" = 1'-0"

WATER FIXTURE NOTE

WATER USAGE

MAXIMUM WATER USAGE FOR NEW CONSTRUCTION, ADDITIONS AND INTERIOR ALTERATIONS WITH PLUMBING FIXTURES.

WATERS CLOSETS: _____ DUAL FLUSH 1.6/1.1 = 1.28 GPF

URINALS: _____ 0.125 GPF

SINGLE SHOWERHEADS: _____ 1.8 GPM

MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS. [CGBSC 4.303]

MULTIPLE SHOWERHEADS:
THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. [CGBSC 4.303]

RESIDENTIAL LAVATORY
FAUCETS: _____ 1.2 GPM
THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

KITCHEN FAUCETS: _____ 1.8 GPM
KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI. FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI. [CGBSC 4.303]

COPPER LINES

COPPER WATER LINES SHALL BE TYPE "L" ASTM B88 - FITTINGS. REAM ALL COPPER LINES TO FULL I.D.

TUB AND SHOWER ENCLOSURE

1. TUB AND SHOWER ENCLOSURES SHALL BE TEMPERED GLASS OR AN APPROVED PLASTIC.
2. GLASS ENCLOSURE DOORS AND PANELS MUST BE LABELED CATEGORY II. SWING DOOR OUTWARD.
3. NET AREA OF SHOWER RECEPTOR SHALL NOT BE LESS THAN 1,024 SQ. IN. OF FLOOR AREA, AND ENCOMPASS 30 INCH DIAMETER CIRCLE.
4. SHOWER WALLS SHALL BE CEMENT PLASTER, TILE, OR APPROVED MATERIAL TO 72 INCHES ABOVE DRAIN AT SHOWER OR TUBS WITH SHOWER.
5. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT.

SHOWERS AND TUB-SHOWER COMBINATIONS

SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION FOR THE RATED FLOW RATE OF THE INSTALLED SHOWERHEAD. THESE VALVES SHALL BE INSTALLED AT THE POINT OF USE AND IN ACCORDANCE WITH ASSE 1016 OR ASME A112.18.1/CSA B125.1

BATHTUB TRAP

PROVIDE A PERMANENTLY ACCESSIBLE 12-INCH SQUARE BATHTUB TRAP ACCESS OR PROVIDE A NON-SLIP-JOINT TRAP. AS LARGE AS MOTOR AT JACUZZI TUBS.

HOSE BIBBS

HOSE BIBBS SHALL BE FITTED WITH A NON-REMOVEABLE BACKFLOW DEVICE.

DOMESTIC HOT WATER INSULATION

ALL DOMESTIC HOT WATER SYSTEM PIPING CONDITIONS LISTED BELOW, WHETHER BURIED OR UNBURIED, MUST BE INSULATED AND THE INSULATION THICKNESS SHALL BE SELECTED BASED ON THE CONDUCTIVITY RANGE IN TABLE 120.3-A AND THE INSULATION LEVEL SHALL BE SELECTED FROM THE FLUID TEMPERATURE RANGE BASED ON THE THICKNESS REQUIREMENTS IN TABLE 120.3-A

I THE FIRST 5 FEET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK.
II ALL PIPING WITH A NOMINAL DIAMETER OF 3/4" OR LARGER.
III ALL PIPING ASSOCIATED WITH A DOMESTIC HOT WATER RECIRCULATION SYSTEM REGARDLESS OF THE PIPE DIAMETER.
Iv PIPING FROM THE HEATING SOURCE TO STORAGE TANK OR BETWEEN TANKS.
v PIPING BURIED BELOW GRADE.
vi ALL HOT WATER FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES

IN ADDITION TO INSULATION REQUIREMENTS, ALL DOMESTIC HOT WATER PIPES THAT ARE BURIED BELOW GRADE MUST BE INSTALLED IN A WATER AND NON CRUSHABLE CASING OR SLEEVE

Revisions

ALBERT RODRIGUEZ
321 COLORADO RIVER PLACE
OXNARD CA. 93036
(805)218-8285
arodriguez805@gmail.com
AR DESIGNS & DRAFTING

SURF COTTAGES CONDOMINIUMS
4716 SEVENTH STREET
CARPINTERIA CA. 93013

Sheet Content
PROPOSED CONDOS 2ND FLOOR PLAN

Date:
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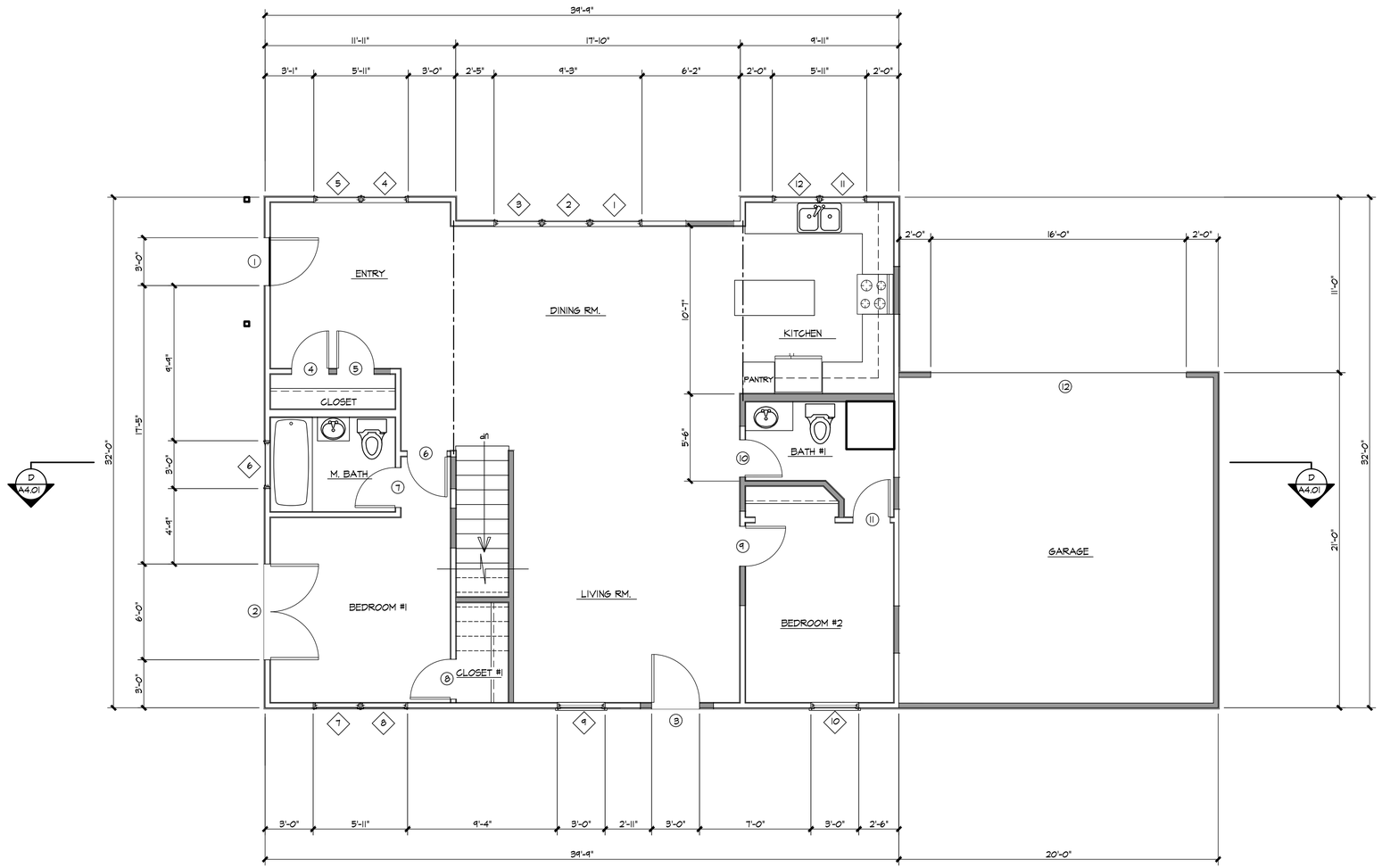

EX. HOUSE PROPOSED 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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ALBERT RODRIGUEZ
321 COLORADO RIVER PLACE
OXNARD CA. 93036
(805)218-8285
arodriguez805@gmail.com
DESIGNS & DRAFTING

SURF COTTAGES CONDOMINIUMS
4716 SEVENTH STREET
CARPINTERIA CA. 93013

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EX. HOUSE PROPOSED 1ST FLOOR PLAN

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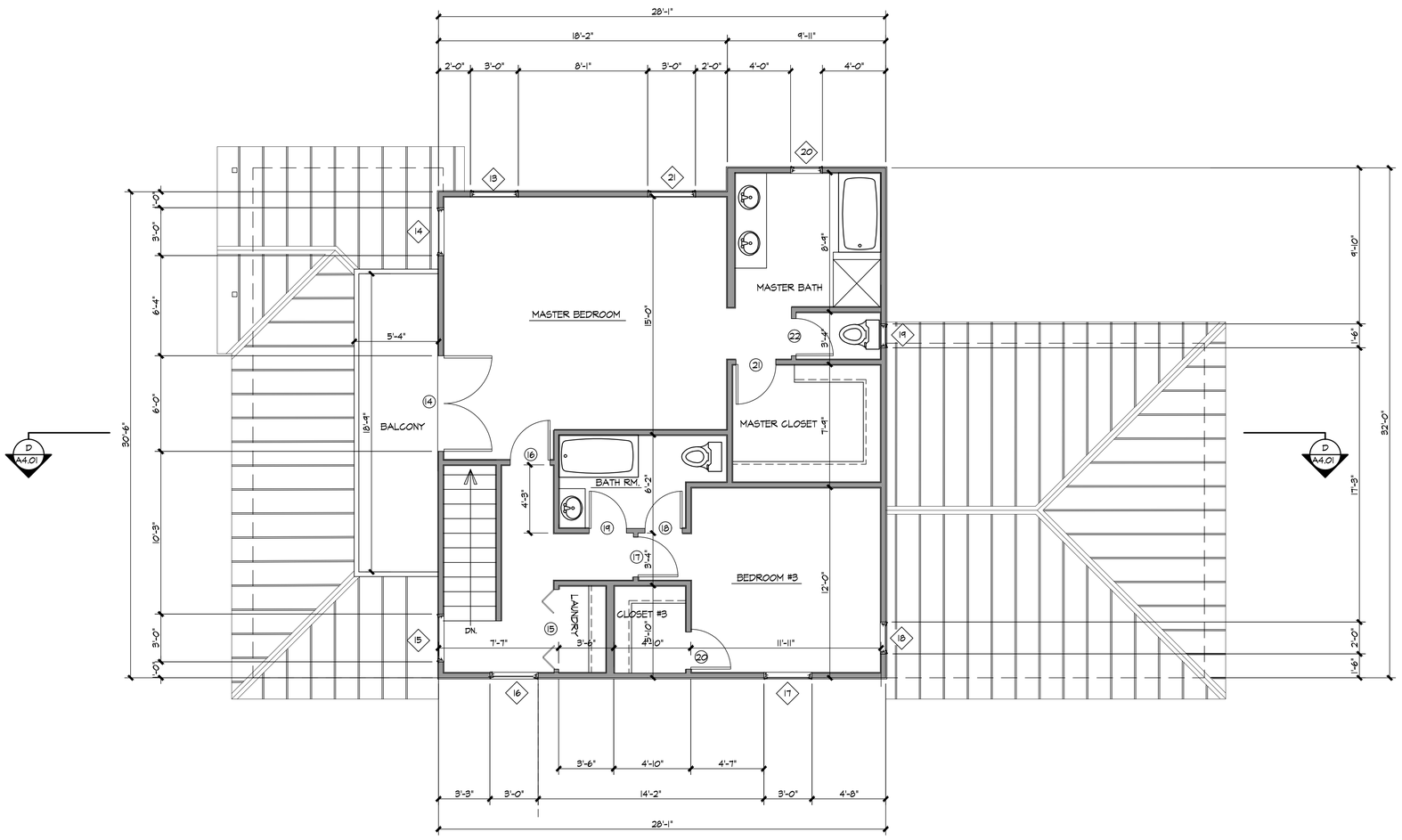

PLAN NORTH

EX. HOUSE PROPOSED 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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ALBERT RODRIGUEZ
321 COLORADO RIVER PLACE
OXNARD CA. 93036
(805)218-8285
arodriguez805@gmail.com
DESIGNS & DRAFTING

SURF COTTAGES CONDOMINIUMS

4716 SEVENTH STREET

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EX. HOUSE PROPOSED 2ND FLOOR PLAN

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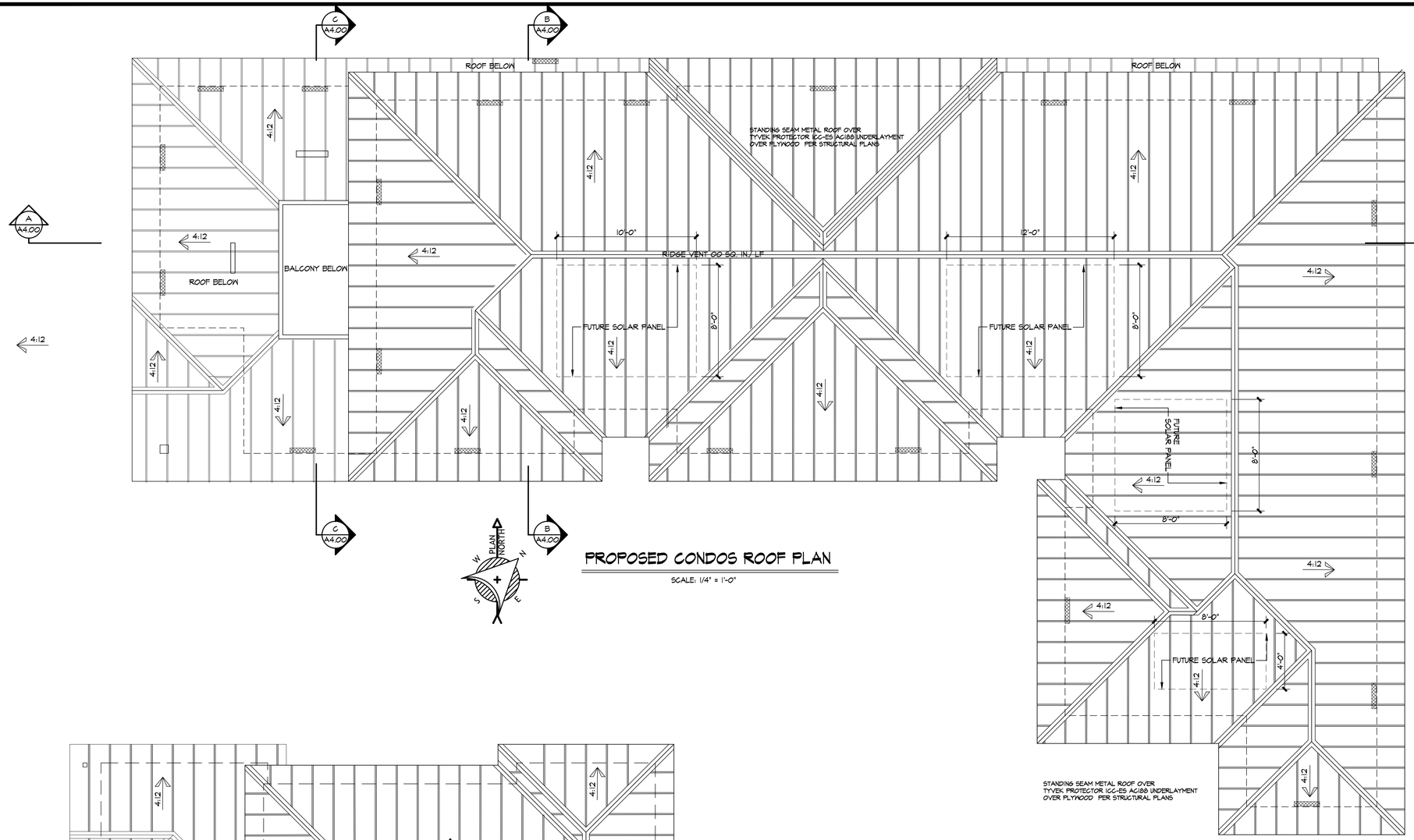
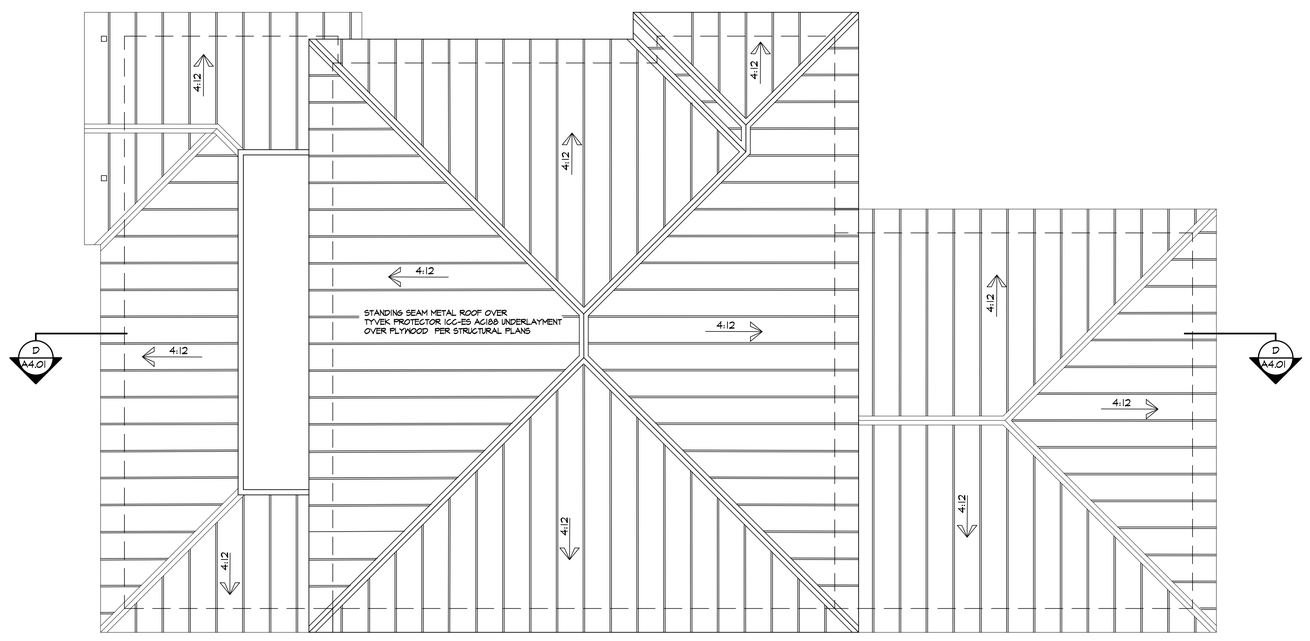


PROPOSED CONDOS ROOF PLAN

SCALE: 1/4" = 1'-0"



EX. RESIDENCE ROOF PLAN

SCALE: 1/4" = 1'-0"

ATTIC VENTILATION NOTES:

1. ATTIC VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH OPENINGS OF 1/8"-1/4" IN DIMENSION. (CRC SEC. R806.1)
2. WHERE EAVE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MIN. OF 1" OF AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING, TO ACCOMMODATE THE THICKNESS OF INSULATION PLUS THE REQUIRED 1" CLEARANCE. MEMBERS SIZES MAY HAVE TO BE INCREASE FOR RAFTERS-CEILING JOISTS.
3. PROVIDE VENTILATION FOR ATTICS (OR ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS)
4. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS.
5. THE MINIMUM VENT AREA IS 1/150 OF ATTIC AREA.

   THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/300 OF THE AREA OF THE SPACE VENTILATED PROVIDED THAT AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

ROOF & SHEET METAL NOTES:

1. PROVIDE A 4-1/2" CONTINUOUS METAL STRIP WITH A 1-1/2" DRIP, 28 GAUGE AT OVERHANG EDGE.
2. PROVIDE FLASHING/COUNTER FLASHING OR STEPPED FLASHING AND WATERPROOFING AT ROOF TO WALL CONNECTION.
3. WATER FROM GUTTER / DOWN SPOUT SHALL HAVE A WATER COURSE TO CONDUCT WATER TO STREET. RAIN GUTTERS & DOWN SPOUTS ARE REQUIRED
4. THE CONTRACTOR SHALL FABRICATE AND INSTALL ALL SHEET METAL REQUIRED FOR A WATERTIGHT JOB. THIS SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING. "Z" BAR FLASHING, DUCTS FROM FANS AND VENTS. WALL AND PARAPET COPING, VALLEY FLASHING, AND FOUNDATION WEEP SCREEDS.
5. THE SHEET METAL USED FOR WALL AND PARAPET COPING SHALL BE A MINIMUM OF 22 GAUGE PRIME COATED, GALVANIZED METAL. ALL OTHER SHEET METAL SHALL BE A MINIMUM OF 26 GAUGE, PRIME COATED, GALVANIZED METAL.
6. FLASHING AND COUNTERFLASHING WATERPROOFING AT ALL ROOF TO WALL CONDITIONS, AND AROUND ALL VENTS IS REQUIRED.
7. G.I. FLASH AND CAULK WOOD BEAMS AND OUT LOOKERS PROJECTING FROM EXTERIOR WALL OR ROOF SURFACE

ATTIC VENTILATION CALCULATION

UNIT A ROOF:

A. VENTILATED ATTIC AREA 1064 SF/150 = 7.09 SF - REQUIRED VENTILATION

B. 7.09 SF REQUIRED VENTILATION X 144 = 1021.44 SQ. IN.

1021.44 SQ. IN. OF ATTIC VENTILATION REQUIRED

29 LF OF RIDGE VENT - 29 x 18 SQ. IN. = 522 SQ. IN PROVIDED
8 EAVE VENTS : 8 x 71 SQ. IN. = 568 SQ. IN. PROVIDED
TOTAL VENTILATION PROVIDED = 1090 SQ. IN

UNIT B ROOF:

A. VENTILATED ATTIC AREA 1274 SF/ 150 = 8.49 SF - REQUIRED VENTILATION

B. 8.49 SF REQUIRED VENTILATION X 144 = 1222.56 SQ. IN.

1222.56 SQ. IN. OF ATTIC VENTILATION REQUIRED

40 LF OF RIDGE VENT - 40 x 18 SQ. IN. = 720 SQ. IN PROVIDED
8 EAVE VENTS : 8 x 71 SQ. IN. = 568 SQ. IN. PROVIDED
TOTAL VENTILATION PROVIDED = 1288 SQ. IN

LOWER ROOF UNIT A:

A. VENTILATED ATTIC AREA 341 SF/ 150 = 2.27 SF - REQUIRED VENTILATION

B. 2.27 SF REQUIRED VENTILATION X 144 = 326.88 SQ. IN.

326.88 SQ. IN. OF ATTIC VENTILATION REQUIRED

5 EAVE VENTS : 5 x 71 SQ. IN. = 355 SQ. IN. PROVIDED
TOTAL VENTILATION PROVIDED = 355 SQ. IN

EAVE VENT: 2-IN X 24.25-IN SILVER GALV. STEEL SOFFIT VENT WITH INSULATION BAFFLE. NFVA = 71 SQ. IN.

RIDGE VENT 18 SQ. IN. PER LINEAL FT.

NOTE:
MINIMUM 1 INCH CLEARANCE SHALL BE PROVIDED BETWEEN THE ATTIC INSULATION AND THE ROOF SHEATHING WHERE EAVE OR CORNICE VENTS ARE INSTALLED. (R806.3 CRC)

RAIN GUTTERS AT ALL EAVES TO BE ROLLED ALUMINUM COLOR TO MATCH THE FASCIA DOWNSPOUT TO MATCH GUTTER COLOR

Revisions

ALBERT RODRIGUEZ
321 COLORADO RIVER PLACE
OXNARD CA. 93036
(805)218-8285
arodriguez805@gmail.com
AR DESIGNS & DRAFTING

SURF COTTAGES CONDOMINIUMS
4716 SEVENTH STREET
CARPINTERIA CA. 93013

Sheet Content
PROPOSED ROOOF PLANS

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NEW DOOR SCHEDULE ⬡

MARK	UNIT	WIDTH	HEIGHT	THICK	CORE	REMARKS	MARK		WIDTH	HEIGHT	THICK	CORE	REMARKS
1	A	3' - 0"	6' - 8"	1 - 3/4"	SOLID CORE		20	B	3' - 0"	6' - 8"	1 - 9/16"	SOLID CORE	
2	A	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE		21	B	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
3	A	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE		22	B	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
4	A	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE		23	B	3' - 0"	8 - 0"	1 - 3/8"	SOLID CORE	
5	A	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE		24	B	6' - 0"	8' - 0"	1 - 9/16"	DUAL GLASS	TEMPERED GLAZING
6	A	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE		25	B	2' - 8"	6' - 8"	1 - 3/8"	HOLLOW CORE	
7	A	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE		26	B	2' - 8"	6' - 8"	1 - 3/8"	HOLLOW CORE	
8	A	4' - 0"	6' - 8"	1 - 3/8"	HOLLOW CORE		27	B	2' - 8"	6' - 8"	1 - 3/8"	HOLLOW CORE	
9	A	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE		28	B	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
10	A	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE		29	B	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
11	A	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE		30	B	6' - 0"	6' - 8"			CLOSET SLIDER
12	A	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE		31	B	6' - 0"	6' - 8"			CLOSET SLIDER
13	A	6' - 0"	6' - 8"			CLOSET SLIDER	32	B	6' - 0"	6' - 8"			CLOSET SLIDER
14	A	6' - 0"	6' - 8"			CLOSET SLIDER	33	B	2' - 8"	6' - 8"	1 - 3/8"	HOLLOW CORE	
15	A	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE		34	B	16' - 0"	7' - 0"	2 - 1/8"	GLASS	BLACK ANODIZED ALUM. FRAME W/ LAMINATE GLASS
16	A	5' - 6"	8' - 0"	1 - 9/16"	DUAL GLASS	TEMPERED GLAZING							
17	A	16' - 0"	7' - 0"	2 - 1/8"	GLASS	BLACK ANODIZED ALUM. FRAME W/ LAMINATE GLASS							

NEW DOOR SCHEDULE AT EX. HOUSE REMODEL ⬡

FIRST FLOOR WINDOWS					
MARK	WIDTH	HEIGHT	THICK	CORE	REMARKS
1	3' - 0"	6' - 8"	1 - 3/4"	SOLID CORE	
2	6' - 0"	6' - 8"	1 - 3/8"	HOLLOW CORE	
3	3' - 0"	6' - 8"	1 - 3/8"	HOLLOW CORE	
4	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE	
5	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE	
6	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
7	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
8	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
9	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
10	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
11	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
12	16' - 0"	7' - 0"	2 - 1/8"	GLASS	BLACK ANODIZED ALUM. FRAME W/ LAMINATE GLASS
SECOND FLOOR WINDOWS					
MARK	WIDTH	HEIGHT	THICK	CORE	REMARKS
14	6' - 0"	6' - 8"	1 - 9/16"	DUAL GLASS	TEMPERED GLAZING
15	5' - 0"	6' - 8"	1 - 3/8"	HOLLOW CORE	BI-FOLD DOOR
16	2' - 6"	8' - 0"	1 - 9/16"	DUAL GLASS	TEMPERED GLAZING
17	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
18	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE	
19	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE	
20	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE	
21	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
22	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE	

WINDOW SCHEDULE ☐

ALL WINDOWS ARE FELLA LIFESTYLE SERIES - ALUMINUM CLAD
BLACK EXTERIOR COLOR SEACOAST FINISH

	FIRST FLOOR WINDOWS							SECOND FLOOR WINDOWS						
MARK	UNIT	SIZE (W x H)	TYPE	LOCATION	U FACTOR	SHGC	MARK	UNIT	SIZE (W x H)	TYPE	LOCATION	U FACTOR	SHGC
1	A	2'-6"x 5'-6	CASEMENT	LIVING ROOM	0.32	0.25	21	A	3'-0" x 4'-0"	CASEMENT	WALK IN CLST.	0.32	0.25
2	A	5'-0" x 5'-6"	FIX	LIVING ROOM	0.32	0.25	22	A	5'-0" x 4'-0"	CASEMENT	MASTER BEDRM.	0.32	0.25
3	A	2'-6" x 5'-6	CASEMENT	LIVING ROOM	0.32	0.25	23	A	3'-0" x 4'-0"	CASEMENT	MASTER BEDRM.	0.32	0.25
4	A	3'-0" x 5'-0"	CASEMENT	FAMILY ROOM	0.32	0.25	24	A	4'-0" x 1'-6"	AWNING	BATH #2	0.32	0.25
5	A	3'-0" x 5'-0"	CASEMENT	FAMILY ROOM	0.32	0.25	25	A	2'-6" x 4'-0"	CASEMENT	BEDROOM #3	0.32	0.25
6	A	3'-0" x 5'-0"	CASEMENT	FAMILY ROOM	0.32	0.25	26	A	3'-0" x 4'-0"	FIX	BEDROOM #3		
7	A	3'-0" x 6'-0"	FIX	STAIR WELL	0.32	0.25	27	A	2'-6" x 4'-0"	CASEMENT	BEDROOM #3		
8	B	5'-0" x 4'-6"	CASEMENT	KITCHEN	0.32	0.25	28	B	2'-6" x 4'-0"	CASEMENT	BATHROOM #3		
9	B	3'-0" x 5'-0"	CASEMENT	GARAGE	0.32	0.25	29	B	3'-0" x 4'-0"	CASEMENT	HALLWAY		
10	B	3'-0" x 6-0"	FIX	STAIR WELL	0.32	0.25	30	B	5'-0" x 4'-0"	CASEMENT	MASTER BEDRM.		
11	B	2'-6" x 5'-0"	CASEMENT	LIVING ROOM	0.32	0.25	31	B	2'-6" x 4'-0"	CASEMENT	MASTER BEDRM.		
12	B	3'-0" x 5'-0"	FIX	LIVING ROOM	0.32	0.25	32	B	3'-0" x 4'-0"	FIX	MASTER BEDRM.		
13	B	2'-6" x 5'-0"	CASEMENT	LIVING ROOM	0.32	0.25	33	B	2'-6" x 4'-0"	CASEMENT	MASTER BEDRM.		
14	B	3'-0" x 5'-0"	CASEMENT	KITCHEN	0.32	0.25	34	B	4'-0" x 1'-6"	AWNING	MASTER BATHRM		
15	A	3'-0" x 5'-0"	CASEMENT	GARAGE	0.32	0.25	35	B	4'-0" x 1'-6"	AWNNG	MASTER BATHRM		
16	A	2'-6" x 5'-0"	CASEMENT	DINING ROOM	0.32	0.25	36	B	3'-0" x 3'-6"	CASEMENT	LAUNDRY		
17	A	3'-0" x 5'-0"	FIX	DINING ROOM	0.32	0.25	37	B	3'-0" x 4'-0"	CASEMENT	BEDROOM #2		
18	A	2'-6" x 5'-0"	CASEMENT	DINING ROOM	0.32	0.25	38	B	3'-0" x 4'-0"	CASEMENT	BEDROOM #2		
19	A	3'-0" x 5'-0"	CASEMENT	KITCHEN	0.32	0.25	39	B	3'-0" x 4'-0"	CASEMENT	BEDROOM #3		
20	A	3'-0" x 5'-0"	CASEMENT	LIVING ROOM	0.32	0.25	40	B	3'-0" x 4'-0"	CASEMENT	BEDROOM #3		
45	A	2'-6" x 4'-0"	CASEMENT	BATHROOM	0.32	0.25	41	A	3'-0" x 4'-0"	CASEMENT	BEDROOM #2		
							42	A	3'-0" x 4'-0"	CASEMENT	BEDROOM #2		
							43	A	2'-0" x 4'-0"	CASEMENT	LAUNDRY		
							44	A	4'-0" x 1'-6"	AWNING			

GLAZING NOTES:

THE LOCATIONS SPECIFIED IN SECTION R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATION FOR THE PURPOSE OF GLAZING. 2022 CRC R308.4.1

GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

GLAZING ADJACENT TO DOORS

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:

1. WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
2. WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES (3.14 RAD) FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.

GLAZING IN WINDOWS

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:

1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET.
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR.
3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR.
4. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

EXCEPTIONS:

1. DECORATIVE GLAZING.
2. WHERE GLAZING IS ADJACENT TO A WALKING SURFACE AND A HORIZONTAL RAIL IS INSTALLED 34 TO 38 INCHES ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT WITHOUT CONTACTING THE GLASS AND HAVE A CROSS-SECTIONAL HEIGHT OF NOT LESS THAN 11/2 INCHES.
3. OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WHERE THE BOTTOM EDGE OF THE GLASS IS 25 FEET OR MORE ABOVE GRADE, A ROOF, WALKING SURFACES OR OTHER HORIZONTAL [WITHIN 45 DEGREES (0.79 RAD) OF HORIZONTAL] SURFACE ADJACENT TO THE GLASS EXTERIOR.

GLAZING AND WET SURFACES

GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND EACH PANE IN MULTIPLE GLAZING.

EXCEPTION:

GLAZING THAT IS MORE THAN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL OR FROM THE EDGE OF A SHOWER, SAUNA OR STEAM ROOM.

IDENTIFICATION

EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.4 SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE TYPE OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, AND THAT IS VISIBLE IN THE FINAL INSTALLATION. THE DESIGNATION SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC-FIRED, LASER ETCHED, EMBOSSED, OR BE OF A TYPE THAT ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED.

WINDOW SCHEDULE EX. HOUSE REMODEL ☐

	FIRST FLOOR WINDOWS				
MARK	SIZE (W x H)	TYPE	LOCATION	U FACTOR	SHGC
1	3'-0"x 4'-0"	CASEMENT	DINING ROOM	0.32	0.25
2	3'-0" x 4'-0"	CASEMENT	DINING ROOM	0.32	0.25
3	3'-0" x 4'-0"	CASEMENT	DINING ROOM	0.32	0.25
4	3'-0" x 4'-0"	CASEMENT	ENTRY	0.32	0.25
5	3'-0" x 4'-0"	CASEMENT	ENTRY	0.32	0.25
6	3'-0" x 1'-6"	AWNING	M. BATH	0.32	0.25
7	3'-0" x 4'-0"	CASEMENT	BEDROOM #1	0.32	0.25
8	3'-0" x 4'-6"	CASEMENT	BEDROOM #1	0.32	0.25
9	3'-0" x 5'-0"	CASEMENT	LIVING ROOM	0.32	0.25
10	3'-0" x 5'-0"	CASEMENT	BEDROOM #2	0.32	0.25
11	3'-0" x 5'-0"	CASEMENT	KITCHEN	0.32	0.25
12	3'-0" x 5'-0"	CASEMENT	KITCHEN	0.32	0.25
SECOND FLOOR WINDOWS					
MARK	SIZE (W x H)	TYPE	LOCATION	U FACTOR	SHGC
13	3'-0" x 4'-6"	CASEMENT	M. BEDROOM	0.32	0.25
14	3'-0" x 4'-6"	CASEMENT	M. BEDROOM	0.32	0.25
15	3'-0" x 4'-6"	CASEMENT	STAIRS	0.32	0.25
16	3'-0" x 4'-6	CASEMENT	STAIRS	0.32	0.25
17	3'-0" x 5'-0"	CASEMENT	BEDROOM #3	0.32	0.25
18	2'-6" x 4'-0"	CASEMENT	BEDROOM #3	0.32	0.25
19	1'-6" x 2'-0"	CASEMENT	M. BATH	0.32	0.25
20	2'-0" x 5'-0"	AWNING	M. BATH	0.32	0.25
21	3'-0" x 5'-0"	CASEMENT	M. BEDROOM	0.32	0.25

Revisions

ALBERT RODRIGUEZ
321 COLORADO RIVER PLACE
OXNARD CA. 93036
(805)218-8285
arodriguez805@gmail.com
AR DESIGNS & DRAFTING

SURF COTTAGES CONDOMINIUMS
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Sheet Content
DOOR AND WINDOW SCHEDULE

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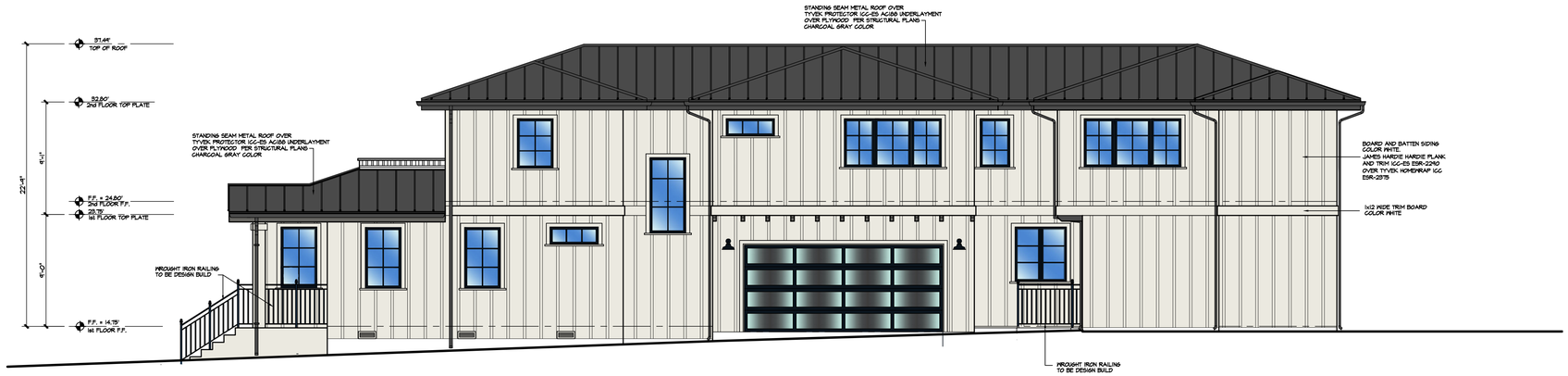
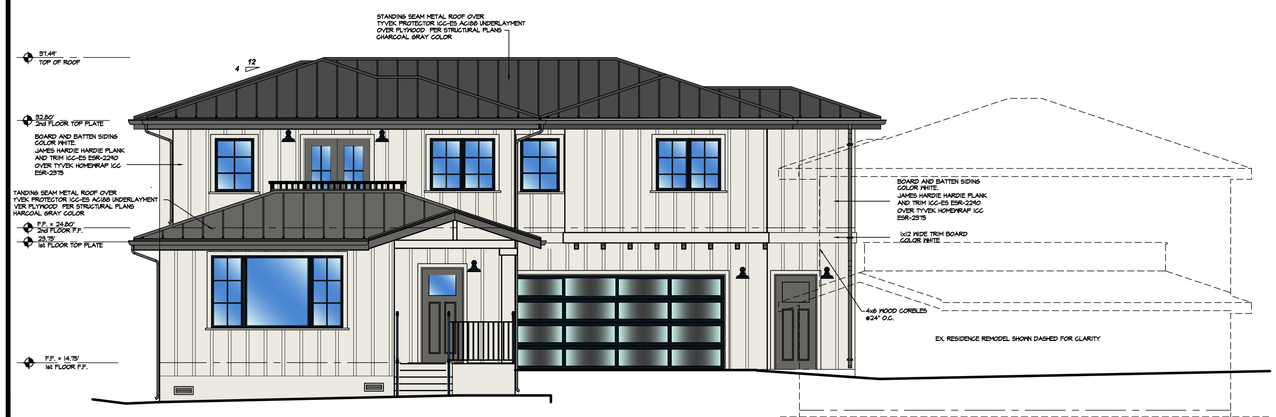


SOUTH EXTERIOR ELEVATION

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

NORTH EXTERIOR ELEVATION

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



WEST EXTERIOR ELEVATION

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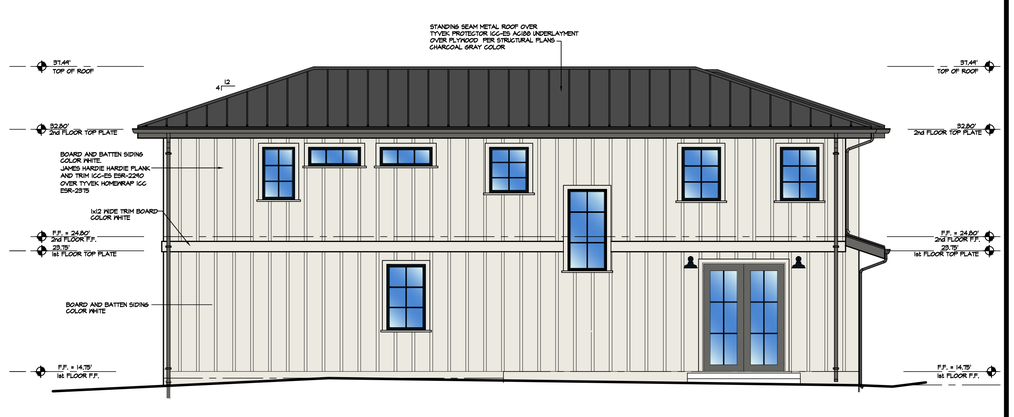

EAST EXTERIOR ELEVATION

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

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ALBERT RODRIGUEZ
321 COLORADO RIVER PLACE
OXNARD CA. 93036
(805)218-8285
arodriguez805@gmail.com
AR DESIGNS & DRAFTING

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Sheet Content

PROPOSED CONDOS EXTERIOR ELEVATIONS

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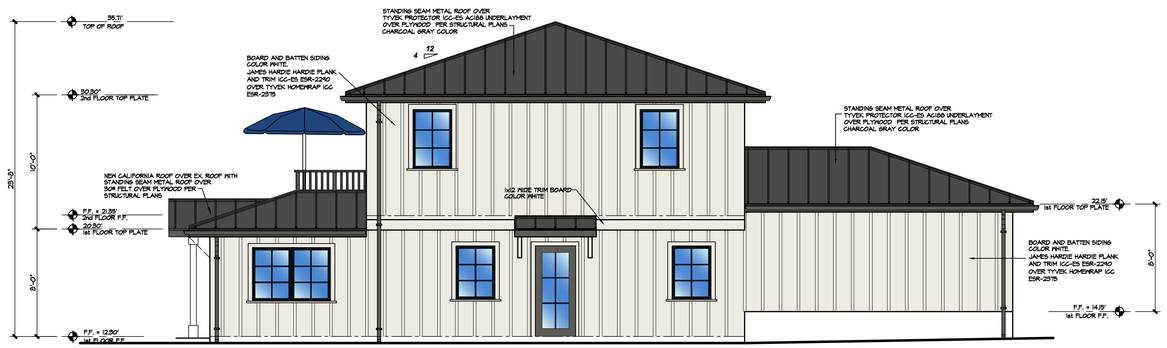

EX. HOUSE PROPOSED SOUTH EXTERIOR ELEVATION

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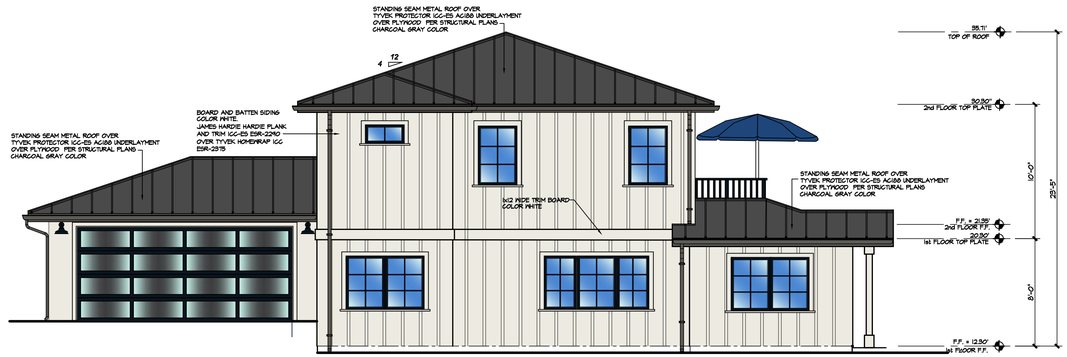

EX. HOUSE PROPOSED NORTH EXTERIOR ELEVATION

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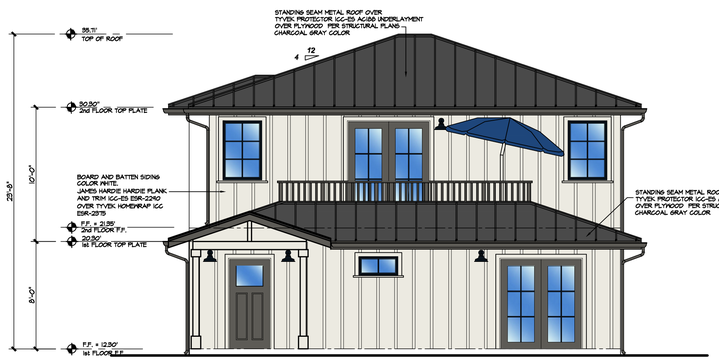

EX. HOUSE PROPOSED WEST EXTERIOR ELEVATION

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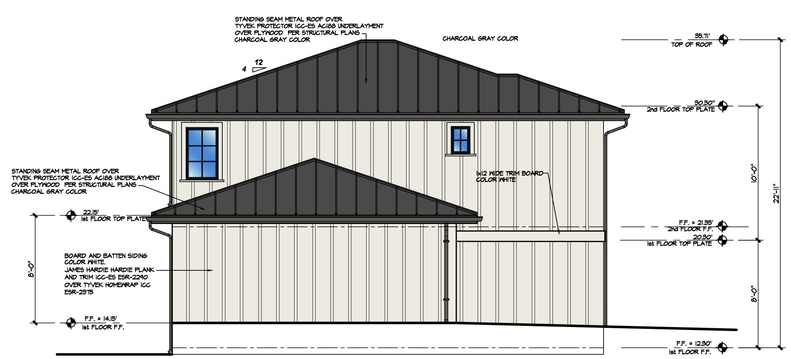

EX. HOUSE PROPOSED EAST EXTERIOR ELEVATION

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

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ALBERT RODRIGUEZ
321 COLORADO RIVER PLACE
OXNARD CA. 93036
(805)218-8285
arodriguez805@gmail.com
AR DESIGNS & DRAFTING

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PROPOSED EX. HOUSE EXTERIOR ELEVATIONS

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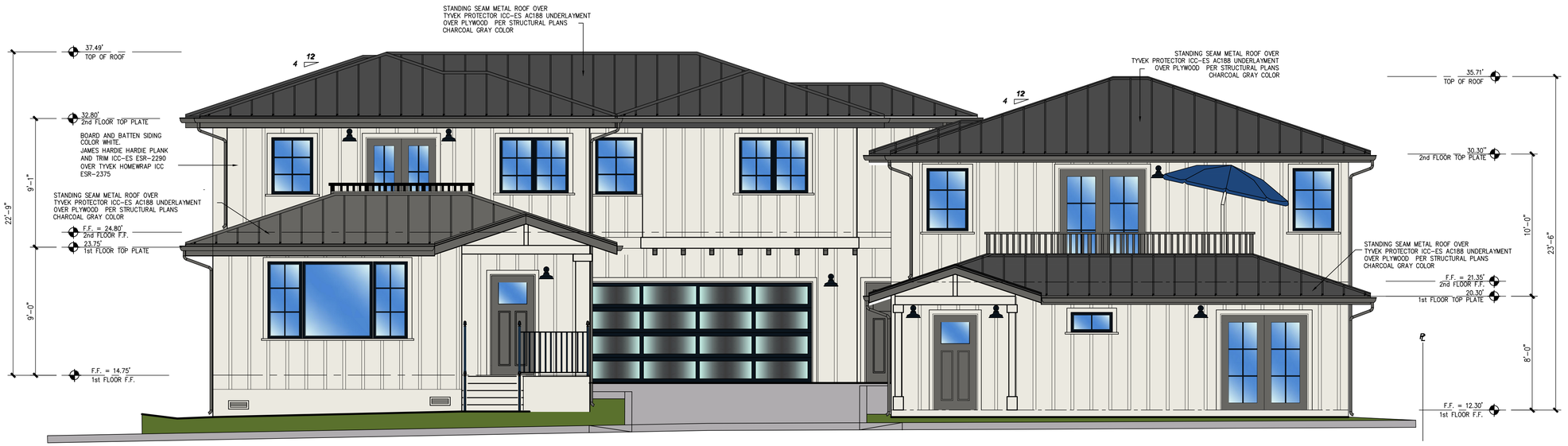

STREET VIEW WEST EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

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ALBERT RODRIGUEZ
321 COLORADO RIVER PLACE
OXNARD CA. 93036
(805)218-8285
arodrigue7805@gmail.com

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PROPOSED STREET VIEW WEST EXTERIOR ELEVATIONS

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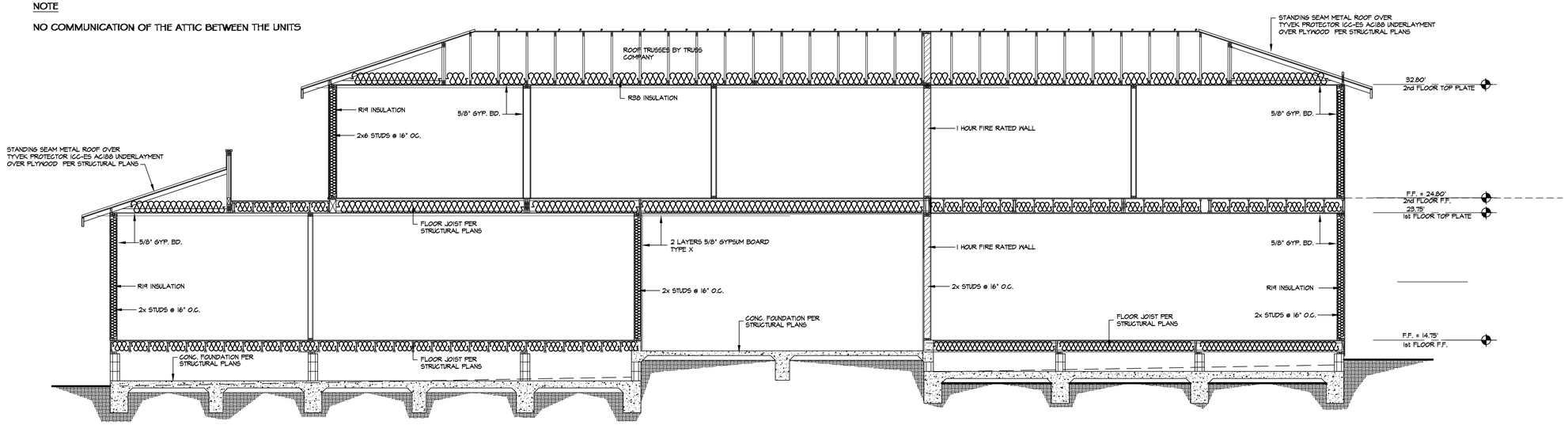
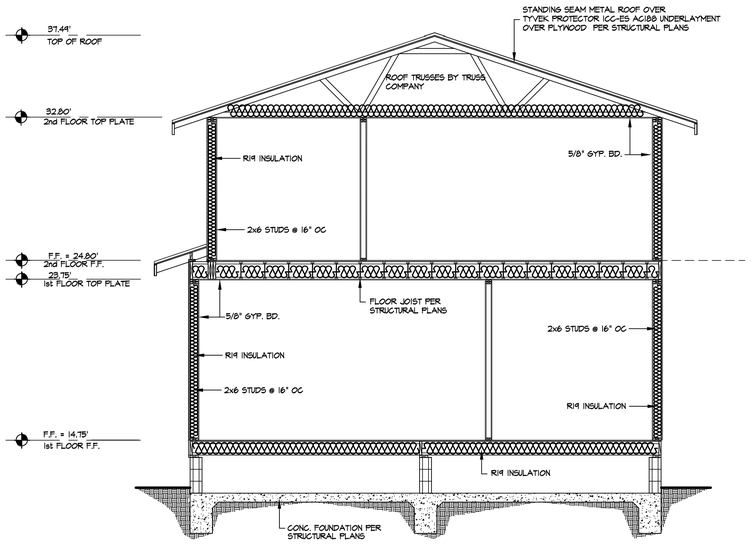
NOTE

NO COMMUNICATION OF THE ATTIC BETWEEN THE UNITS



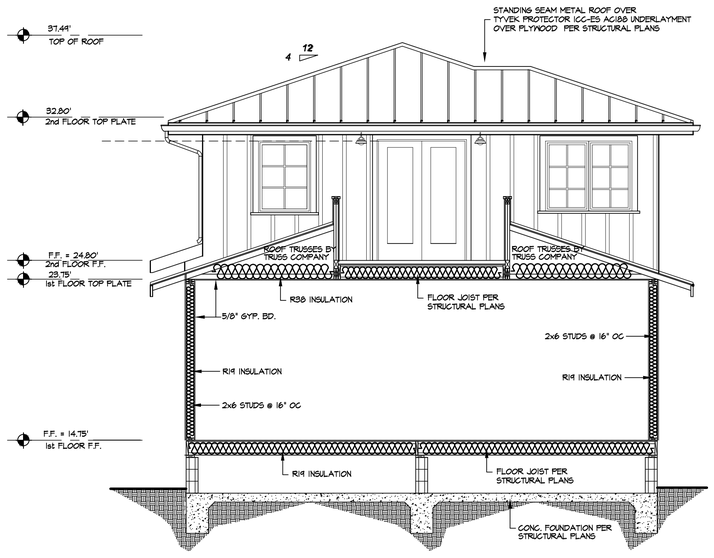
PROPOSED CONDOS BUILDING SECTION A-A

SCALE: 1/4" = 1'-0"



PROPOSED CONDOS BUILDING SECTION B-B

SCALE: 1/4" = 1'-0"



PROPOSED CONDOS BUILDING SECTION C-C

SCALE: 1/4" = 1'-0"

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ALBERT RODRIGUEZ
321 COLORADO RIVER PLACE
OXNARD CA. 93036
(805)218-8285
arodriguez805@gmail.com
AR DESIGNS & DRAFTING

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PROPOSED CONDOS BLDG. SECTIONS

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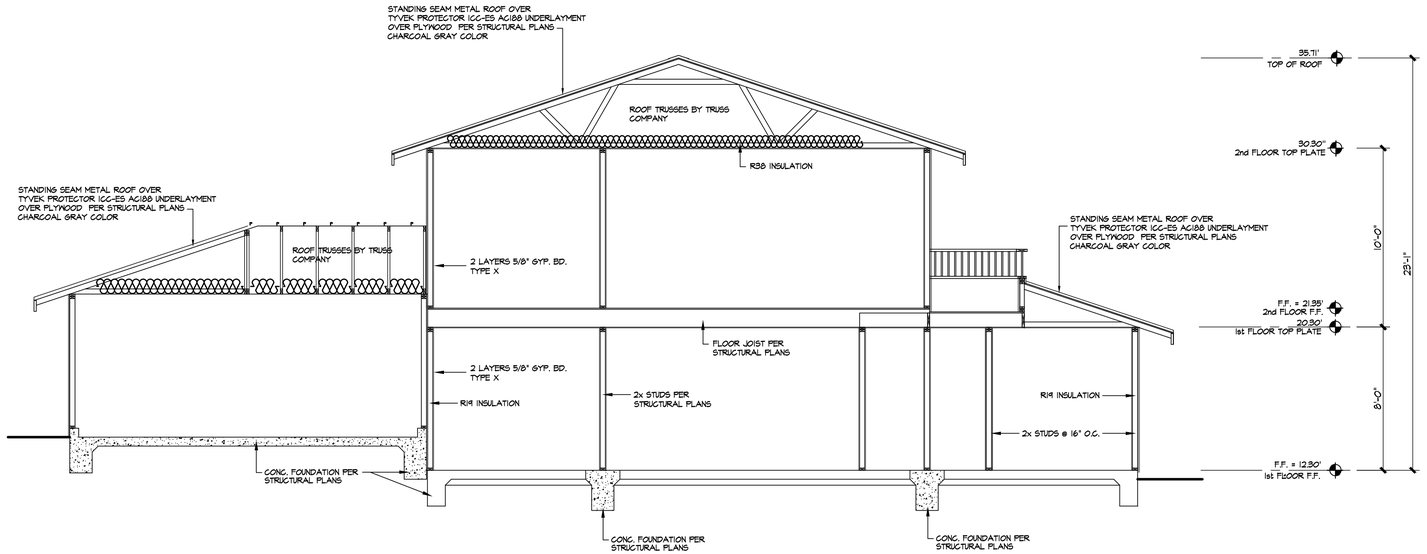

EX. HOUSE BUILDING SECTION D-D

SCALE: 1/4" = 1'-0"

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ALBERT RODRIGUEZ
321 COLORADO RIVER PLACE
OXNARD CA. 93036
(805)218-8285
arodriguez805@gmail.com
AR DESIGNS & DRAFTING

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PROPOSED EX. HOUSE BLDG. SECTIONS

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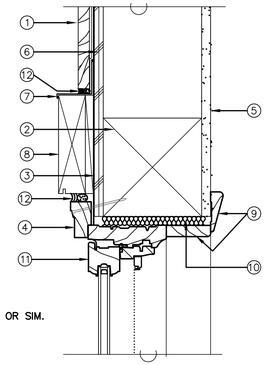
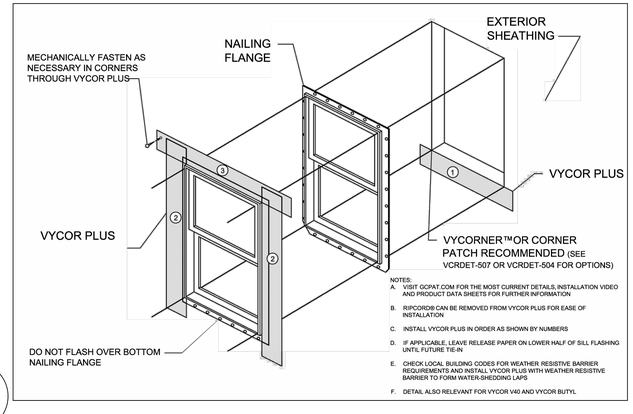
1. WOOD SIDING OR SIM. O/ 2-LAYER OF GRADE 'D' PAPER
2. HEADER PER PLAN
3. WATERPROOFING W/ 12" WIDE BITUTHANE MEMBRANE
4. BRICK MOULD
5. DRYWALL, TYP.
6. PLYWOOD PER SHEARWALL SCHED
7. G.I. METAL FLASHING. LAP GRADE 'D' PAPER O/ G.I. FLASHING.
8. 2x6 RESAWN WOOD TRIM W/ SAW KERF O/ 1/2" SHIM O/ BLD'G PAPER O/ BITHUTHANE.
9. INTERIOR CASING, WHERE OCCURS.
10. FILL CAVITIES W/ INSULATION.
11. WINDOW FRAME BY PELLA ® OR SIM.
12. BACKER ROD AND SEALANT. TYP.



EXT. SIDING W/ 2x6 TRIM @ HEAD

1

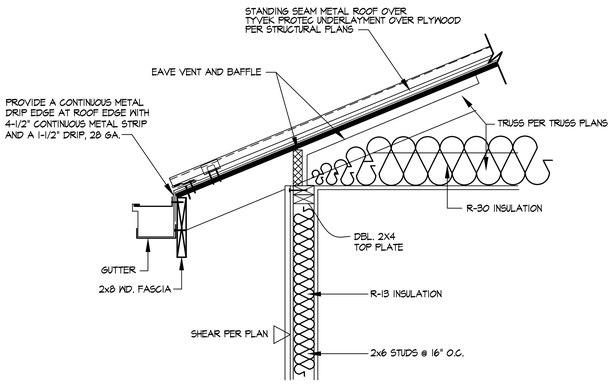
SCALE: NTS



WINDOW FLASHING DETAIL

2

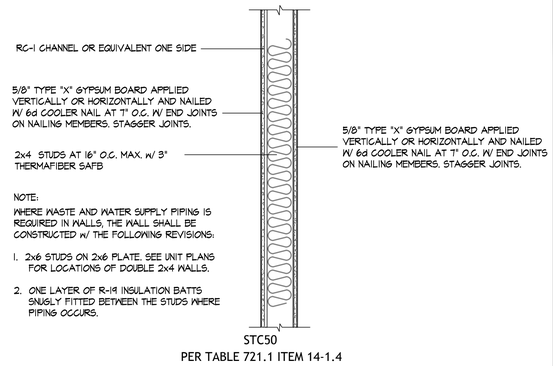
SCALE: 1"=1'-0"



ROOF EAVE DETAIL

3

SCALE: 1"=1'-0"



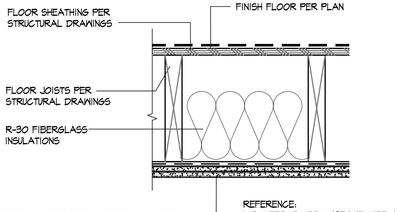
PER TABLE 721.1 ITEM 14-1.4

INTERIOR WALL SYSTEM, 1 HR.

5

SCALE: 1"=1'-O"

NOTE:
PROVIDE FIRESTOPS AND DRAFTSTOPS PER C.B.C. SECTION 708. SEAL ALL PENETRATIONS, PER CBC SECTION 710.



SOUND NOTES:
AT CARPETED AREAS:
PER I.C.B.O. REPORT NO. PFC-4354, FIGURE 7 ASSEMBLY B STC AND IIC = 60 (MINIMUM 50). PROVIDE 3/8" THICK, 46 OUNCE PER SQUARE YARD CARPET OR AN APPROVED EQUIVALENT PRODUCT.

AT HARD SURFACE AREAS:
PER I.C.B.O. REPORT NO. PFC-4354, FIGURE 7 ASSEMBLY B STC AND IIC = 51 (MINIMUM 50). PROVIDE TARKETT ACOUSTIFLOR OR APPROVED EQUAL PRODUCT.

ROOF - CEILING SYSTEM 1 HR

6

SCALE: 1"=1'-0"

R311.7.8.1 HEIGHT
HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM).

EXCEPTIONS:
THE USE OF A VOLUTE, TURNOUT OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD.

WHERE HANDRAIL FITTINGS OR BENDINGS ARE USED TO PROVIDE CONTINUOUS TRANSITION BETWEEN FLIGHTS, TRANSITIONS AT WINDER TREADS, THE TRANSITION FROM HANDRAIL TO GUARD, OR USED AT THE START OF A FLIGHT, THE HANDRAIL HEIGHT AT THE FITTINGS OR BENDINGS SHALL BE PERMITTED TO EXCEED 38 INCHES (965 MM).

R311.7.8.2 HANDRAIL PROJECTION
HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2 INCHES (114 MM) ON EITHER SIDE OF THE STAIRWAY.

EXCEPTION: WHERE NOSINGS OF LANDINGS, FLOORS OR PASSING FLIGHTS PROJECT INTO THE STAIRWAY REDUCING THE CLEARANCE AT PASSING HANDRAILS, HANDRAILS SHALL PROJECT NOT MORE THAN 6 1/2 INCHES (165 MM) INTO THE STAIRWAY, PROVIDED THAT THE STAIR WIDTH AND HANDRAIL CLEARANCE ARE NOT REDUCED TO LESS THAN THAT REQUIRED.

R311.7.8.3 HANDRAIL CLEARANCE
HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES (38 MM) BETWEEN THE WALL AND THE HANDRAILS.

R311.7.8.4 CONTINUITY
HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED TOWARD A WALL, GUARD WALKING SURFACE CONTINUOUS TO ITSELF, OR TERMINATE TO A POST.

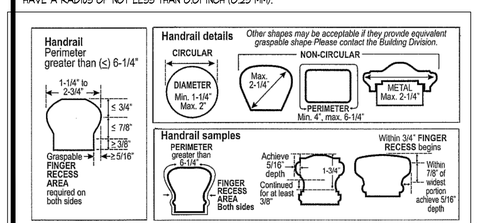
EXCEPTIONS:
HANDRAIL CONTINUITY SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT A TURN IN A FLIGHT WITH WINDERS, AT A LANDING, OR OVER THE LOWEST TREAD.

A VOLUTE, TURNOUT OR STARTING EASING SHALL BE ALLOWED TO TERMINATE OVER THE LOWEST TREAD AND OVER THE TOP LANDING.

R311.7.8.5 GRIP SIZE
REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER OF NOT LESS THAN 4 INCHES (102 MM) AND NOT GREATER THAN 6 1/4 INCHES (160 MM) AND A CROSS SECTION OF NOT MORE THAN 2 1/4 INCHES (57 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM).

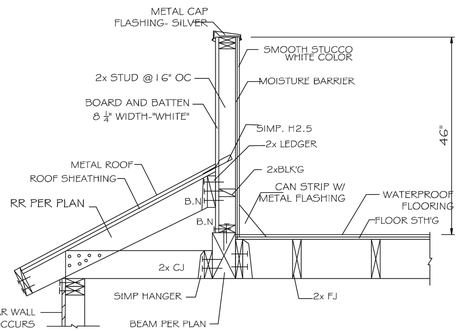
TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES (160 MM) SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN 3/4 INCH (19 MM) MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND HAVE A DEPTH OF NOT LESS THAN 5/16 INCH (8 MM) WITHIN 7/8 INCH (22 MM) BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8 INCH (10 MM) TO A LEVEL THAT IS NOT LESS THAN 1 3/4 INCHES (45 MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 1 1/4 INCHES (32 MM) AND NOT MORE THAN 2 3/4 INCHES (70 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM).



HANDRAIL DETAIL

9

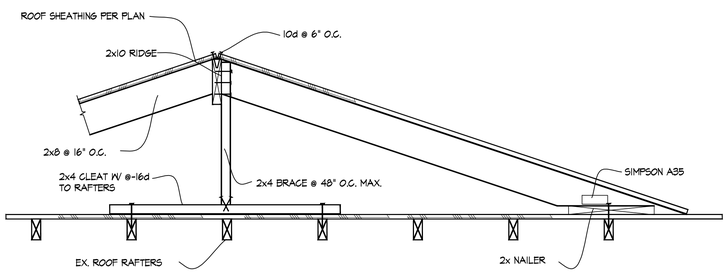
SCALE: 1"=1'-0"



BALCONY DETAIL

8

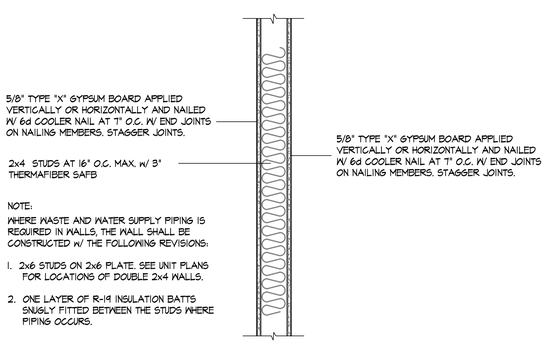
SCALE: 1"=1'-0"



CALIFORNIA FRAMING

4

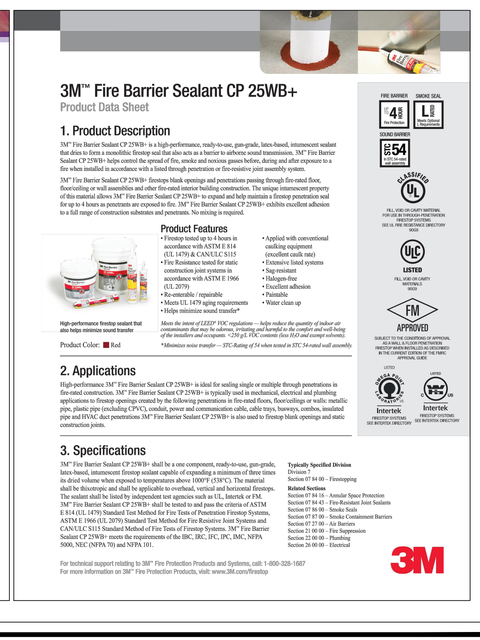
SCALE: 1"=1'-0"



INTERIOR WALL SYSTEM, 1 HR.

7

SCALE: 1"=1'-0"



ALBERT RODRIGUEZ
321 COLORADO RIVER PLACE
OXNARD CA. 93036
(805)218-8285
arodrigue7805@gmail.com
AR DESIGNS & DRAFTING

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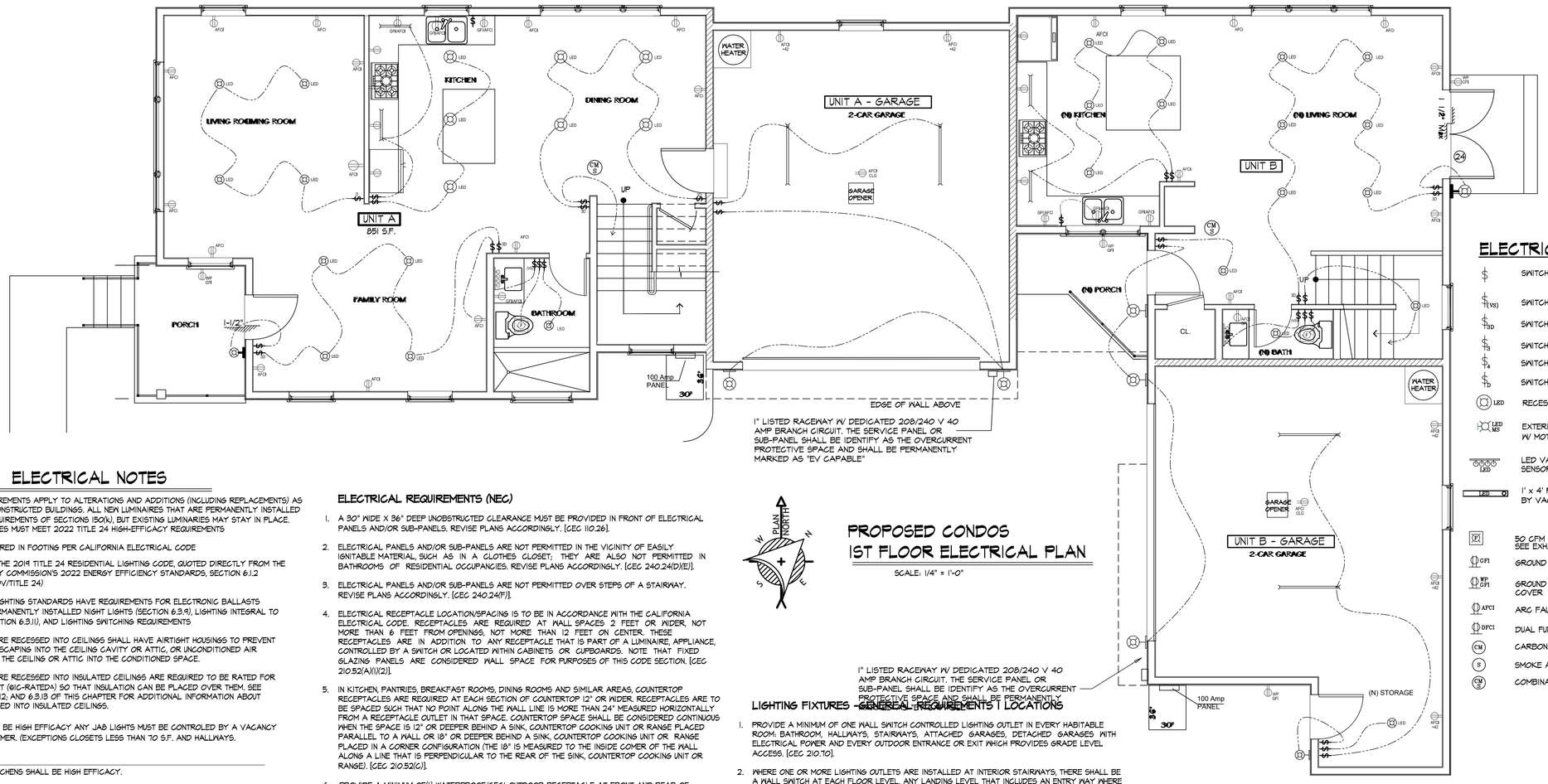
of Sheets



ELECTRICAL KEY LEGEND

- SWITCH
- SWITCH WITH VACANCY SENSOR
- SWITCH WITH THREE-WAY DIMMER
- SWITCH WITH THREE WAY
- SWITCH WITH FOUR WAY
- SWITCH WITH DIMMER
- RECESSED LED FIXTURE
- EXTERIOR LED SCONE W/ MOTION SENSOR AND PHOTOCELL
- LED VANITY LIGHT FIXTURE CONTROLLED BY VACANCY SENSOR CERTIFIED TO COMPLY WITH SECTION 119 (d).
- 1' x 4' RECESSED OR SURFACE-MTD LED LIGHT FIXTURE CONTROLLED BY VACANCY SENSOR CERTIFIED TO COMPLY WITH SECTION 119 (d).
- 50 CFM EXHAUST FAN DUCTED TO THE OUTSIDE WITH LED LIGHT SEE EXHAUST FAN NOTE HEREON.
- GF1 GROUND FAULT CIRCUIT INTERRUPTER OUTLET
- WP GF1 GROUND FAULT CIRCUIT INTERRUPTER OUTLET WITH WEATHERPROOF COVER
- AFCI ARC FAULT CIRCUIT INTERRUPTER OUTLET
- DFCI DUAL FUNCTION CIRCUIT INTERRUPTER OUTLET
- CM CARBON MONOXIDE ALARM
- S SMOKE ALARM W/ 10 YEAR BATTERY BACKUP
- CM/S COMBINATION CARBON MONOXIDE / SMOKE ALARM

ELECTRICAL NOTES

A. THE LIGHTING REQUIREMENTS APPLY TO ALTERATIONS AND ADDITIONS (INCLUDING REPLACEMENTS) AS WELL AS NEWLY- CONSTRUCTED BUILDINGS. ALL NEW LUMINAIRES THAT ARE PERMANENTLY INSTALLED MUST MEET THE REQUIREMENTS OF SECTIONS 150(k), BUT EXISTING LUMINARIES MAY STAY IN PLACE. APPLICABLE FIXTURES MUST MEET 2022 TITLE 24 HIGH-EFFICACY REQUIREMENTS

B. UFER GROUND REQUIRED IN FOOTING PER CALIFORNIA ELECTRICAL CODE

C. THE FOLLOWING IS THE 2019 TITLE 24 RESIDENTIAL LIGHTING CODE, QUOTED DIRECTLY FROM THE CALIFORNIA ENERGY COMMISSION'S 2022 ENERGY EFFICIENCY STANDARDS, SECTION 6.1.2 (WWW.ENERGY.CA.GOV/TITLE 24)

D. THE RESIDENTIAL LIGHTING STANDARDS HAVE REQUIREMENTS FOR ELECTRONIC BALLASTS (SECTION 6.3.8), PERMANENTLY INSTALLED NIGHT LIGHTS (SECTION 6.3.9), LIGHTING INTEGRAL TO EXHAUST FANS (SECTION 6.3.11), AND LIGHTING SWITCHING REQUIREMENTS

E. LUMINAIRES THAT ARE RECESSED INTO CEILINGS SHALL HAVE AIRTIGHT HOUSINGS TO PREVENT CONDITIONED AIR ESCAPING INTO THE CEILING CAVITY OR ATTIC, OR UNCONDITIONED AIR INFILTRATING FROM THE CEILING OR ATTIC INTO THE CONDITIONED SPACE.

F. LUMINAIRES THAT ARE RECESSED INTO INSULATED CEILINGS ARE REQUIRED TO BE RATED FOR INSULATION CONTACT (IC-RATED) SO THAT INSULATION CAN BE PLACED OVER THEM. SEE SECTIONS 6.3.9, 6.3.12, AND 6.3.13 OF THIS CHAPTER FOR ADDITIONAL INFORMATION ABOUT LUMINAIRES RECESSED INTO INSULATED CEILINGS.

G. ALL LIGHTING MUST BE HIGH EFFICACY ANY JAB LIGHTS MUST BE CONTROLED BY A VACANCY SENSOR OR A DIMMER. (EXCEPTIONS CLOSETS LESS THAN 70 S.F. AND HALLWAYS.

KITCHENS

ALL LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY.

BATHROOMS

AT LEAST ONE LUMINAIRE IN EACH BATHROOM MUST BE HIGH EFFICACY AND CONTROLLED BY VACANCY SENSOR ALL OTHER LUMINAIRES IN A BATHROOM MUST BE HIGH EFFICACY. SEE SECTION 6.6.2 OF THIS CHAPTER FOR INFORMATION ABOUT RESIDENTIAL LIGHTING REQUIREMENTS IN BATHROOMS.

GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS

ALL LUMINAIRES MUST BE HIGH EFFICACY, AND MUST BE CONTROLLED BY A VACANCY SENSOR. SEE SECTION 6.6.3 OF THIS CHAPTER FOR INFORMATION ABOUT RESIDENTIAL LIGHTING REQUIREMENTS IN THESE ROOMS.

OTHER ROOMS

THIS CLASSIFICATION APPLIES ONLY TO ROOMS THAT ARE NOT KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, CLOSETS, OR UTILITY ROOMS. ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY. CLOSETS THAT ARE LESS THAN 70 FT² ARE EXEMPT FROM THIS REQUIREMENT. SEE SECTION 6.6.4 OF THIS CHAPTER FOR INFORMATION ABOUT RESIDENTIAL LIGHTING REQUIREMENTS IN THESE ROOMS.

OUTDOOR LIGHTING REQUIREMENTS

OUTDOOR RESIDENTIAL LIGHTING IS SOMETIMES SUBJECT TO THE RESIDENTIAL LIGHTING REQUIREMENTS, AND SOMETIMES SUBJECT TO THE NONRESIDENTIAL LIGHTING REQUIREMENTS. 6.5.1 OUTDOOR LUMINAIRES

ALL LIGHTING ATTACHED TO THE RESIDENCE OR TO OTHER BUILDINGS ON THE SAME LOT MUST BE HIGH EFFICACY. TABLE 150.0-A LISTS ALL QUALIFYING HIGH EFFICACY LIGHT SOURCES. NOTE THAT SOLID STATE LIGHTING (SSL) LUMINAIRES INSTALLED OUTDOORS ARE EXEMPTED FROM THE GENERAL RESIDENTIAL LIGHTING REQUIREMENT THAT ALL SSL LUMINAIRES FOR RESIDENTIAL LIGHTING MUST MEET THE REQUIREMENTS OF JOINT APPENDIX JA8.

RECEPTACLES-ARC-FAULT/TAMPER/GFCI REQUIREMENTS

1. UNLESS IN ACCORDANCE WITH CEC 210.12 (A) EXCEPTION 1, 2, OR 3, ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOM, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT/BRANCH CIRCUIT INTENUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. A GENERAL NOTE ON THE ELECTRICAL PLAN IS ADEQUATE. [CEC 210.12].
2. WHERE BRANCH-CIRCUIT WIRING IS MODIFIED, REPLACED OR EXTENDED IN AREAS SPECIFIED IN CEC 210.12(A), THE BRANCH CIRCUIT SHALL BE PROTECTED BY EITHER A LISTED COMBINATION-TYPE AFCI LOCATED AT THE ORIGIN OF THE BRANCH CIRCUIT OR A LISTED OUTLET BRANCH-CIRCUIT TYPE AFCI LOCATED AT THE FIRST RECEPTACLE OF THE EXISTING BRANCH CIRCUIT PLEASE NOTE THIS ON PLANS. [CEC 210.12 (B)]
3. ALL NON-LOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (EXCEPTIONS: (1) RECEPTACLES MORE THAN 5'-6" ABOVE THE FLOOR, (2) RECEPTACLES PART OF A LUMINAIRE OR APPLIANCE, (3) A SINGLE RECEPTACLE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES THAT ARE NOT EASILY MOVED AND LOCATED WITHIN DEDICATED SPACE AND ARE CHORD-AND-PLUG CONNECTED AS PER CEC 400.7, AND (4) NON-GROUNDING RECEPTACLES USED FOR REPLACEMENTS AS PERMITTED IN CEC 406.4 (D) (2) (A). A GENERAL NOTE ON THE ELECTRICAL PLAN IS ADEQUATE. [CEC 406.12].

ELECTRICAL REQUIREMENTS (NEC)

1. A 30" WIDE X 36" DEEP UNOBSTRUCTED CLEARANCE MUST BE PROVIDED IN FRONT OF ELECTRICAL PANELS AND/OR SUB-PANELS. REVISE PLANS ACCORDINGLY. [CEC 110.26].
2. ELECTRICAL PANELS AND/OR SUB-PANELS ARE NOT PERMITTED IN THE VICINITY OF EASILY IGNITABLE MATERIAL, SUCH AS IN A CLOTHES CLOSET; THEY ARE ALSO NOT PERMITTED IN BATHROOMS OF RESIDENTIAL OCCUPANCIES. REVISE PLANS ACCORDINGLY. [CEC 240.24(D)(E)].
3. ELECTRICAL PANELS AND/OR SUB-PANELS ARE NOT PERMITTED OVER STEPS OF A STAIRWAY. REVISE PLANS ACCORDINGLY. [CEC 240.24(F)].
4. ELECTRICAL RECEPTACLE LOCATION/SPACING IS TO BE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. RECEPTACLES ARE REQUIRED AT WALL SPACES 2 FEET OR WIDER, NOT MORE THAN 6 FEET FROM OPENINGS, NOT MORE THAN 12 FEET ON CENTER. THESE RECEPTACLES ARE IN ADDITION TO ANY RECEPTACLE THAT IS PART OF A LUMINAIRE, APPLIANCE, CONTROLLED BY A SWITCH OR LOCATED WITHIN CABINETS OR CUPBOARDS. NOTE THAT FIXED GLAZING PANELS ARE CONSIDERED WALL SPACE FOR PURPOSES OF THIS CODE SECTION. [CEC 210.52(A)(1)(2)].
5. IN KITCHEN, PANTRIES, BREAKFAST ROOMS, DINING ROOMS AND SIMILAR AREAS, COUNTERTOP RECEPTACLES ARE REQUIRED AT EACH SECTION OF COUNTERTOP 12" OR WIDER. RECEPTACLES ARE TO BE SPACED SUCH THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE. COUNTERTOP SPACE SHALL BE CONSIDERED CONTINUOUS WHEN THE SPACE IS 12" OR DEEPER BEHIND A SINK, COUNTERTOP COOKING UNIT OR RANGE PLACED PARALLEL TO A WALL OR 18" OR DEEPER BEHIND A SINK, COUNTERTOP COOKING UNIT OR RANGE PLACED IN A CORNER CONFIGURATION (THE 18" IS MEASURED TO THE INSIDE CORNER OF THE WALL ALONG A LINE THAT IS PERPENDICULAR TO THE REAR OF THE SINK, COUNTERTOP COOKING UNIT OR RANGE). [CEC 210.52(C)].
6. PROVIDE A MINIMUM OF(1) WATERPROOF/GFCI OUTDOOR RECEPTACLE AT FRONT AND REAR OF STRUCTURE. ALL EXTERIOR OUTLETS SHALL BE WATERPROOF/GFCI OUTDOOR RECEPTACLES. [CEC 210.52 (E)(L)].
7. AT LEAST ONE RECEPTACLE OUTLET, IN ADDITION TO THOSE REQUIRED FOR SPECIFIC EQUIPMENT, SHALL BE INSTALLED IN EACH BASEMENT, IN EACH ATTACHED GARAGE, AND IN EACH DETACHED GARAGE AND/OR ACCESSORY BUILDING WITH ELECTRIC POWER. [CEC 210.52 (G)(L)].
8. IN GARAGES AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED FOR EACH CAR SPACE[CEC 210.52 (G)(L)].
9. BRANCH CIRCUITS SUPPLYING GARAGE RECEPTACLE(S) SHALL NOT SUPPLY OUTLETS OUTSIDE OF THE GARAGE. [CEC 210.52 (G)(L)].
10. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN EACH HALLWAY 10 FEET OR MORE IN LENGTH (HALLWAY LENGTH SHALL BE CONSIDERED THE LENGTH ALONG THE CENTERLINE OF THE HALLWAY WITHOUT PASSING THROUGH A DOORWAY). [CEC 210.52(H)]
11. RECEPTACLE OUTLETS ARE REQUIRED WITHIN 3' OF THE OUTSIDE EDGE OF EACH BASIN AND SHALL BE LOCATED ON THE WALL OR PARTITION ADJACENT TO THE BASIN OR IN THE COUNTERTOP. COUNTERTOP RECEPTACLES MUST BE LISTED FOR THAT USE. RECEPTACLES ARE TO BE GFCI PROTECTED. [CEC 210.52]
12. PROVIDE A WATERPROOF/GFCI OUTDOOR RECEPTACLE WITHIN THE PERIMETER OF BALCONIES, DECKS AND PORCHES THAT ARE ATTACHED TO A DWELLING UNIT AND ARE ACCESSIBLE FROM THE INSIDE OF THE DWELLING UNIT WITH A USABLE AREA GREATER THAN 20 SQUARE FEET. [CEC 210.52 (E)(3)].
13. PROVIDE A GFIC 15 OR 20 AMP RECEPTACLE AT UNFINISHED BASEMENT IN ADDITION TO THOSE SPECIFIC FOR EQUIPMENT. [CEC 210.52(6)]
14. PROVIDE AIR CONDITIONING UNIT WITH ANCHORED SEISMIC STRAPPING ON MIN. 4" CONCRETE SLAB 3" ABOVE GRADE. INDICATE (1) GFI/WP OUTLET WITHIN 20 FEET OF UNIT AND A DISCONNECT SWITCH BY THE UNIT. [CEC 210.63]
15. ALL KITCHEN COUNTERTOP RECEPTACLES ARE TO BE GFCI PROTECTED. RECEPTACLES WITHIN 6 FEET OF THE OUTSIDE EDGE OF ANY SINK, BATHTUB OR SHOWER STALL AND LAUNDRY AREAS ARE TO BE GFCI PROTECTED. [CEC 210.8]
16. ALL RECEPTACLES IN BATHROOMS TO BE GFCI PROTECTED. [CEC 210.8].
17. RECEPTACLES ON UNDEDICATED CIRCUITS IN GARAGE AND BASEMENTS TO BE GFCI PROTECTED. [CEC 210.8]
18. TAMPER-RESISTANT RECEPTACLES ARE REQUIRED FOR RECEPTACLES THAT ARE 66" AND LESS ABOVE THE FINISHED FLOOR, AND IN ANY OF THE FOLLOWING LOCATIONS: KITCHENS, FAMILY ROOMS, DINING, LIVING ROOMS, LIBRARIES, DENS, BEDROOMS, RECREATION ROOMS, LAUNDRY, OR SIMILAR ROOMS OR WALL SPACE. RECEPTACLES IN A DEDICATED SPACE FOR A REFRIGERATOR, DISHWASHER, OR WASHER/DRYER ARE EXEMPT CEC 406.12, 210.52, & 550.13.

RECEPTACLES WET LOCATIONS

1. ALL RECEPTACLES IN DAMP OR WET LOCATIONS (WP) SHALL BE A LISTED WEATHER-RESISTANT TYPE AND BE GFCI. [CEC 406.9].

PROPOSED CONDOS
1ST FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

LIGHTING FIXTURES -GENERAL REQUIREMENTS | LOCATIONS

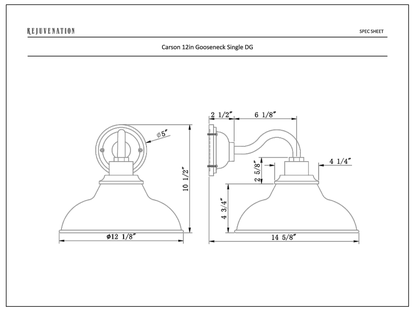
1. PROVIDE A MINIMUM OF ONE WALL SWITCH CONTROLLED LIGHTING OUTLET IN EVERY HABITABLE ROOM: BATHROOM, HALLWAYS, STAIRWAYS, ATTACHED GARAGES, DETACHED GARAGES WITH ELECTRICAL POWER AND EVERY OUTDOOR ENTRANCE OR EXIT WHICH PROVIDES GRADE LEVEL ACCESS. [CEC 210.70].
2. WHERE ONE OR MORE LIGHTING OUTLETS ARE INSTALLED AT INTERIOR STAIRWAYS, THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL. ANY LANDING LEVEL THAT INCLUDES AN ENTRY WAY WHERE THE STAIRWAY BETWEEN FLOOR LEVELS HAS SIX OR MORE RISERS SHALL ALSO BE PROVIDED WITH A SWITCH. [CEC 210.70]

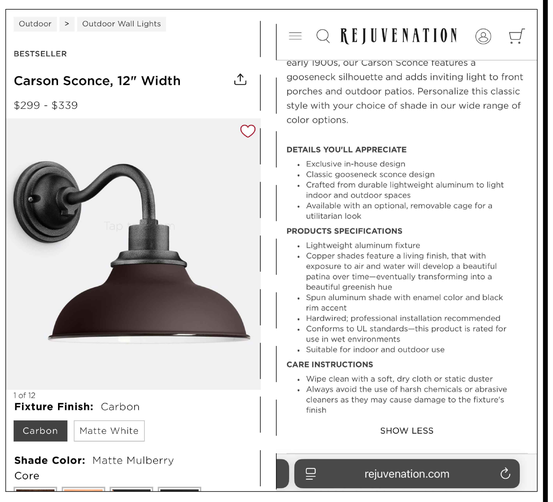
LIGHTING FIXTURES -WET LOCATIONS

1. LIGHTING FIXTURES IN A HYDRO-MASSAGE TUB/SPA SHALL BE RECESSED, NONMETALLIC AND GFCI PROTECTED IF WITHIN 7'6" OF THE MAXIMUM WATER LEVEL.

ELECTRIC VEHICLE CHARGING STATIONS

1. NEW ONE- AND TWO-FAMILY DWELLINGS WITH ATTACHED PRIVATE GARAGES ARE TO COMPLY WITH SECTION A4.106.4.L AND SECTION A4.106.4.1.1 OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS. FOR EACH DWELLING UNIT, INSTALL A MINIMUM 1" INSIDE DIAMETER LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240V BRANCH CIRCUIT. RACEWAY SHALL ORIGINATE AT MAIN OR SUB PANEL AND TERMINATE IN A LISTED BOX IN CLOSE PROXIMITY TO THE PROPOSED EV CHARGER LOCATION. RACEWAYS MUST BE CONTINUOUS AT ENCLOSED, INACCESSIBLE, OR CONCEALED SPACES. SERVICE PANEL SHALL PROVIDE CAPACITY TO INSTALL 40 AMP MINIMUM DEDICATED BRANCH CIRCUIT AND SPACES RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT DEVICE, IDENTIFY THE RESERVED SPACE AND RACEWAY TERMINATION FOR FUTURE EV AS "EV CAPABLE."





OUTDOOR LIGHT FIXTURE

SCALE: NTS

ALBERT RODRIGUEZ
321 COLORADO RIVER PLACE
OXNARD CA. 93036
(805)218-8285
arodriguez805@gmail.com
AR DESIGNS & DRAFTING

Revisions

SURF COTTAGES CONDOMINIUMS
4716 SEVENTH STREET
CARPINTERIA CA. 93013

Sheet Content
PROPOSED CONDOS 1ST FLOOR ELECTRICAL PLAN

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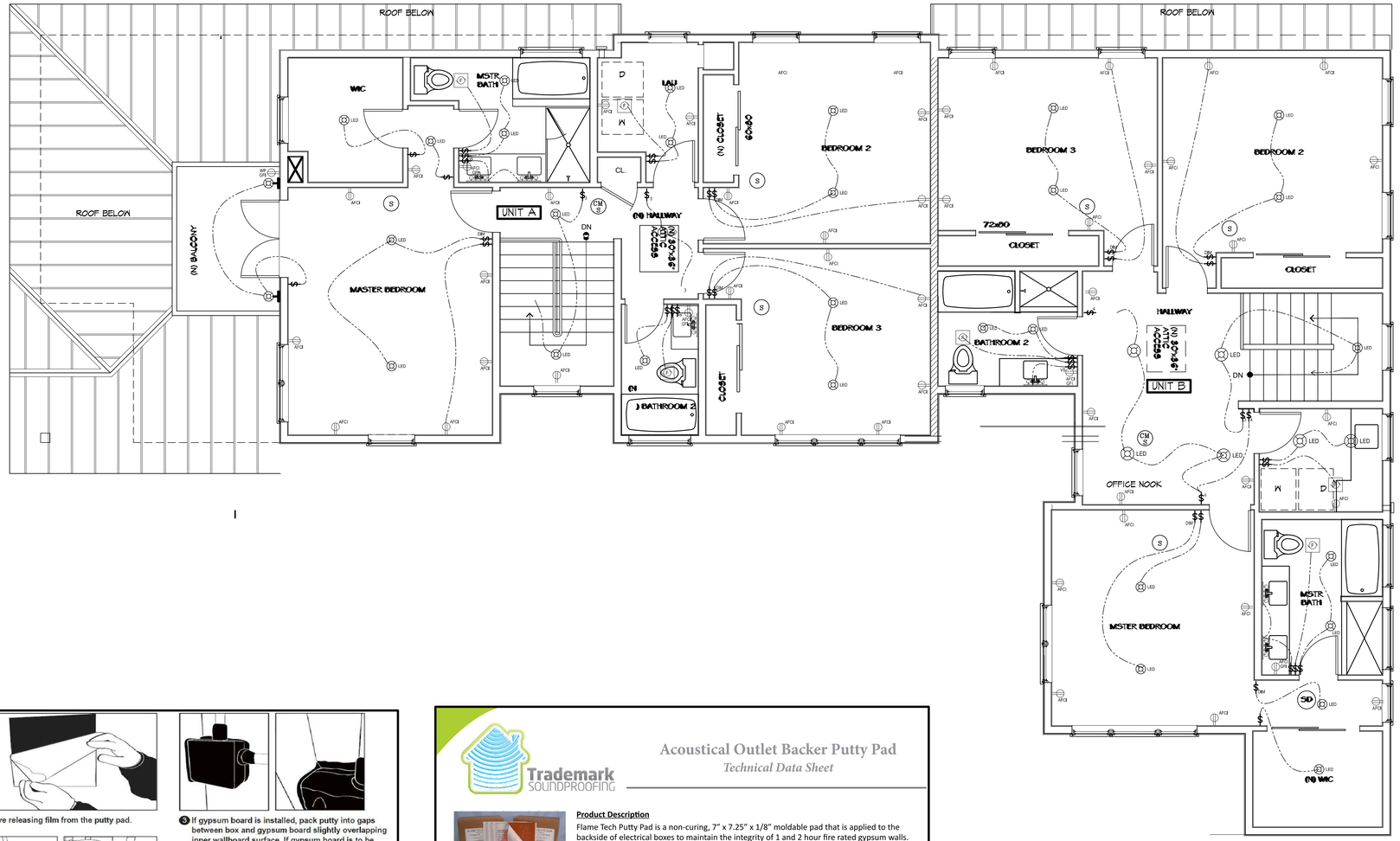


SMOKE DETECTOR / CARBON MONOXIDE ALARMS

1. PROVIDE 120 VOLT HARD-WIRED, INTERCONNECTED SMOKE ALARMS; (WITH BATTERY BACK-UP) AT ALL NEW CONSTRUCTION PER CRC R314.3. THEY ARE TO BE PROVIDED:
   a) IN EACH SLEEPING ROOM(S).
   b) ON THE WALL OR CEILING OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
   c) MINIMUM OF(1) DETECTOR IN EACH STORY INCLUDING BASEMENTS AND HABITABLE ATTICS (WITH ALARM AUDIBLE IN SLEEPING ROOMS).
2. SMOKE ALARMS.
   SHALL BE PLACED A MIN. OF 20 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE UNLESS LISTED FOR THAT USE (EXCEPTIONS: IONIZATION SMOKE ALARMS WITH AN ALARM SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARMS MAY BE INSTALLED 10 FEET OR GREATER FROM A PERMANENTLY INSTALLED COOKING APPLIANCE; PHOTOELECTRIC SMOKE ALARMS MAY BE INSTALLED 6 FEET OR GREATER FROM A PERMANENTLY INSTALLED COOKING APPLIANCE WHERE THE KITCHEN OR COOKING AREA AND ADJACENT SPACES HAVE NO CLEAR INTERIOR PARTITIONS AND THE 10 FOOT DISTANCE WOULD PROHIBIT THE PLACEMENT OF A SMOKE ALARM, OR SMOKE DETECTOR REQUIRED BY OTHER SECTIONS OF THE CODE)
   - SHALL, WHERE POSSIBLE, NOT BE PLACED WITHIN 3 FEET HORIZONTALLY OF A DOOR TO A BATHROOM THAT CONTAINS A BATHTUB OR A SHOWER
   - WHERE STAIRS LEAD TO OTHER OCCUPIED LEVELS, SHALL BE LOCATED SO THAT SMOKE RISING IN THE STAIRWAY CANNOT BE PREVENTED FROM REACHING THE SMOKE ALARM OR SMOKE DETECTOR BY AN INTERVENING DOOR OR OBSTRUCTION
   - FOR BASEMENTS SHALL BE LOCATED ON THE BASEMENT CEILING NEAR THE ENTRY TO THE STAIRS
   - FOR TRAY-SHAPED CEILINGS (COFFERED CEILINGS), SHALL BE INSTALLED ON THE HIGHEST PORTION OF THE CEILING OR ON THE SLOPED PORTION OF THE CEILING WITHIN 12 INCHES VERTICALLY DOWN FROM THE HIGHEST POINT
   - FOR SLOPED CEILINGS WITH BEAMS RNONING UP THE SLOPE, SHALL BE PLACED ON THE CEILING BETWEEN BEAMS
   - FOR SLOPED CEILINGS WITH BEAMS RUNNING PARALLEL TO THE RIDGE OR FOR SLOPED CEILINGS WITH BEAM POCKETS FORMED BY INTERSECTING BEAMS, SHALL BE LOCATED AT THE BOTTOM OF THE BEAM
3. WHEN AN ADDITION OR ALTERATION VALUATION EXCEEDS $1,000.00, SMOKE DETECTORS ARE REQUIRED TO BE INSTALLED IN EXISTING SLEEPING ROOMS AND AREAS PROVIDING ACCESS TO SLEEPING AREAS IN ADDITION TO THOSE REQUIRED FOR NEW CONSTRUCTION (CRC R314.6). UNLESS THE REPAIR OR REMODEL DOES NOT INVOLVE THE REMOVAL OF WALL AND CEILING FINISHES AND THERE IS NO MEANS OF ACCESS BY MEANS OF AN ATTIC, BASEMENT, OR CRAWLSPACE, ALARMS ARE TO BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THAT INDIVIDUAL UNIT. SMOKE ALARMS SHALL CONTAIN A 10 YR. BATTERY BACKUP.

   THEY ARE TO BE PROVIDED IN FOLLOWING LOCATIONS:
   - IN EACH SLEEPING ROOM(S).
   - ON THE WALL OR CEILING OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
   - MINIMUM OF (1) DETECTOR IN EACH STORY INCLUDING BASEMEOTS AND HABITABLE ATTICS (WITH ALARM AUDIBLE IN SLEEPING ROOMS).
4. PER CRC R315, PROVIDE 120 VOLT HARD-WIRED, INTERCONNECTED CARBON MONOXIDE ALARM (WITH BATTERY BACK-UP) AT ALL NEW DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES. ALARMS ARE TO BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THAT INDIVIDNAL UNIT.

   THEY ARE TO BE PROVIDED:
   OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS
5. WHEN AN ADDITION OR ALTERATION VALUATION EXCEEDS $1,000.00, CARBON MONOXIDE ALARM (WITH BATTERY BACK-UP) AT ALL NEW DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES (CRC R315.2). UNLESS THE REPAIR OR REMODEL DOES NOT INVOLVE THE REMOVAL OF WALL AND CEILING FINISHES AND THERE IS NO MEANS OF ACCESS BY MEANS OF AN ATTIC, BASEMENT, OR CRAWLSPACE, ALARMS ARE TO BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THAT INDIVIDUAL UNIT.

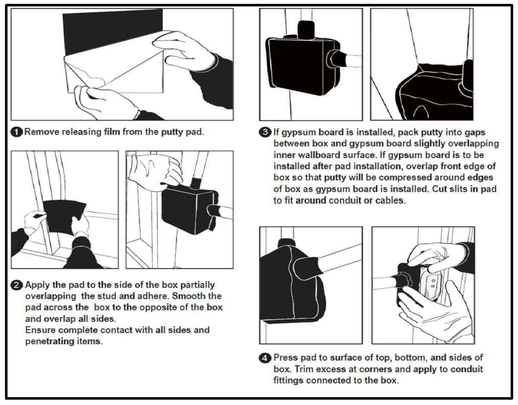
   THEY ARE TO BE PROVIDED:
   OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS

EXHAUST FANS

FOR THE PURPOSE OF HUMIDITY CONTROL, BATHROOMS CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION, SHALL BE MECHANICALLY VENTILATED AT A RATE OF 20 CFM FOR CONTINUOUS VENTILATION; OTHERWISE A RATE OF 50 CFM SHALL BE USED FOR INTERMITTENT VENTILATION. AN OPERABLE WINDOW IS NOT A PERMISSIBLE METHOD. EXHAUST AIR SHALL BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.

EXHAUST FANS PROVIDED FOR HUMIDITY CONTROL SHALL MEET THE FOLLOWING:

1. ENERGY STAR COMPLIANT, AND
2. CONTROLLED BY A HUMIDITY CONTROL UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, HUMIDITY CONTROL SHALL OPERATE AS FOLLOWS (GSEC4.506.1):
   (A) HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF A GREATER THAN OR EQUAL TO 50% TO A MAXIMUM OF 80%. THE HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT AND,
   (B) A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL.
3. KITCHENS SHALL BE MECHANICALLY VENTED, WHEN USED FOR INTERMITTENT VENTILATION
   - A DUCTED RESIDENTIAL EXHAUST HOOD IS REQUIRED. A METAL, SMOOTH INTERIOR SURFACE DUCT REQUIRED ON VENT HOOD OR DOWN DRAFT EXHAUST VENT. ALUMINUM FLEX DUCT NOT APPROVED. PROVIDE BACK DRAFT DAMPER [CMC 504.3]
   - MINIMUM 30" VERTICAL CLEARANCE TO COMBUSTIBLES FROM COOK TOP SURFACE. REDUCTION OF CLEARANCE TO 24" IS PERMITTED BY METHODS LISTED IN THE CALIFORNIA MECHANICAL CODE. [CMC 920.3.2]
   - KITCHEN LOCAL EXHAUST VENTILATION REQUIRES A MINIMUM RATE OF 100CFM MEETING THE REQUIREMENTS OF ASHRAE 62.2



NOTE:
ELECTRICAL BOXES IN FIRE RATED WALLS SHALL BE WRAPPED WITH FLAME TECH PUTTY PAD

ELECTRICAL COX IN FIRE RATED WALLS

SCALE: NOT TO SCALE

Trademark SOUNDPROOFING

Acoustical Outlet Backer Putty Pad

Technical Data Sheet

Product Description

Flame Tech Putty Pad is a non-curing, 7" x 7.25" x 1/8" moldable pad that is applied to the backside of electrical boxes to maintain the integrity of 1 and 2 hour fire rated gypsum walls. In fire conditions, Flame Tech Putty Pads expand to form an intumescent char that encloses the electrical box and seals off any openings that may allow the spread of flame, smoke, and toxic gases. Flame Tech Putty Pads have been UL tested and classified as a protective material for wall openings for up to 2 hours.

Product Features:

- Non-Curing
- Applied by hand
- 2 hour fire rating
- 49 STC Rating
- Red Color
- No Asbestos fillers
- Long Shelf Life

Material Properties

- Color: Red
- Physical State: Tacky Putty
- Flame Spread: 5
- Smoke Development: 15
- Intumescent Activation: 220° F
- STC Rating: 49*
- Cure Time: Non-Curing.
- Odor: Odorless
- Shelf Life: 24 months
- Specific Gravity: 1.48 g/cc
- Application Method: By Hand

(*Tested in a UL 411 wall assembly/section to ASTM E90)

Limitations

- Do not expose to water
- Do not use where abrasion or physical tampering may be anticipated

Application Procedures

1. Remove product label from one side of pad. Align the side of the pad with the electrical box partially overlapping the stud and adhere.
2. If the gypsum wallboard is already in place, pack putty into gaps between the electrical box and gypsum wall slightly overlapping the inner wallboard surface. If the wallboard is to be installed after the putty installation, overlap the front edge of the electrical box so that the putty pad will be compressed around the edges of the box as the wallboard is installed. Where cables or conduit are encountered, cut slits in the pad to fit around the obstructions.
3. Press pad firmly to surface of top, bottom, and sides of the electrical box.
4. Trim excess putty and apply to conduit fittings connected to box. Remove the exposed label. Putty may also be packed inside of conduit fittings to restrict the passage of smoke.

Storage and Shelf Life

When stored in a dry, unopened container in temperatures above freezing and below 120°F Flame Tech Putty Pads have a shelf life of 24 months from the date of shipment. Containers should always be kept sealed when not in use. Ensure stock is rotated.

Users Please Read

Manufacturer only warrants that product will meet its specifications. Proper use and application of product is the user's responsibility as it relates to consultation of the building municipality having jurisdiction. Manufacturer offers only a purchase price refund or replacement.

148 Horton Drive, Suite B
Monsey, New York, 10952
Phone: 845.352.3200
Fax: 845.367.4657
www.TMSoundproofing.com

PROPOSED CONDOS 2ND FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

Revisions

ALBERT RODRIGUEZ
321 COLORADO RIVER PLACE
OXNARD CA. 93036
(805)218-8285
arodrigue805@gmail.com
AR DESIGNS & DRAFTING

SURF COTTAGES CONDOMINIUMS
4716 SEVENTH STREET
CARPINTERIA CA. 93013

Sheet Content
PROPOSED CONDOS 2ND FLOOR ELECTRICAL PLAN

Date:
Drawn:
Sheet Number
E2.00
of Sheets

EXTERIOR COLOR BOARD

METAL STANDING
SEAM ROOFING
18" WIDE PANELS
CHARCOAL GRAY COLOR

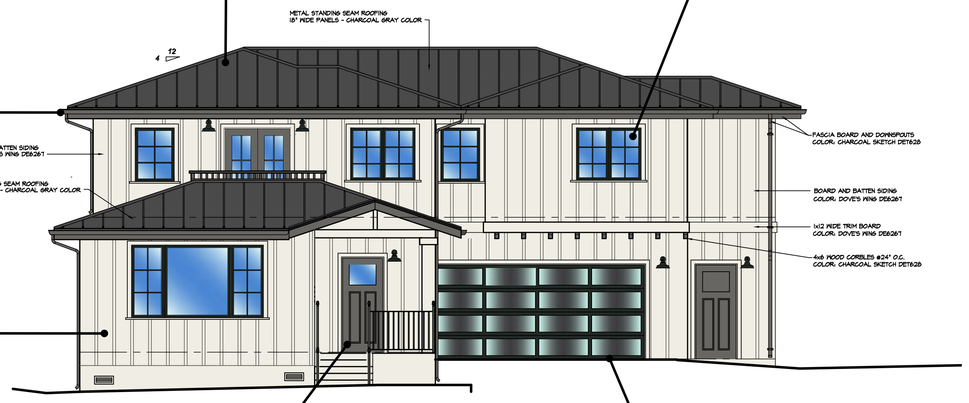
WINDOWS PELLA LIFESTYLE SERIES - ALUMINUM CLAD
BLACK EXTERIOR COLOR SEACOAST FINISH

Kendall Charcoal
HC-166

BENJAMIN MOORE
KENDAL CHARCOAL HC-166
ALL METAL TRIM FASCIA, GUTTER,
DOWNSPOUTS AND RAILINGS

Benjamin Moore
White Dove
OC-17
LRV=83.16

BENJAMIN MOORE
WHITE DOVE OC-17
ALL WOOD SIDING



WEST EXTERIOR ELEVATION

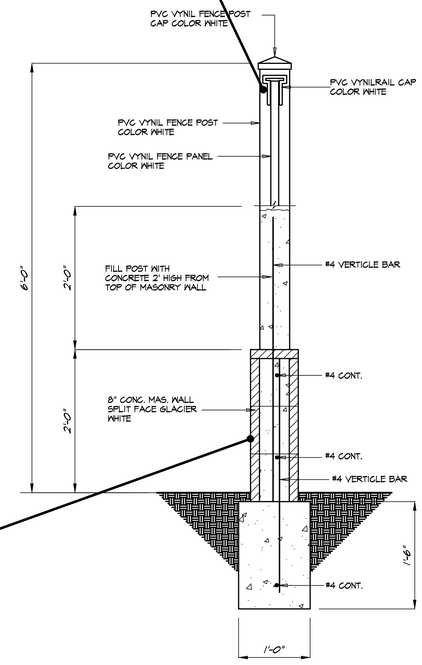
SCALE: 3/16" = 1'-0"

SOLID CORE WOOD DOOR
KENDAL CHARCOAL HC-166

BLACK ANODIZED ALUM. FRAME W/ LAMINATE GLASS GARAGE DOOR

SPLIT FACE CMU - GLACIER WHITE SPLIT FACE

PVC FENCE WHITE



Revisions

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SURF COTTAGES CONDOMINIUMS
4716 SEVENTH STREET
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Sheet Content
COLOR BOARD

Date:
Drawn:
Sheet Number
CB1
of Sheets

SPECIFICATIONS

IRRIGATION

PART 1 GENERAL

1.01 SCOPE OF WORK

A. All labor, materials, tools, and the transportation and performance of all the work required as indicated on the drawings and specifications and reasonably incidental to:

1. Irrigation mains, laterals, and couplings.
2. Connections to Automatic controllers, electric control valves, associated wiring.
3. Quick coupler valves.
4. Drip irrigation & Tree Bubblers.
5. Pressure reducer.
6. All related trenching and backfilling.

1.02 REQUIREMENTS

A. Examine all sections of the specifications and drawings for work related to this section.

B. Install the irrigation system in accordance with all applicable codes and regulations including The local agency Water Efficient Landscape Ordinance.

C. The contractor shall check static pressure at the irrigation point of connection to the water supply before beginning work and notify Landscape Architect in writing of the pressure available.

D. The contractor shall notify the Landscape Architect 48 hours in advance when each work phase is ready to be inspected. The Landscape Architect is not responsible for delay caused by the failure of the Contractor to give prior notice for inspections.

E. The contractor shall provide two copies of an "As-Built" plan of the irrigation system prior to the final acceptance of work. One copy shall be laminated with a vinyl film, reduced in size if necessary, and placed in controller box, and one copy shall be provided to the Owner or Landscape Architect as applicable.

F. As-Built record drawing shall delineate hydrozones. Using the notations on the valve station callouts on the plan the contractor shall color code the As-Built Drawing to identify low, medium, and high plant factor hydrozones, before laminating and placing in the controller.

G. All work under this section will be guaranteed for a period of one year from the final approval of work. Any damages caused by the irrigation system shall be the responsibility of the Contractor.

H. The Contractor shall maintain continuous power and water supply to all facilities that are directly or indirectly affected by this construction unless other arrangements are made with the Owner for temporary shut-offs.

The Contractor shall protect the public health, safety, and welfare during all phases of the work.

PART 2 PRODUCTS

2.01 MATERIALS

A. All materials shall be as indicated on the plan, irrigation schedule and as specified herein.

B. Plastic Fittings: shall be schedule 40 PVC.

C. Control wires: shall be solid copper conductors, 600 volt AC, Type UF-AWG, UL approved for direct burial. Common wire to be #12 size; pilot wires to be #14 size.

D. Tracer Wire: All water pressure lines to be installed with #14 tracer wire except where control wires are located adjacent to pressure lines.

E. Standards for emission devices: All irrigation heads, orifices, and nozzles shall meet the requirements of the ANSI standard, ASABE/ICC 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard", with a distribution uniformity low quarter of .65 or higher using the protocol defined in ASABE/ICC 802-2014.

PART 3 INSTALLATION

3.01 GENERAL

A. All installation shall be per plan, details, and as specified herein.

3.02 TRENCHING AND PIPING

A. Trenching next to existing trees: Hand dig all trenches within the canopy drip line of existing trees. Do not cut any roots 2 inches in diameter or over. All cuts shall be clean, using sharp cutting tools. The contractor shall observe and comply with any and all limitations on activities within the tree canopy of existing trees as stipulated by any Tree Protection Plan for the project.

B. Piping under paving: All mains and laterals required under paving shall be in PVC sleeves, on a minimum of a 6-inch deep sandy base under the pipe, prior to paving.

C. Horizontal clearance: All irrigation lines shall have 12 inches of horizontal clearance from lines of other trades.

D. Trench depth: Pressure line minimum depth to be 18 inches Under paving pressure line shall be 24-inch minimum depth. Lateral line minimum depth to be 12 inches. Under paving lateral line minimum depth shall be 24 inches.

E. Joints:

All pipe to be cut square.
Remove all burrs.
Remove all soil, grease, and moisture to form a clean dry surface.
Apply primer per manufacturer's printed specifications to all piping.
Apply cement with correct applicator and quantity per manufacturer's specifications for various pipe sizes.
Allow for minimum manufacturer's specifications for various pipe sizes.
Allow for minimum manufacturer's set before moving pipe.
Allow for minimum manufacturer's cure time before the application of water pressure.

F. Dissimilar materials: Provide dielectric fittings between dissimilar materials.

G. Threaded fittings: Teflon tape or "Rectorseal" soft set pipe dope shall be used on all threaded fittings. Wrap threads no more than twice with Teflon tape. Do not overtighten fittings.

3.03 WIRING

A. Control wire placement: Wires shall be placed under irrigation mains wherever practical and taped to main at 5-foot intervals. Where wires do not parallel pipes, they shall be buried a minimum of 12 inches, taped at 5-foot intervals, and should run along walks or building edges wherever practical. Control lines under paving shall be in PVC conduit 24 inches deep.

B. Single wires: All controller-to-valve runs shall be single, individual wires, one for each valve.

C. Connection to valves: Connect control wires to valves using Rainbird Model ST-03 wire connectors and PT-55 sealer or equals. The wire should be installed so that a loop encircles the valve. Provide slack so that it can be cut and reconnected as necessary.

D. Valve identification: Attach a 2-inch diameter aluminum or plastic identification tag with the valve/station numbers shown on plans.

E. Valve sequence: Connect control wires to the controller in sequential order according to valve/station numbers as shown on plans.

3.04 TESTING AND INSPECTION

A. Pre-Construction: An initial pre-construction meeting shall be initiated by the Contractor and shall be held on-site. The Contractor, Project Foreman, Landscape Architect and owner's representative shall be present.

B. General: The Contractor shall not allow nor cause any of his work to be covered or enclosed until it has been inspected and approved by the Landscape Architect. Should any of his work be enclosed or covered before such inspection or test, he shall uncover the work at his own expense, and after it has been inspected, tested and approved, shall make all repairs with like materials necessary to restore all his work and that of other Contractors to its original condition.

C. Pressure test: After completion of the piping system and prior to backfilling and installation of the sprinkler heads, the entire system shall be thoroughly flushed under pressure to remove dirt, scale, or other material from the lines. The pressure lines shall then be tested at full pressure for 2 hours with couplings exposed and pipe sections center loaded. Provision shall be made to bleed the lines of air. Should any leaks develop, the system shall be retested following repair. The pressure test must be made in the presence of the Landscape Architect.

D. Repairs: The use of caulking or cement to repair leaks is prohibited.

3.05 BACKFILLING

A. Compaction: After the work has been inspected and approved, backfill all trenches with fine earth materials and tamp to 90 percent compaction. All trenches shall be left flush with adjoining grade in a firm unyielding condition. Flooding of trenches shall not be permitted.

3.06 DRIP SYSTEM

A. Netafim Techline CV tubing placement: Tubing placement shall be in parallel rows spaced per plan designation for each valve circuit using the table on the plan to install the correct number of parallel rows for the width of planting area. Maximum tube run lengths shall not exceed the manufacturer's specified maximum lengths for tube type, pressure, and flow rate.

B. Fittings: All joints, tees, end caps, and couplings shall be compression type fittings, or as specified by the equipment manufacturer.

C. Pressure setting (outflow): Delivery pressure at the pressure reducing device shall be 30 psi, or to allow the normal operation of each emitter on the circuit, per manufacturer's specifications.

D. Emitters: Shall be installed per manufacturer's directions using proper tools.

3.07 CLEANUP

A. Remove all excess materials and other debris from the site. Sweep all paved areas of soil, leaves, and other material. Rake clean all landscaped areas.

PLANTING

PART 1 GENERAL

1.01 SCOPE OF WORK

All labor, materials, tools and the transportation and performance of all the work required as indicated on the drawings and specifications and reasonably incidental to:

1. Furnish all plant material.
2. Soil preparation and finish grading.
3. Herbicide application.
4. Planting and fertilizing trees, shrubs and ground covers.
5. Staking trees.
6. Weed control.
7. Existing Lawn Repair
8. Clean up
9. Establishment period.

1.02 REQUIREMENTS

A. Related work: Examine all sections of the specifications and drawings for work related to this section.

B. Verification of job conditions: Contractor shall verify actual job conditions and report any discrepancies between the plans and actual conditions immediately to the Landscape Architect, refraining from doing any work in said areas until given approval to do so. It is the responsibility of the Contractor to coordinate his work with other trades, and be familiar with the locations of drain lines, utility lines and other subsurface improvements that could affect the planting work.

C. Obstruction to planting operations: If rock, plaster, concrete debris, electrical cables, conduits or utility lines are encountered and cause conflict with planting operations, notify the job superintendent and Landscape Architect to arrange relocation or cleanup work.

D. Materials receipts: The Contractor shall submit materials receipts to the Landscape Architect to verify quantities of all materials used.

E. Guarantee: The Contractor shall repair or replace any or all work, together with any adjacent work which may be displaced by so doing, that may prove to be defective in its workmanship or material one year for all shrubs and trees, from the end of the establishment period, unusual abuse or neglect excepted.

F. Inspection notice: The Contractor must give 48 hour prior notice to the Landscape Architect when materials or work are ready to be inspected. The Landscape Architect is not responsible for delays if the Contractor fails to give advance notice for inspection.

G. The Contractor shall maintain continuous power and water supply to all facilities that are directly or indirectly affected by this construction, unless other arrangements are made with the Owner for temporary shut-offs.

H. The Contractor shall protect the public health, safety and welfare during all phases of the work.

PART 2 MATERIALS

2.01 PLANT MATERIAL

A. Grade: Quality and size shall conform to the State of California Grading Code of Nursery Stock, No. 1 grade. Nursery grown stock only shall be used.

B. Unacceptable material: All plant material overgrown and root bound, too recently canned, or damaged rootballs, diseased, unhealthy or badly shaped are considered unacceptable and shall be removed from the site.

C. Inspection and Substitutions: Plants shall be the varieties and sizes shown on the plan. No substitutions shall be used without the written approval of the Landscape Architect. The Landscape Architect shall inspect and approve or reject plant material prior to installation.

D. Plant acclimatization: All plants shall be nursery grown under climatic conditions similar to this project site in San Luis Obispo County.

E. Care of plants: Contractor shall adequately protect the plants on site from sun and wind damage before planting. Precautions shall be taken to protect plants newly installed or stored on site from frost damage.

2.02 SOIL AMENDMENTS

A. Requirement for soil testing to determine soil amendment specification: to comply with the State of California Model Water Efficient Landscape Ordinance, if required by local code, soil testing may be required to determine the appropriate level of soil amendments for the project. Because the site will be mass graded and/or import soil used to achieve finish grades, the specification below under 2.02-C and D is to be used for bidding purposes as a reasonable baseline appicable to most site conditions where mass grading occurs.

The contractor shall follow the agronomist recommendation in the soil test, using in no case less than 4 cu.yd amendment per 1,000 sq.ft, except if the site soils have 6% or greater organic matter by weight no amendment is required.

If applicable under local ordinance, the contractor shall perform soil testing in a minimum of three locations on the graded site in locations where planting areas grades are finished.

B. Soil Test requirements: Sampling shall be done in accordance with testing lab protocol at the depth for intended plants. The soil analysis shall include soil texture, infiltration rate based on soil texture infiltration rate table, pH, total soluble salts, sodium, percent organic matter by weight, and agronomist amendment recommendations for "ornamental plants".

The contractor shall supply the Landscape Architect / Owner with two (2) copies of the soils analysis and recommendations.

C. Fertilizers

1. "Agriform" slow release 20-10-5 tablets in 21 gram size as shown on details.

2. 'GRO-POWER' slow release 12-8-8 fertilizer at 10 lbs/1000 sq. ft. for ground cover areas.

3. Planting Hole Backfill Mix: 'GRO-POWER' 5-3-1 fertilizer at 15 lbs./cu. yd. of mix in all planting hole backfill.

D. Organic Amendments:

1. 'Forest Humus' composted bark mixture by Sequoia Products, or equal, conforming to the following minimum certified test standards in all planting areas at 6.25 cu. yd.per 1000 sq. ft. (2" layer):

a. Free from herbicide residue
b. Average nutrient content 2.0 to 5.0
c. Average nutrient ratio 3.0 to 8.0
d. C/N ratio less than 13.0
e. Ammonium nitrate ratio less than 100, pH 6.5-7.5
f. Ash to organic matter ratio 35% OM minimum, 65% ash maximum
g. Soluble nutrients and salts (EC5 d.w.) less than 3.0 th. Particle size greater than 6.3mm: zero (0).

E. Mulches:

Bark Mulch: Products typically sold as "shredded walk-on bark" comprised of shredded and composted recycled wood product free from weeds and soil, plastic, metal, and paper debris, and certified free from levels of chlorine, salts or boron in levels that are harmful to ornamental plants, in 3 inch minimum layer in all ground cover and shrub planting areas. Fine shredded "gorilla hair " mulch is not acceptable.

2.03 LAWN

Sod: Sod shall be Bonsai Hybrid tall fescue.

PART 3 EXECUTION

3.01 COMBINATION OF MATERIALS

A. Mixing: All materials shall be thoroughly mixed for uniformity.

3.02 SOIL PREPARATION

A. Finish grades: Coordinate soil preparation work with the requirements for finish grading following in sub-section 3.03 - FINISH GRADING.

B. Weed and debris removal: All areas to be planted shall be cleared of all weeds and debris prior to soil preparation and finish grading. Dispose of weeds and debris legally off-site.

C. Herbicide application: Apply a systemic, translocative post-emergent herbicide approved of by the Landscape Architect to all weeds in planting areas prior to cultivation. Do not cultivate until all weeds are dead.

D. Contaminated soil: Do not perform any soil preparation work in areas where soil is contaminated with cement, plaster, paint or other construction substances. Notify job superintendent and Landscape Architect to arrange for clean up. Contractor shall be responsible for removing and replacing soil to a depth of 12 inches in any planting areas contaminated by soil sterilant applied prior to asphaltic concrete paving placement.

E. Spreading amendments: Soil amendments shall be applied to planting areas at specified rates and inspected and approved by Landscape Architect prior to cultivation, or the Contractor shall prepare a test plot under the supervision of the Landscape Architect using the specified amounts of amendments, which shall serve as an approved basis of comparison for the remainder of the soil preparation work.

F. Cultivation: Cultivate amendment into the soil to a depth of six inches. Cultivation shall produce a uniform, well mixed, loose, friable planting soil. Rake smooth to conform to finish grading requirements.

3.03 FINISH GRADING

A. Work by others: Grades shall be established under work of other sections to within 1/10 foot, plus or minus, of required finish grades.

B. Verify existing grades: Contractor shall verify that grades are to within 1/10 foot, plus or minus, of finished grades before performing finish grading and planting. Notify the Landscape Architect prior to commencing soil preparation work if existing grades are not to within .1 foot by others, or assume responsibility for conditions as they exist.

C. Conformance to site grading plan: Finish grades shall conform to the site grading plan. The finish grades of all planting areas shall be 1" maximum and 1/2" minimum below sidewalk or curb grades. All planting areas shall have positive drainage.

D. Finish grading approval: Landscape Architect shall inspect the final grades for conformance to the design intent communicated on the drawings and give approval prior to any planting operations.

3.04 TREE AND SHRUB PLANTING

A. General: Do not plant until the irrigation system is fully operative and approved.

B. Location: Locate trees and shrubs in the field as shown on the plans. The Landscape Architect reserves the right to approve the locations of trees and shrubs prior to planting unless waived in writing to the Contractor. Any alterations to locations shown on the plan must be approved by the Landscape Architect.

C. Planting holes: Excavate holes of circular outline with vertical sides, per the planting details. Scarify sides of hole in clay soils.

D. Impervious soils: Where impervious soils is encountered in excavating planting holes, notify the Landscape Architect at once before continuing work.

E. Placement of plants:

1. Cans shall be removed carefully to avoid damaging the rootball.

2. Set shrubs and trees in holes so that the top of rootball is slightly higher (1/2" maximum) than grade.

3. Form neat and uniform circular basins around plants, conforming to contours of the ground. Basins shall be 2 feet in diameter for 1 gallon stock and 3 feet in diameter for 5 gallon stock and larger.

4. Backfill and stake per drawings and details. Top dress with 'GRO-POWER' 5-3-1 fertilizer.

5. Prune plants as directed by Landscape Architect to correct damage or awkward forms.

6. Water thoroughly after planting.

3.05 CLEAN UP

Removal of debris: Remove all cans, surplus material and other debris from thesite. Flush or sweep all paved areas of soil, leaves or other material. Neatly rake and dressall planting areas.

B. Dust removal: Rinse foliage of plant materials as often as needed to remove dust generated by work.

3.06 ESTABLISHMENT PERIOD and WELO DOCUMENTATION

A. Commencement of establishment period: The establishment period shall begin after all work has been satisfactorily completed and granted final completion notice by the Owner. The establishment period shall be 120 days.

B. Responsibility of Contractor: During the establishment period, the Contractor shall maintain all planting areas in a weed free condition, performing pest control, pruning, fertilizing and replacement of dead or unhealthy plants as necessary to establish a healthy, vigorous and attractive planting.

C. Replacement of dead plants: All plants and ground covers that may die during the establishment period shall be replanted immediately. Waiting to replant until the end of the establishment period is not acceptable.

D. MWELO Section 492: Provide 8.5x 11 format written documents complying with CALGreen MWELO sections 492.10 and 492.11: Irrigation controller schedule for appropriate seasons, and schedule of tasks and frequency for ongoing maintenance of the planting and irrigation.

WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE (WELO)

- **Refer to Irrigation Plan and Specifications 2.02 for soil Management Report**
- **Refer to table below for Water Budget**
- **Refer to Irrigation Plan for Valve Station hydrozone identification**
- **Refer to plant list for WUCOLS plant factors used in Table 2.**
- **Refer to Specifications 1.02 for hydrozone record drawing requirement**

Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes

Enter value in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Click on the blue cell on right to Pick City Name	Carpenteria	Name of City
ET_o of City from Appendix A	44.90	ET_o (inches/year)
	750	Overhead Landscape Area (ft^2)
	3376	Drip Landscape Area (ft^2)
	0	SLA (ft^2)
Total Landscape Area	4,126.00	
Results:		
(ET_o) x (0.62) x [(0.55 xLA) + (1.0 - 0.55) X SLA)]	–	Gallons
	–	Cubic Feet
	–	HCF
	–	Acre-feet
	–	Millions of Gallons
MAVA calculation incorporating Effective Precipitation (Optional)		
Precipitation (Optional)		
ET_o of City from Appendix A	44.90	ET_o (inches/year)
Total Landscape Area	4,126.00	LA (ft^2)
Special Landscape Area	0.00	SLA (ft^2)
	14	Total annual precipitation (inches/year)
Enter Effective Precipitation	3.50	Eppt (in/yr)[25% of total annual precipitation]
Results:		
MAVA = [(ET$_o$ - Eppt) x (0.62)] x [(0.55 x LA) + ((1.0 - 0.55) x SLA)]	58,248.39	Gallons
	7,786.70	Cubic Feet
	77.87	HCF
	0.18	Acre-feet
	0.06	Millions of Gallons

Estimated Total Water Use

Equation: ETWU = ET_o x 0.62 x [((PF x HA)/IE) + SLA]; Considering precipitation ETWA =(ETo-Eppt) x 0.62 x [((PF x HA)/IE) + SLA]

Enter values in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft^2) Without SLA	Enter Irrigation Efficiency (IE)	(PF x HA (ft^2))/IE
Zone 1	Drip	Low	0.20	2,705	0.81	668
Zone 2	Overhead Spray	High	0.90	750	0.75	900
Zone 3	Drip	Medium	0.50	671	0.81	414
						1,982
			SLA		0	0
				Sum	4,125	

Results

MAWA = 58,248

ETWU=	50,877	Gallons
	6,801	Cubic Feet
	68	HCF
	0	Acre-feet
	0	Millions of Gallons

ETWU complies with MAWA

WATER EFFICIENT LANDSCAPE COMPLIANCE STATEMENT

Water Budget (ETWU) is 87% of the Maximum Allowed Water Allowance. Refer to permit application Water efficient Landscape Performance Based Compliance Package including Landscape Project Information & Calculation Table.

"I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the LANDSCAPE and IRRIGATION design plans"

Gregory Ross, Contour Landscape Architecture

Contour
Landscape Architecture

Gregory Ross, PLA
Landscape Architect
Registration Number:#6541
555 Chorro St, Ste B
San Luis Obispo, CA 93405
(805) 748-6732

LICENSE STAMP:

LICENSED LANDSCAPE ARCHITECT
GREGORY A. ROSS #6541
signature
06/30/23
renewal date
12/10/20
date
STATE OF CALIFORNIA

THESE PLANS, SPECIFICATIONS, AND DESIGNS ARE PROPERTY OF CONTOUR LANDSCAPE ARCHITECTURE. THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERTO REMAINS WITH CONTOUR LANDSCAPE ARCHITECTURE. USE WITHOUT THE WRITTEN CONSENT OF CONTOUR LANDSCAPE ARCHITECTURE, IS STRICTLY PROHIBITED.

VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

SHEET TITLE / OWNER / PROJECT:

LANDSCAPE SPECIFICATIONS / WELO

Project Name: 7TH STREET

Address: 4716 7th St., Carpinteria, CA 93013
Owner: Michael Haber

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWN BY: NH
CHECKED BY: GR
DATE: 5/13/2025
PROJECT #: 25005-7TH STREET
SHEET #:

L-1

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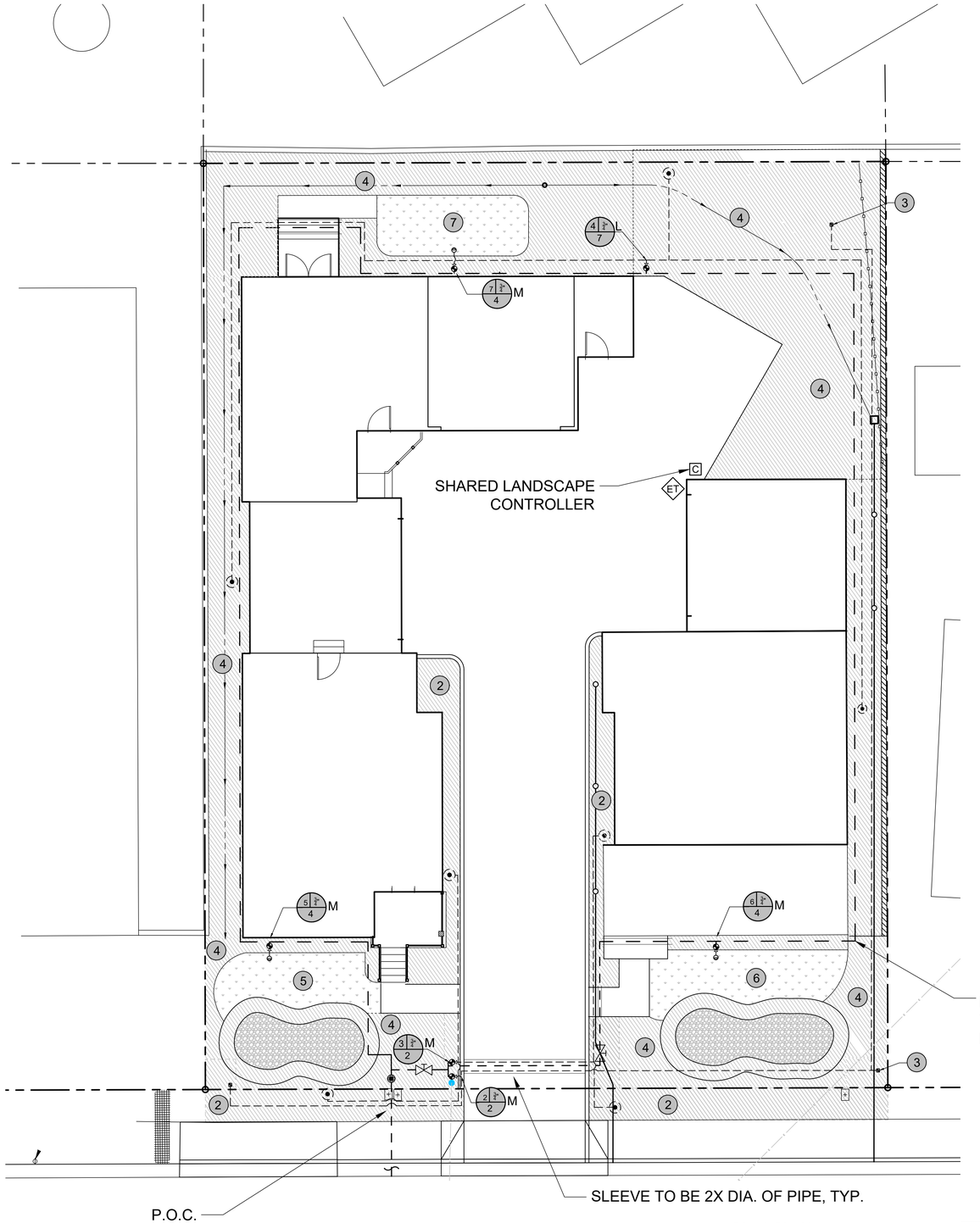
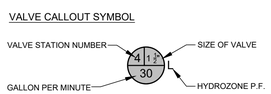


VALVE CALLOUT SYMBOL



PIPE SIZING CHART:	
ZONE FLOW	PIPE SIZE
0 - 5 GPM	DRIPLINE TUBING or 1/2" PVC
5 - 8 GPM	3/4" PVC
8.1 - 13 GPM	1" PVC
13.1 - 22 GPM	1 1/4" PVC
22.1 - 30 GPM	1 1/2" PVC

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MODEL	NOTES
	RP BACKFLOW	WILKENS REDUCED PRESSURE MODEL 975XL BACK FLOW PREVENTER	Dtl.22 ,L-4.0
C	CONTROLLER	HUTNER PRO-C 12 STATION CONTROLLER, EXTERIOR WALL MOUNT	Dtl. 13 ,L-4.0
ET	WEATHER SENSOR	HUNTER WIRELESS	
	ELECTRIC CONTROL VALVE (DRIP)	IRRITROL 700 SERIES ULTRAFLOW, size per plan	Dtl. 11 ,L-4.0
	PRESSURE REGULATOR	SENNIGER 40PSI REGULATOR	Dtl. 10 ,L-4.0
	FILTER (DRIP)	AG PRODUCTS #4E, Size to match valve	Dtl. 10 ,L-4.0
	ROTOR	HUNTER MP800SR	SEE MANUFACTURER
	TREE BUBBLER	HUNTER RZWS-18	Dtl.21 ,L-4.0
	SHUTOFF VALVE	NIBCO T-560 BALL VALVE	Dtl.23 ,L-4.0
	FLUSH VALVE	AG PRODUCTS 3/4-B BALL VALVE	Dtl.23 ,L-4.0
	EMITTER	TORO TURBO-SC DPJ04-A (1 GPH) or TORO TURBO-SC DPJ08-A (2 GPH)	
3	ON-SURFACE DRIP	COVENTIONAL POLY TUBING	
	QUICK COUPLER VALVE	RAINBIRD 33DRC W/ 33K	Dtl. 32, L-4.0
	PRESSURE LINE	SCHEDULE 40 PVC, 18" Deep	Dtl.12 ,L-4.0
	LATERAL LINE	CLASS 200 PVC, 12" Deep	Dtl.12 ,L-4.0
	PVC SLEEVE	PVC SCH 40, 2x LINE SIZE	

CONVENTIONAL TUBING EMITTER SCHEDULE

Plant Size	Emitter Number	Per Plant
1 G	1 GPH EMITTER	1
5 G	1 GPH EMITTER	2
15G	2 GPH EMITTER	2

**ALL 24" BOX AND ABOVE TO BE WATER WITH TREE BUBBLERS

SLEEVING, PIPE LOCATIONS AND SPRAY HEADS

1. SLEEVE UNDER ALL PAVING PER SPECIFICATIONS.

2. LATERAL & MAINLINE LOCATIONS ARE SCHEMATIC. LOCATE PIPING IN PLANTER ADJACENT TO CURB OR PAVING EDGE.

3. OVERHEAD SPRAY HEADS MUST BE MINIMUM 24" FROM THE EDGE OF IMPERVIOUS SURFACES UNLESS THE SURFACE DRAINS BACK TO THE PLANTED AREA.

4. CONTRACTOR TO ADD UP TO (3) HUNTER 1-20-12 HEADS AT NO EXTRA COST, AND ONLY AT LANDSCAPE ARCHITECTS DIRECTION, TO ACCOMMODATE UNFORESEEN JOB CONDITIONS.

IRRIGATION OPERATING PRESSURE

1. STATIC PRESSURE: 86 PSI
2. SOURCE / DATE: SPENCER (CVWD) / 5/13/25
3. MAXIMUM CIRCUIT FLOW: 4 GPM
4. MINIMUM CALCULATED OPERATING PRESSURE: 30 PSI FOR DRIPLINE

NOTIFY OWNER / APPROVING AGENCY IN WRITING OF STATIC PRESSURE AT POINT OF CONNECTION BEFORE START OF CONSTRUCTION.

DIGALERT
DIAL TOLL FREE
1-800-227-2700
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT (USA) OF SOUTHERN CALIFORNIA

NORTH

SCALE: 1/8"=1'-0"
0 4' 8' 16' 24'

Contour
Landscape Architecture

Gregory Ross, PLA
Landscape Architect
Registration Number:#6541
555 Chorro St, Ste B
San Luis Obispo, CA 93405
(805) 748-6732

LICENSE STAMP:

LICENSED LANDSCAPE ARCHITECT
Gregory A. Ross #6541
signature
06/30/23
renewal date
12/10/20
date
STATE OF CALIFORNIA

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VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

SHEET TITLE / OWNER / PROJECT:

IRRIGATION / HYDROZONE PLAN

Project Name: 7TH STREET

Address: 4716 7th St., Carpinteria, CA 93013
Owner: Michael Haber

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWN BY: NH
CHECKED BY: GR
DATE: 1/13/2026
PROJECT #: 25005-7TH STREET
SHEET #: L-2

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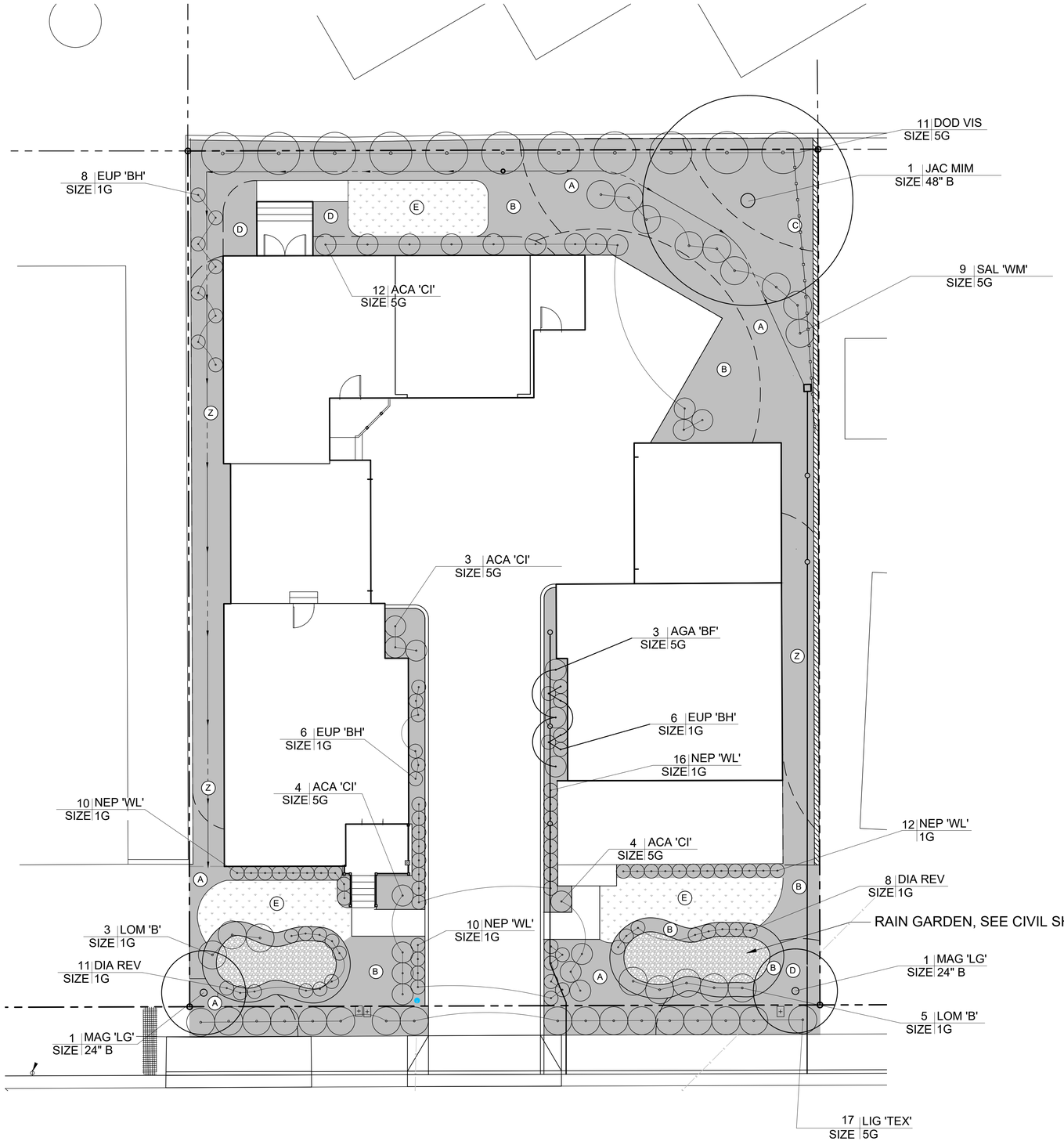

PLANT LEGEND

ABBREV	SIZE	BOTANICAL NAME / COMMON NAME	WUCOLS RATING
TREES			
MAG 'LG'	24"B	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA (NOTE: STANDARD/SINGLE TRUNK)	M
JAC MIM	48" B	JACARANDA MIMOSIFOLIA / JACARANADA (NOTE: SINGLE/STANDARD TRUNK)	L
SHRUBS			
ACA 'CI'	1G	ACACIA COGNATA 'COUSIN ITT' / COUSIN ITT WATTLE	L
AGA 'BF'	5G	AGAVE BLUE FLAME / BLUE FLAME AGAVE	L
DIA REV	1G	DIANELLA REVOLUTA 'LITTLE REV' / FLAX LILY	L
DOD VIS	5G	DODONAEA VISCOSA / HOPSEED BUSH	L
EUP 'BH'	1G	EUPHORBIA NICAEENSIS X 'BLUE HAZE' / BLUE HAZE SPRUGE	L
LOM 'B'	1G	LOMANDRA LONGIFOLIA 'BREEZE' / BASKET GRASS	L
LIG 'TEX'	5G	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXANUM WAXLEAF PRIVET (BUSH)	M
NEP 'WL'	1G	NEPETA X FAASSENII 'WALKER'S LOW' / WALKER'S LOW CATMINT	L
SAL 'WM'	1G	SALVIA 'WHITE MISCHIEF' / WHITE MISCHIEF MEXICAN BUSH SAGE	L
GROUND COVER			
A	24" OC	1G DIANELLA REVOLUTA 'LITTLE REV' / FLAX LILY	L
B	12" OC	1G CAREX FLACCA 'BLUE ZINGER' / BLUE SEDGE	L
C	36" OC	1G LOMANDRA LONGIFOLIA BREEZE / BASKET GRASS	L
D	24" OC	1G PENSTEMON GLOXINOIDES 'FIREBIRD' / FIREBIRD PENSTEMON	L
E	12" OC	PLUGS (32-CELL) FESTUCA RUBRA 'MOLATE' / MOLATE RED FESCUE	M
ROCK			
Z		SIERRA NATURAL ROUND GRAVEL $\frac{3}{4}$"	

MULCH

MULCH ALL GROUND COVER AND PLANTER AREAS WITH 3" MINIMUM LAYER 'WALK-ON' BARK.

RAIN GARDENS

EACH BASIN OF RAIN GARDENS TO BE FILLED WITH 1 - 2 " OF NOYO COBBLE

NORTH

SCALE: 1/8"=1'-0"

0 4' 8' 16' 24'

Contour
Landscape Architecture

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Landscape Architect
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555 Chorro St, Ste B
San Luis Obispo, CA 93405
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LICENSE STAMP:

LICENSED LANDSCAPE ARCHITECT
GREGORY A. ROSS #6541
signature
04/30/23
renewal date
12/10/20
date
STATE OF CALIFORNIA

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VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

SHEET TITLE / OWNER / PROJECT:

PLANTING PLAN

Project Name: 7TH STREET

Address: 4716 7th St., Carpinteria, CA 93013
Owner: Michael Haber

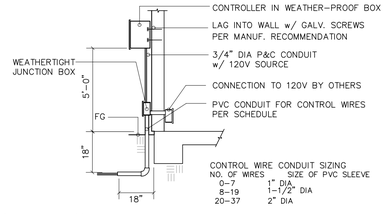
REVISIONS:

NO.	DATE	DESCRIPTION

DRAWN BY: NH
CHECKED BY: GR
DATE: 1/13/2026
PROJECT #: 25005-7TH STREET
SHEET #:

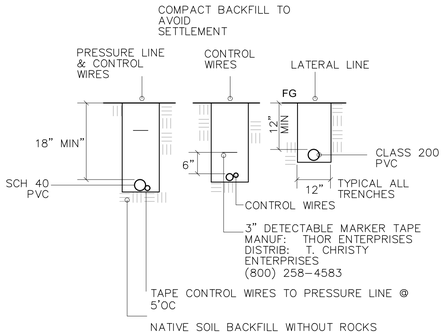
L-3

NEIL 4/3/2026 4:15PM CONTOUR_HABER_7THST_CONDOCS

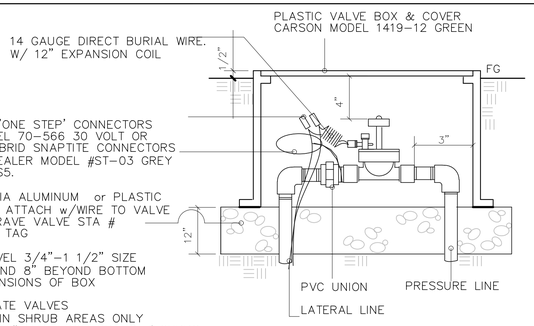


WEATHER SENSOR NOTES:
1. WEATHER SENSING SYSTEM TO BE IRRITROL WIRELESS SENSOR RS1000.
2. PLACE SENSOR WITHIN 1000' LINE OF SIGHT SIGNAL RANGE OF RECEIVER MODULE IN AREA OF MAXIMUM SUN AND DIRECT RAINFULL EXPOSURE, ON BUILDING RAINGUTTER / EVE OR SIMILAR VANDAL-RESISTANT LOCATION.
3. PLACE RECEIVER MODULE ADJACENT TO CONTROLLER AND CONNECT PER MANUFACTURER INSTRUCTIONS.
4. INSTALL ALL COMPONENTS PER MANUFACTURER'S RECOMENDATIONS

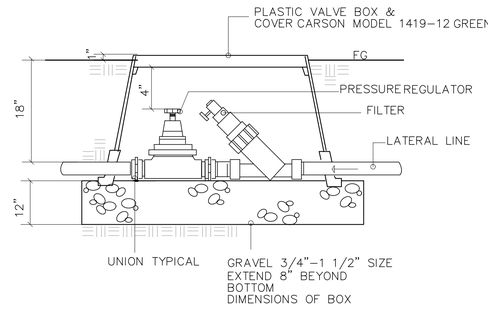
13 EXTERNAL CONTROLLER



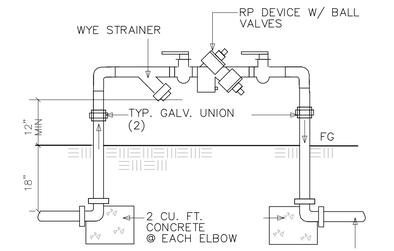
12 TRENCHING



11 ELECTRONIC CONTROL VALVES



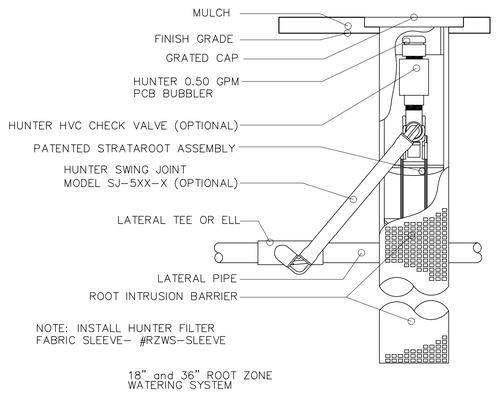
10 FILTER AND REGULATOR



NOTES:
1. ALL PIPE FITTINGS SHALL BE SCHEDULE 40, GALV. FLANGED STEEL UNLESS OTHERWISE SPECIFIED.
2. DISSIMILAR METALS SHALL BE SEPARATED BY AN APPROVED DIELECTRIC COUPLING.
3. THE BACKFLOW PREVENTER AND INSTALLATIONS SHALL BE APPROVED BY THE LOCAL DEPARTMENT OF HEALTH SERVICES AND WATER AGENCY.

23

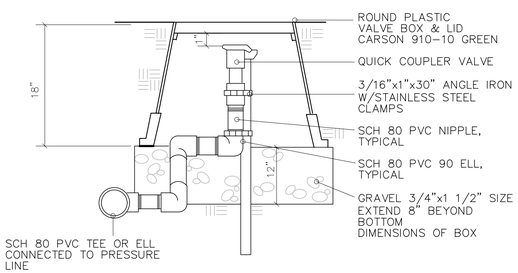
22 RP BACKFLOW PREVENTER



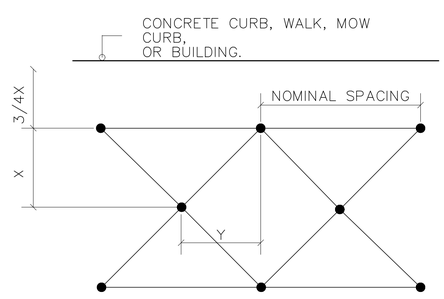
NOTE: INSTALL HUNTER FILTER FABRIC SLEEVE- #RZWS-SLEEVE

18" and 36" ROOT ZONE WATERING SYSTEM

21 DEEP ROOT BUBBLER



20 PRESSURE VACUUM ASSEMBLY

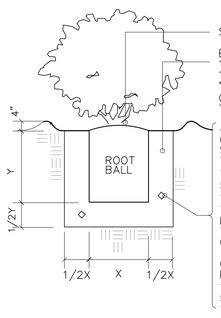


NOTE: ON CENTER SPACING FOR GROUND COVER SHALL BE PER PLANT LIST.

NOMINAL:		
8' O.C.:	Y= 4'-0"	X= 6'-10"
6' O.C.:	Y= 3'-0"	X= 5'-3"
5' O.C.:	Y= 2'-6"	X= 4'-4"
4' O.C.:	Y= 2'-0"	X= 3'-6"
3' O.C.:	Y= 1'-5"	X= 2'-7"
2' O.C.:	Y= 1'-0"	X= 1'-8"
1.5' O.C.:	Y= 9"	X= 1'-4"
1' O.C.:	Y= 6"	X= 10"

33 TRIANGULAR PLANT SPACING

32 QUICK COUPLER VALVE



BACKFILL :
1 PART NATIVE SOIL
1 PART NITROLIZED COMPOSTED 'FOREST HUMUS'
GRO-POWER 5-3-1 MIX THOROUGHLY

AGRIFORM TABLET APPLICATION CHART ('AGRIFORM' TABLETS 20-10-5)

SHRUB SIZE	NO. OF TABLETS
1 GAL	(2) 10 GRAM
5 GAL	(4) 10 GRAM
15 GAL	(6) 10 GRAM

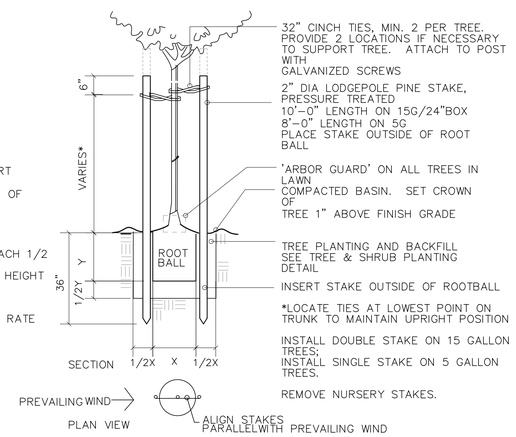
TREES: (1) 21-GRAM TABLET FOR EACH 1/2 INCH OF TRUNK DIAMETER OR EACH FOOT OF HEIGHT OR SPREAD.

GRO POWER APPLICATION CHART

PLANT SIZE	RATE
1 GAL	1/2 CUP
5 GAL	1 CUP
15 GAL	2 CUPS
24" BOX	4 CUPS
36" BOX	5 CUPS
48" BOX	6 CUPS

NOTE: WATERING BASINS MAY BE OMITTED IN SOME CASES AT THE LANDSCAPE ARCHITECT'S DIRECTION.

31 SHRUB PLANTING



30 TREE PLANTING

Contour Landscape Architecture

Gregory Ross, PLA
Landscape Architect
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555 Chorro St, Ste B
San Luis Obispo, CA 93405
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LICENSE STAMP:

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VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

SHEET TITLE / OWNER / PROJECT:

PLANTING & IRRIGATION DETAILS

Project Name: 7TH STREET

Address: 4716 7th St., Carpinteria, CA 93013
Owner: Michael Haber

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWN BY: NH
CHECKED BY: GR
DATE: 5/13/2025
PROJECT #: 25005-7TH STREET
SHEET #:

L-4

greg 1/6/2023 1:43 PM CONTOUR_PROJECT NAME_PROJECT TYPE_CON DOCS.dwg

Attachment A

Exhibit 3

Recommended Conditions of Approval

PLANNING COMMISSION HEARING
PROJECT 25-2331-DP/CDP
4716 SEVENTH STREET (APN 003-301-020)
JUNE 1, 2026

ATTACHMENT A, EXHIBIT 3: CONDITIONS OF APPROVAL
SURF COTTAGES CONDOMINIUMS

The Conditions set forth in this permit affect the title and possession of the real property that is the subject of this permit and shall run with the real property or any portion thereof. All the terms, covenants, conditions and restrictions herein imposed shall be binding upon and inure to the benefit of the owner (applicant, developer), his or her heirs, administrators, executors, successors and assigns. Upon any sale, division or lease of real property, all the conditions of this permit shall apply separately to each portion of the real property and the owner (applicant, developer) and/or possessor of any such portion shall succeed to and be bound by the obligations imposed on the owner (applicant, developer) by this permit.

PROJECT DESCRIPTION

1. This Development Plan and Coastal Development Permit are based upon and limited to compliance with the project description, the hearing exhibits (Attachment A, Exhibit 2, to the staff report dated June 1, 2026), and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

   The project description is as follows:

   Request for a Development Plan and Coastal Development Permit to:

   a. *Remodel and construct an addition to an existing 1,270 square foot single-family dwelling. The second story addition would be 871 square feet, for a total floor area of 2,141 square feet and maximum building height of 23 feet 9 inches. The front door would be moved from the north façade to the street-facing (west) façade. A new attached 420 square foot two-car garage would be constructed for this unit.*
   b. *Construct a new two-unit building with two attached two-car garages. The maximum building height would be 24 feet 9 inches. Unit A, which is located closer to the street, would be 1,859 square feet, 3 bedrooms and 3 bathrooms, with a 448-square foot garage. It would feature a small street-facing entryway porch and a 100-square foot second floor balcony overlooking Seventh Street. Unit B, located toward the rear of the lot, would be 1,704 square feet, 3 bedrooms and 2.5 bathrooms, with a 459-square foot garage.*
   c. *Make site improvements, consisting of a new shared driveway in the center of the property to be used by all units; one guest parking space at the rear of the lot; new landscaping throughout, including two "rain gardens" for stormwater management; the removal of the telephone pole at the front of the property and related undergrounding of*

utilities; a new six-foot wall/fence on the southern side property line; and relocation of the driveway curb cut.

In total, the project would result in three residential units with a total combined square footage of 5,704 square feet of living area and 1,327 square feet of garages and storage. The cumulative total building coverage would be 5,331 square feet. A modification to the base zone district requirements is included in this request to allow new posts supporting the proposed entryway to the remodeled single-family home to encroach 9 inches into the front setback.

A parcel map for this property for a three-unit condominium project was previously approved by the City Council and recorded with the County of Santa Barbara as Parcel Map 25,187 on December 18, 2023.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape Plans) must be submitted for review and approval and shall be implemented as approved by the City.

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT SPECIFIC CONDITIONS

2. The design, scale and character of the project architecture shall be compatible and blend harmoniously with vicinity development. **Plan Requirement and Timing**: The applicant shall submit architectural, landscape and grading plans of the project for final review by the Architectural Review Board prior to approval of any Building Permit for physical development. **Monitoring**: CDD shall review submitted plans, provide direction to the ARB regarding this condition and site inspect prior to, and during the construction phase.
3. All materials and colors used in construction and all landscape materials shall be as represented to the Architectural Review Board and any deviation will require the express review of the Board.
4. Any exterior night lighting installed on the project site, including but not limited to building mounted lights, motor court lighting and outdoor landscaping lighting, shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. **Plan Requirements**: The locations and designs of all exterior lighting fixtures shall be depicted on a Lighting Plan to be reviewed and approved by CDD with input from the ARB. **Monitoring**: CDD and ARB shall review a Lighting Plan for compliance with this measure prior to approval of a building permit for the development. CDD shall site inspect prior to occupancy clearance.
5. In compliance with the Water Conservation in Landscaping Act of 2006 (Assembly Bill 1881, Laird) as amended by current State law, the May 29, 2015 Information Bulletin 2015-03 from the Department of Housing and Community Development and Chapter 15.90 of the

City's Municipal Code: Water Efficient Landscaping, a Landscape Documentation Package containing the following elements shall be prepared by a design professional: PROJECT INFORMATION; WATER EFFICIENT LANDSCAPE WORKSHEET; SOIL MANAGEMENT REPORT; LANDSCAPE DESIGN PLAN; IRRIGATION DESIGN PLAN; and GRADING DESIGN PLAN. The preparation of a Certificate of Completion containing the following elements shall also be prepared by a design professional: CERTIFICATION OF INSTALLATION (per the approved plan); FINAL SOILS INFORMATION; IRRIGATION SCHEDULING PARAMETERS; MAINTENANCE SCHEDULES; and IRRIGATION AUDIT REPORT. **Plan Requirements and Timing:** Prior to approval of a Building Permit, the applicant shall submit a Landscape Documentation Package to the CDD for review and approval. The CDD shall send a copy of the Documentation Package the Carpinteria Valley Water District. The applicant shall enter into an agreement with the City to install required landscaping and irrigation and maintain required landscaping for the life of the project. Subsequent to installation of the approved Grading, Landscape and Irrigation Plans, the applicant shall submit a Certificate of Completion to CDD for review and approval. The Landscape Documentation Package and Certificate of Completion forms are available at the CDD, and are required to be approved by the CDD prior to Occupancy Clearance. **Monitoring:** CDD shall conduct site visits to ensure installation and maintenance of landscape and irrigation.

6. All mechanical equipment including heating and air conditioning units, and trash receptacle areas, shall be completely screened from surrounding properties and shall be either enclosed within a building or parapet, or located in a fenced rear yard area. **Plan Requirements**: The locations of all exterior mechanical equipment shall be depicted on a Roof and/or Mechanical Equipment Plan to be reviewed and approved by CDD with input from the ARB. **Monitoring:** CDD and ARB shall review the Roof and/or Mechanical Equipment Plan for compliance with this measure prior to approval of a Building Permit for the development. Building Inspector shall inspect structures upon completion to ensure that mechanical equipment has been installed consistent with the approved Plan.

7. Final plans shall include the location of all above ground and vaulted appurtenances including, but not limited to, utility vaults, gas meters, fire backflow prevention systems, and check valves. The location of such appurtenances shall be approved by CDD and may be required to be located and/or screened to as to minimize aesthetic impacts.

8. The recommendations outlined in the project specific preliminary foundation investigation shall be followed in the construction of the subject project and the applicants shall be required to have the project engineering geologist onsite to observe all excavations prior to placement of compacted soil, gravel backfill, or rebar and concrete. **Plan Requirements/Timing**: Two copies of the preliminary foundation investigation shall be submitted with the building plans for building permit plan check. Applicable plan sheets (i.e., grading, foundation, etc.) shall be in substantial compliance with the recommendations outlined in the soils report. The project engineering geologist shall be onsite during excavation, recompaction and foundation preparation work, as applicable. **Monitoring**: Building Inspector shall review and approve building plans and shall site inspect during construction, prior to occupancy clearance.

9. Adequate space shall be made available to allow vehicles to be parked within garages. This requirement shall be written into the project CC&Rs and enforced by the Homeowners' Association.

10. A minimum of 1 uncovered visitor parking space shall be provided and maintained for the life of the project. The required visitor space shall be permanently marked as such, and remain available for guests and visitors of the residents. This requirement shall be written into the project CC&Rs and enforced by the Homeowners' Association.

11. In the event that the project site is not removed from the special flood hazard area prior to building permit application, as shown by effective FEMA Flood Insurance Rate Maps, the applicant shall revise the project to comply with CMC Chapter 15.50, Flood Damage Protection, and may be referred to the Architectural Review Board for further review.

12. Updated Conditions, Covenants and Restrictions (CC&Rs) for the current project shall be submitted for review to the City Attorney, Community Development Department and Public Works Department prior to issuance of a building permit. The CC&Rs shall include provisions for the HOA maintenance of any landscaping, fencing and specialty hardscape within the City's right-of-way and shall provide for the shared maintenance responsibilities by all parcels for common area shared improvements. The CC&Rs shall also include by reference responsibilities for all parcels to maintain property in compliance with all conditions of approval for the project. Further, the City Attorney and Community Development Department may require additional restrictions within the CC&Rs as found to be appropriate. The Applicant shall ensure recordation of both the City-reviewed CC&Rs and the Condominium Plan.

13. The Applicant shall be responsible for ensuring any use of the existing or new units as rental apartments is conducted in a manner consistent with the requirements of CMC Chapter 7.04 and any related applicable State laws regarding tenancy and leasing.

DEVELOPMENT PLAN CONDITIONS

14. Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the building and grading plans submitted to the City for review prior to issuance of a Building or Grading Permit. **Monitoring:** CDD and Public Works shall site inspect prior to the commencement and as needed during all grading and construction activities.

15. Sixty-five percent (65%) or more of all construction and demolition debris generated shall be diverted from the landfill, as mandated by Carpinteria Municipal Code. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During demolition and grading, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements**: This requirement shall be printed on demolition plans. Applicant shall report any self-hauled materials to the City or contract with an approved waste hauler for disposal of construction and demolition debris. **Timing**: Materials shall be recycled as necessary throughout

demolition and grading activities. All materials shall be recycled prior to occupancy clearance. **Monitoring**: Public Works shall review and approve self-hauled disposal receipts from transfer stations prior to occupancy clearance.

16. To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by CDD staff. **Plan Requirements and Timing**: Prior to Building Permit issuance, applicant shall designate and provide to CDD the name and phone number of a contact person to monitor trash/waste and organize a clean-up crew. Trash control shall occur throughout all grading and construction activities. **Monitoring**: CDD shall inspect periodically throughout grading and construction activities.

17. During construction, washing of concrete trucks, paint, equipment or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to CDD, and this area shall be shown on the grading and building plans. **Timing:** The wash off area shall be designated on all plans prior to issuance of a Grading or Building Permit. The washout area shall be in place and maintained throughout construction. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area.

18. Best available erosion and sediment control measures shall be implemented during grading and construction. Best available erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geotextile fabric berms, erosion control blankets, coir rolls, jute net and straw bales. Storm drain inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the construction period. Construction entrances and exits shall be stabilized using gravel beds, rumble plates, or other measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. **Plan Requirements:** An erosion and sediment control plan shall be submitted to and approved by the City prior to issuance of a Grading or Building Permit. The plan shall be designed to address erosion and sediment control during all phases of development of the site. **Timing:** The plan shall be implemented prior to the commencement of construction. **Monitoring:** Public Works shall perform site inspections throughout construction.

19. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site by following the dust control measures listed below. During clearing, grading, earth moving, excavation or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.

a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this shall include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency shall be required whenever the winds speed exceeds 15 miles per hour. Reclaimed water should be used whenever possible.

b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.

c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped form the point of origin.

d. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.

Plan Requirements: All requirements shall be shown on the grading and building plans. **Timing:** Condition shall be adhered to throughout all grading and construction activities. **Monitoring:** CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

20. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress. **Plan Requirements:** The name and telephone number of such persons shall be provided to the APCD and the Community Development Department. **Timing:** The dust monitor shall be designated prior to issuance of a Grading or Building Permit. **Monitoring:** CDD shall contact the designated monitor as necessary to ensure compliance with dust control measures.

21. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a CDD-qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the City Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 2 mitigation program consistent with City Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all final building and grading plans. **Monitoring:** CDD shall check in the field.

22. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays (e.g. Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements**: A sign stating these restrictions shall be provided to the applicant and posted onsite. **Timing**: Sign shall be in place prior to the beginning of and throughout all grading and construction

activities. Violations may result in suspension of permits. **Monitoring**: Building Inspector shall spot check and respond to complaints.

23. All construction equipment shall be maintained in proper operating condition and fitted with standard noise reduction features (e.g., mufflers). **Timing**: During all construction activities. **Monitoring**: CDD staff shall notify the contractor of this requirement prior to construction and spot check in the field.

24. Existing and proposed easements for all utilities shall be located and described on the engineering plans or the architectural drawings prior to issuance of building permits.

25. This Development Plan and Coastal Development Permit does not constitute approval for the installation of new and/or repair of existing underground utilities. All modifications to, or installations of new utilities shall be under separate permit(s) from the appropriate utility providers and the Public Works Department for any work within the public right-of-way. Utility provider permission for excavation shall precede issuance of any permits for construction within the public right-of-way.

26. Approval of the Development Plan and Coastal Development Permit shall expire two years after approval by the Planning Commission unless prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been applied for by the applicant. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension.

27. If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts. Mitigation fees shall be those in effect at the time of issuance of a Building Permit.

28. No permits for development shall be issued except in conformance with the approved Development Plan, Coastal Development Permit. The size, shape, arrangement, use and location of buildings, walkways, parking areas and landscaped areas shall be developed in conformity with the approved Development Plan marked Attachment A, Exhibit 2, dated June 1, 2026. Substantial conformity shall be determined by the Community Development Department Director.

29. On the date a subsequent Development Plan is approved for this site, any previously approved but unbuilt plans shall become null and void.

30. To allow time for the utility companies to locate and mark their facilities for the contractor, the applicant shall telephone Underground Service Alert (USA) toll free at 1-800-227-2600 a minimum of 48 hours prior to the start of construction. For best response, provide as much notice as possible, up to 10 working days.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

31. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Building Permit. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Planning Commission. Before any Permits will be issued by the Community Development Department, the applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Community Development.

32. All conditions of approval and mitigation measures shall be printed in their entirety on applicable pages of construction or building plans submitted to CDD. The approved set of plans shall be retained at the construction site for review by the Building Inspector during the course of construction.

33. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions or Approval on a form acceptable to Community Development. Such form may be obtained from the CDD office.

34. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full. Any outstanding plan check or inspection fees incurred during construction shall be paid in full prior to Occupancy clearance.

35. The applicant shall pay the statutory school fees in effect at the time of issuance of Building Permits to the Carpinteria Unified School District. **Plan Requirements and Timing:** The applicant shall submit final square footage calculations and the required fee payment to the School District prior to issuance of Building Permits. **Monitoring:** CDD shall ensure payment is made prior to issuance of a Building Permit.

36. In accordance with Chapter 15.80 of the Carpinteria Municipal Code, the applicant shall pay Development Impact Fees to the City prior to Building Permit issuance. The amount of the fees will be determined at the time permits are issued.

37. Prior to the issuance of any Building Permits, the applicant shall post a landscape security bond of $500.00 and comply with the following requirements:

    a. All landscaping and irrigation plans shall be prepared by a State licensed landscape architect or similar professional as determined appropriate by CDD.

    b. The landscaping shall be maintained in good condition for the life of the project. After landscaping has become established at three years and found to be in good condition, the security will be released.

    c. Landscaping shall be drought resistant, low water species.

    d. Where feasible, locally adapted native plants shall be required.

    e. Prior to Occupancy Clearance, all landscaping and planting shall be installed; and

    f. Specimen trees shall be appropriate to the site and shall be maintained in good condition so as to attain a full and healthy mature appearance.

38. Any change of use in the proposed buildings or structures shall be subject to environmental analysis and appropriate review by the City including Building Code compliance.

39. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.

40. Any and all damage or injury to public property resulting from this development, including without limitation, City streets, shall be corrected or result in being repaired and restored to its original or better condition.

41. All requirements of the City of Carpinteria (including but not limited to public improvements as defined in the City of Carpinteria Municipal Code (CMC), Section 15.16.110) and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met.

42. The standards defined within the City's adopted model Building Codes (UBC; NEC; UMC; UFC; UPC; UHC) relative to the building and occupancy shall apply to this project.

43. Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of a modification application to be considered by the Planning Commission.

44. No building permits shall be issued for this project prior to meeting all required terms and conditions listed herein. When not specified herein, all conditions shall be satisfied prior to issuance of a building permit or prior to occupancy when allowed by the Community Development Director.

45. If, at any time, the City or Planning Commission determines that there has been, or may be, a violation of the findings or conditions of this Development Plan and Coastal Development Plan, or of the Municipal Code regulations, a public hearing may be held before the Planning Commission to review this permit. At said hearing, the Planning Commission may add additional conditions, or recommend enforcement actions, or revoke the permit entirely, as necessary to ensure compliance with the Municipal Code, and to provide for the health, safety, and general welfare of the City. The applicant shall reimburse the City for all costs associated with gaining compliance with the original conditions of approval.

46. In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by Applicant/Owner/Permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the entire project shall be reviewed by the City and substitute Conditions of Approval may be imposed.

47. The owner/applicant ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Development Plan and Coastal Development Permit (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the

approval that were part of the approval process. Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Owner further agrees to pay any and all City costs, permits, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.

48. Written authorization to proceed and consent to conditions of approval by the legal owner of the property shall be provided to the City prior to building permit issuance.

SPECIAL DISTRICT CONDITION LETTERS

49. Compliance with the attached Departmental and District letters is required as follows:
    a. City of Carpinteria Public Works Department, dated 3/6/2025
    b. Carpinteria Sanitary District, dated 8/12/2025,
    c. Carpinteria Valley Water District, dated 8/12/2025,
    d. Carpinteria-Summerland Fire Protection District letter, dated 8/12/2025, and
    e. Santa Barbara County Air Pollution Control District, dated 8/15/2025.

Approved by the Planning Commission on June 1, 2026.

I HAVE READ AND UNDERSTOOD, AND I WILL COMPLY
WITH ALL ABOVE STATED CONDITIONS OF THIS PERMIT.

_____

Applicant/Property Owner Date

Attachment B

Story Pole Photos

View of front of property, 7th St.

4716

View looking northwest at project site

View looking southeast at project site

View looking south from 8th Street

Attachment C

Draft Meeting Minutes:
February 26, 2026
Architectural Review Board

CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date February 26, 2026

ACTION MINUTES

The meeting was called to order at 5:37 p.m. by Chair Blakemore.

ROLL CALL

Boardmembers present: Amy Blakemore, Chair
Patrick O'Connor, Vice Chair
Richard Johnson
Richard Little
Lisa Woolf (attending via Zoom)

Boardmembers absent: None

OTHERS PRESENT: 2 members of the public were in attendance

PUBLIC COMMENT: None

MATTERS PRESENTED BY STAFF:

Due to the brevity of the item, Chair Blakemore permitted Matters Presented by Staff to be presented prior to agendized items.

Associate Planner Marysol Smith provided a brief presentation describing proposed exterior improvements and maintenance for Mac Brown Excavating, located at 5096 Sixth Street and 683 Maple Avenue. Project representative Mike Isaac was in attendance. Ms. Smith described proposed improvements to the property, including updating exterior light fixtures, replacing corrugated metal exterior with smooth stucco, adding a decorative strip of corrugated metal, replacing existing garage doors, removal of an eave and two windows, and updating the color palette to off-white with black trim.

The Board was unanimously supportive of the proposed changes as presented.

PROJECT REVIEW

1) Project: Surf Cottages Condominiums, Project 25-2331-DP/CDP/ARB
Address: 4716 Seventh Street
Applicant: Eva Turenchalk, agent, for Michael Haber, Surf Cottage LLC
Planner: Megan Musolf

Request of Eva Turenchalk, agent, for Michael Haber, Surf Cottage LLC, to consider Project 25-2331-DP/CDP/ARB for preliminary review of a proposal to remodel and add a second story to an existing single-family dwelling, and construct a new two-story two-unit building, to create a total of three condominium units on the property. The resulting single-family residence would be 2,141 square feet with a maximum height of 23 feet 9 inches, and the two new units would be 1,968 and 1,966 square feet, respectively, with a maximum building height of 25 feet 8 inches. A two-car garage would be constructed for each unit and one on-site guest parking space would be provided. The project would include all new hardscaping and landscaping, including relocating the existing curb cut and driveway off

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Seventh Street. The property is a 10,998 square foot (0.25 acre) parcel zoned Planned Residential Development (PRD-15) and shown as APN 003-301-020, addressed as 4716 Seventh Street. This item was continued from the January 29, 2026 ARB agenda.

Ex Parte Communications Disclosure: None.

Staff Comments: Assistant Planner Megan Musolf provided a presentation of the project proposal, including an analysis of zoning standards and images of the proposed project's exterior. She noted that this site has had several versions of a three-unit condominium project proposed since 2008, and that a previous project received the Commission's approval in 2018, but the permits expired before building commenced. Ms. Musolf explained that the site is currently in a flood hazard zone, but new flood maps will become effective June 2026, bringing the site out of the flood hazard zone. Therefore, the project will not need floodproofing because no construction will begin before the flood maps change. This reduced the proposed project's height by 13 inches. She asked for the Board's input on the following areas:

- Exterior colors and materials
- Bulk and massing along the side property lines
- Bulk and massing across entire property (new structure plus new 2nd story)
- Landscaping and hardscape plan, including the proposed plant list
- Proposed exterior light fixture for night-sky friendly compliance

Questions for Staff

Boardmember Little asked if the reduction in height makes the height more similar to nearby residences, and Ms. Musolf confirmed, explaining that the reduction in height came from a reduction in the foundation and fill required for floodproofing.

Vice Chair O'Connor asked for clarification that compliance with the City's flood zone requirements is not under the purview of the ARB, and Ms. Musolf confirmed, noting that it is mentioned in the Staff Report and presentation because it affects the height and appearance of the structure. Vice Chair O'Connor asked if the building overhang on Unit B above the garage counts towards building coverage. Eva Turenchalk, agent, confirmed it does. He asked if the proposed rain gardens counted towards the open space requirement, and Ms. Musolf confirmed this area is included.

Chair Blakemore inquired why the rain gardens were not shown on the civil plans. The applicants noted this was an error.

Boardmember Woolf inquired if there was a limit on the number of toilets that could be placed on a quarter-acre lot. Ms. Musolf responded that the Carpinteria Sanitary District reviewed the proposed project and did not have an issue with the number of toilets. Boardmember Woolf asked if each condo unit would have a separate toilet system. Ms. Turenchalk responded that all units would be connected to the Sanitary District's sewer system.

Questions for Applicant

Vice Chair O'Connor asked if there was a post supporting Unit B's second-story overhang, and Dawn Sherry, architect, standing in for the project's designer, replied yes, there was a post on the corner there. Vice Chair O'Connor expressed concern with the resulting clearance for a vehicle to access the

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guest parking spot. Ms. Sherry noted the post could be moved in to allow more space for a vehicle, and that there is space for a vehicle from any parking space to turn around and drive forward out of the property. Vice Chair O'Connor asked about any foundation work that might need to be done to support the new addition. Ms. Turenchalk stated that drawings were not at that level of detail yet, but that a structural assessment was done before the second-story addition was drawn up. Vice Chair O'Connor asked staff what would happen if additional demolition had to occur following project approval, and staff replied that a Development Plan Revision could be needed. The applicant team stated a complete demolition was unlikely.

Boardmember Little asked why the design had shifted from an Arts and Crafts style to a modern one. Ms. Sherry stated it was the owner's preference, as well as overall shifts in architectural tastes.

Chair Blakemore asked why two different shrubs were used at the front and rear of the property. Greg Ross, landscape architect, replied it was due to WELO requirements.

Public Comments: none.

Boardmember Discussion:

Boardmember Johnson:

- Likes the theme with the board and batten, the trellis and gables sticking out, and multi-lite windows
- Would prefer a softer white exterior color— too bright.
- Likes the remodel and addition to the SFD, appreciates the wedding-cake design, which makes it "friendly to the human scale" with appropriate proportions. There are enough breaks in the wall planes to break up the building.
- New 2-unit building:
  - Likes the south elevation, lots of wall breaks and shadow areas.
  - Should incorporate a vertical element to "celebrate" the stairway inside and further break up the wall plane, or maybe a pop-out with a window seat.
  - East elevation: similarly, incorporate some vertical element to define the stairway. Add some sort of gable or other weather protection over the back door.
  - Front elevation: single-story portion is great.
  - North elevation: out of scale with the neighborhood. He knows it's right on the setback line, but needs to be broken up somehow. Suggests pop-outs that don't add floor area. Not a fan of both floors having 9' ceilings, it makes the building look top-heavy. Suggests reducing top floor down to 7.5' in places, and do some truss ceilings to still get volume. It's a 70-75 foot long elevation, the neighborhood is made of 15 to 20-foot wall segments.

Boardmember Little:

- Too white, wants to see some color variation.
- Second-story 9-foot ceilings could be reduced.
- SFD: Long travel path to get from garage into house. Add an interior connection, or a door on the back of the garage so it's close to the house's side door.
- Agrees with Boardmember Johnson on need to break up the wall plane. A couple more roofs over windows, break up big flat mass.
- Liked the previous project's craftsman style, would like to see variation in siding materials.

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Boardmember Woolf
- Really likes the design and colors.

Vice Chair O'Connor
- Overall in support, it's a nice infill project.
- Ensure windows on the east elevation stairwell are properly shown/positioned (not accidentally under stairwell)
- Consider a railing for back porch of Unit B
- Agrees the exterior color is too bright.
- Two grey colors on the exterior: one is warm, one is cool, make them either both warm or both cool. Doors: consider dark blue and grey instead of shiny black.
- Loves the Pella windows.
- Feels the new driveway is closer to the SFD than new building, and would put drivers at eye level with people sitting in the dining room. Center the driveway more, or shift away from SFD.
- Interior sightlines direct from toilet into bedroom. Also consider there are too many doors into the bathrooms.
- Primary bedroom in Unit B is huge, could push in to make overhang smaller/fix issue with the post.
- Foyer/entrance area in SFD is big, consider shifting in and making front porch even bigger.

Chair Blakemore
- Doesn't love the glass garage door with the board and batten siding, they seem to be separate styles.
- Suggests using Texanum Waxleaf Privet bush in both front and back, rather than Pittosporum in back.
- Concerned with amount of landscaping in small 5-ft side setbacks. Hard to access/maintain. Maybe incorporate some areas of gravel to keep it dry and weed-free.
- Make civil and landscape plans consistent with the rain gardens.
- Entry path to SFD is inconsistent on landscaping plan and site plan.
- Salvia is front and center, but suggest moving it behind other plants so when it's cut back for a few months each year it isn't as sad looking.
- Overall plant palette and sizes are appropriate for the project.
- Lawn requirements: areas are so small that they aren't practical for mowing grass. Suggests choosing another groundcover that doesn't need to be mowed.

ACTION: Motion by Vice Chair O'Connor, seconded by Boardmember Johnson, to recommend preliminary approval of the project, with the Board's comments and suggestions attached.

VOTE: 5-0

OTHER BUSINESS: None.

CONSENT CALENDAR: None.

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS:
Boardmember Johnson and Vice Chair O'Connor expressed concern with the maintenance and upkeep of the building at 970 Linden Avenue, the proposed location of a new Verizon wireless facility.

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Principal Planner Bret McNulty noted that improvement to the Linden façade was part of the proposed conditions of approval for that Project, #25-2336-CUP/CDP/ARB, and that it was continued by the Planning Commission to give Verizon time to consider alternative sites.

ADJOURNMENT

Chair Blakemore adjourned the meeting at 6:44 pm to the next scheduled meeting to be held tentatively on March 12, 2026.

All Boardmembers present expect to attend.

_____
Chair, Architectural Review Board

ATTEST:

_____
Secretary, Architectural Review Board

DRAFT

Attachment D

Draft CEQA Notice of Exemption

Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Santa Barbara
105 E Anapamu St.
Santa Barbara, CA 93101

From: (Public Agency): City of Carpinteria
5775 Carpinteria Ave
Carpinteria, CA 93013
(Address)

Project Title: Surf Cottages Condominiums

Project Applicant: Eva Turenchalk, Agent, for Surf Cottages, LLC

Project Location - Specific:
4716 Seventh Street, APN 003-301-020

Project Location - City: Carpinteria Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

Remodel and add a garage and second story addition to an existing single-family dwelling (total 2,141 sq ft dwelling/420 sq ft garage). Construct a new two-story, two-unit condominium building with attached garages (total 5,704 sq ft living/1,327 sq ft garages). Landscaping and hardscaping improvements. Site already has recorded parcel map for condominium purposes (dated 12/18/23).

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Surf Cottages, LLC, c/o Michael Haber

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: 15301 [Existing Facilities], 15303 [New Construction], 15332 [Infill Development]
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

15301: Project involves remodel and addition to an existing residence. 15303: Construction of 2 new residences and 3 garages, for total of 3 units on property. 15332: Project consistent with general Plan/Zoning; on a currently developed residential parcel <5 acres in an urbanized area of the City; there are no sensitive habitats or resources present; the project would not result in impacts to traffic, noise, or water/air quality; and all required utilities and services are available to serve the project.

Lead Agency Contact Person: Megan Musolf, Planner Area Code/Telephone/Extension: 805-755-4438

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____

▪ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Revised 2011

Attachment E

Parcel Map 25,187

Recorded December 18, 2023

PARCEL MAP NO. 25,187

FOR CONDOMINIUM PURPOSES

LOT 7 BLOCK 48 OF THE TOWN OF CARPINTERIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, RECORDED IN RACK 2 MAP NO. 4 IN THE OFFICE OF THE COUNTY RECORDER TOGETHER WITH THE SOUTHEASTERLY HALF OF ASH STREET (ABANDONED) LYING NORTHWESTERLY AND ADJACENT TO NORTHWESTERLY LINE OF SAID LOT 7 BLOCK 48 OF THE TOWN OF CARPINTERIA

FEBRUARY 2021

WW SURVEYING, INC.
1727 STATE STREET #28
SANTA BARBARA, CALIFORNIA 93101
PHONE (805) 681-1615

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE AN INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND. I CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION SHOWN WITHIN THE DISTINCTIVE BORDER LINES OF THIS MAP.

SURF COTTAGES, LLC A CALIFORNIA LIMITED LIABILITY COMPANY

12.11.23

MICHAEL HABER DATE
OWNER

ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THE CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA)

ON December 11, 2023, BEFORE ME, Mo Asim A NOTARY PUBLIC,

PERSONALLY APPEARED MICHAEL HABER,
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT

WITNESS MY HAND AND OFFICIAL SEAL:

Mo Asim — SIGNATURE
Mo Asim — PRINTED NAME

MY COMMISSION EXPIRES: Feb 04, 2027
COMMISSION NO. 2433426
PRINCIPAL OFFICE LOCATION Santa Barbara, CA

MO ASIM
Notary Public - California
Santa Barbara County
Commission # 2433426
My Comm. Expires Feb 4, 2027

CLERK OF THE BOARD STATEMENT:

I, JACQUELYNE ALEXANDER, CLERK OF THE BOARD OF SUPERVISORS OF SANTA BARBARA COUNTY, DO HEREBY STATE THAT PURSUANT TO GOVERNMENT CODE SECTION 66464 (STATE SUBDIVISION MAP ACT), THAT THE CERTIFICATES AND DEPOSITS REQUIRED UNDER GOVERNMENT CODE SECTIONS 66492 AND 66493 (STATE SUBDIVISION MAP ACT) ON THE PROPERTY WITHIN THIS SUBDIVISION HAVE BEEN FILED AND MADE.

JACQUELYNE ALEXANDER
CLERK OF THE BOARD
OF SUPERVISORS OF
SANTA BARBARA COUNTY

BY: Kathleen Douglas
DEPUTY

DATE: 12/14/23

CLERK OF THE BOARD
THE GREAT SEAL OF THE STATE OF CALIFORNIA
SANTA BARBARA COUNTY
CALIFORNIA

CONDOMINIUM NOTE

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR THREE (3) UNITS, WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENT FOR THE UNITS.

NOTE

THIS MAP IS SUBJECT TO CERTAIN CONDITIONS AND INFORMATION INCLUDED IN A "NOTICE" AND RECORDED CONCURRENTLY AS INSTRUMENT NUMBER 2023-0037551 OF OFFICIAL RECORDS IN THE OFFICE OF THE SANTA BARBARA COUNTY RECORDER.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MICHAEL HABER AND SCOTT ADELSON IN FEBRUARY 2021. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I ALSO HEREBY STATE THAT ALL MONUMENTS SHOWN ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THEY ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

JAMES G. WENZEL II
L.S. 9209

12-11-23
DATE

LICENSED LAND SURVEYOR
JAMES G. WENZEL II
L.S. 9209
STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

CHRISTOPHER G. VANDREY, PLS 8783
CITY SURVEYOR
CITY OF CARPINTERIA

12/13/23
DATE

LICENSED LAND SURVEYOR
CHRISTOPHER G VANDREY
No. 8783
STATE OF CALIFORNIA

RECORDER'S STATEMENT:

FILED THIS 18th DAY OF December, 2023 AT 1:25 P .M.
IN BOOK 67 OF PARCEL MAPS AT PAGES 92 TO 93, RECORDS OF SANTA BARBARA COUNTY, AT THE REQUEST OF JAMES G. WENZEL ii, L.S. 9209.

FEE: $131.00

JOSEPH E. HOLLAND
COUNTY CLERK-RECORDER-ASSESSOR

BY: Adrienne Korosher
DEPUTY Adrienne Korosher

CITY CLERK'S STATEMENT:

I HERBY STATE THAT THE CITY COUNCIL OF CITY OF CARPINTERIA, BY MINUTE ACTION ON 27th DAY OF NOVEMBER, 2023 APPROVED THIS MAP.

Brian E. Barrett
CITY CLERK - CITY OF CARPINTERIA

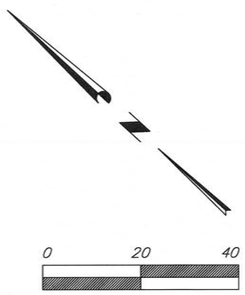
12/11/23
DATE

COMMUNITY DEVELOPMENT DIRECTOR'S STATEMENT

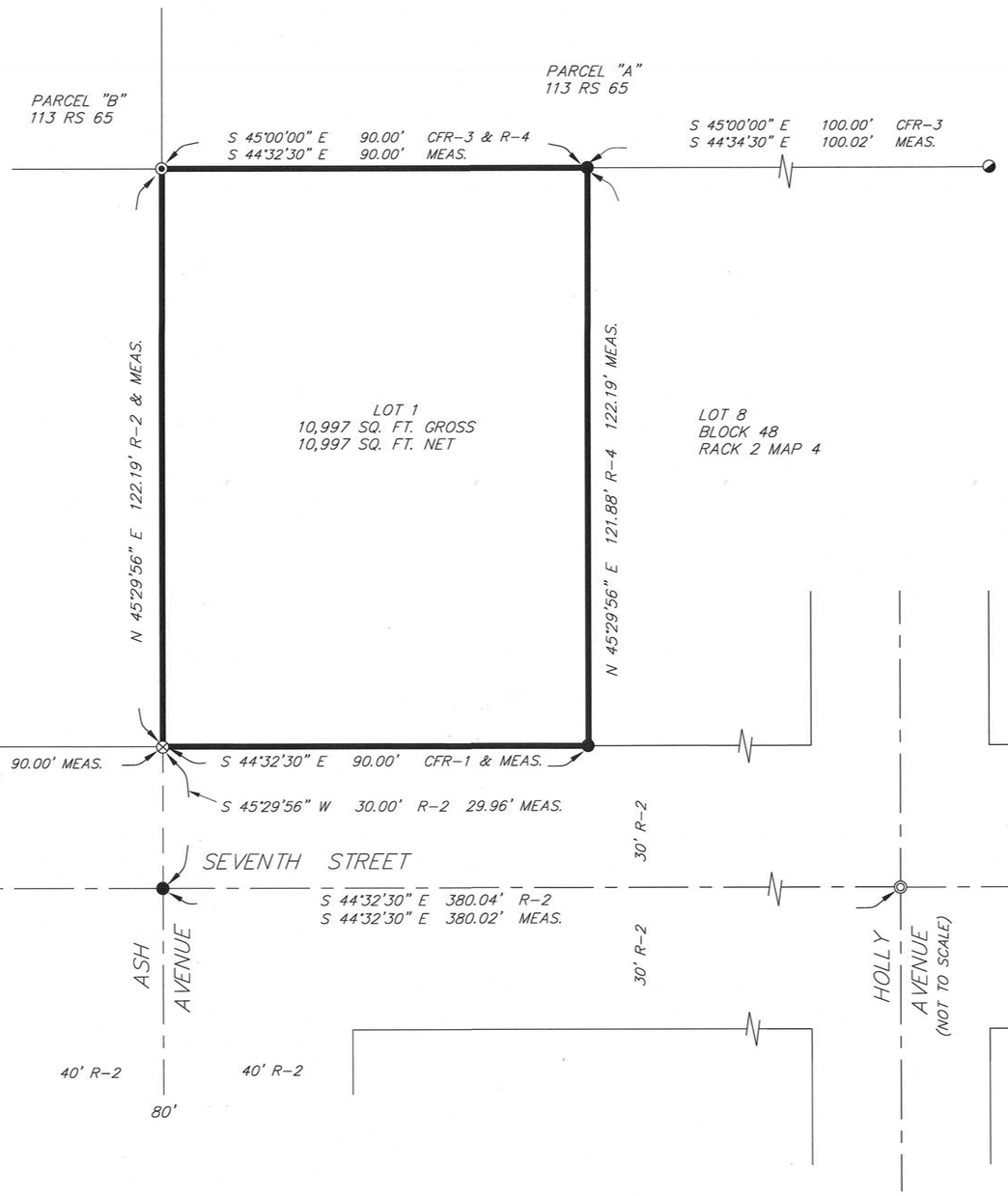
I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP AND HAVE DETERMINED THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP AS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CARPINTERIA ON DECEMBER 5, 2022 AND TO THE CONDITIONS AS IMPOSED THEREON.

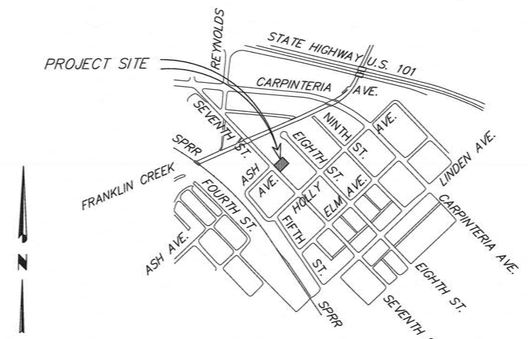
NICK BOBROFF
COMMUNITY DEVELOPMENT DIRECTOR

12-11-2023
DATE



SCALE: 1" = 20'





VICINITY MAP

SCALE: 1" = 500'

LEGEND

R-1 = INSTRUMENT # 2005-0067261 O.R.
R-2 = PARCEL MAP BOOK 44 PAGE 20
R-3 = RECORD OF SURVEY BOOK 113 PAGE 65
R-4 = RACK 2 MAP 4 CITY OF CARPINTERIA
R-5 = RECORD OF SURVEY BOOK 118 PAGE 85
R-6 = CORNER RECORD 4081 COUNTY OF SANTA BARBARA

◎ FOUND SPIKE & WASHER MARKED "PLS 6392" PER R-6
⊗ FOUND 1/2" IRON PIPE WITH TAG ILLEGIBLE ACCEPTED PER R-2
◪ FOUND 1/2" IRON PIPE WITH TAG MARKED "LS 3804" PER R-3
◉ SET LEAD & TAG MARKED "LS 7234"
● SET 1/2 I.P. WITH TAG MARKED "LS 7234"
○ NO MONUMENT FOUND OR SET UNLESS STATED OTHERWISE

M OR MEAS. MEASURED
CFR CALCULATED FROM RECORD
F.T.C. FROM TRUE CORNER

THE BASIS OF BEARINGS FOR THIS MAP ARE TWO FOUND ½" IRON PIPES WITH ILLEGIBLE TAGS ACCEPTED PER PARCEL MAP BOOK 44 PAGE 20
S 44°32'30" E 90.01' RECORD 90.00' MEASURED

PARCEL MAP NO. 25,187

FOR CONDOMINIUM PURPOSES

LOT 7 BLOCK 48 OF THE TOWN OF CARPINTERIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, RECORDED IN RACK 2 MAP NO. 4 IN THE OFFICE OF THE COUNTY RECORDER TOGETHER WITH THE SOUTHEASTERLY HALF OF ASH STREET (ABANDONED) LYING NORTHWESTERLY AND ADJACENT TO NORTHWESTERLY LINE OF SAID LOT 7 BLOCK 48 OF THE TOWN OF CARPINTERIA

WW SURVEYING, INC.
1727 STATE STREET #28
SANTA BARBARA, CALIFORNIA 93101
PHONE (805) 681-1615

FEBRUARY 2021 S03230 SHEET 2 OF 2 SHEET

PM BK 67 PG 93

PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 1, 2026

ITEM FOR CONSIDERATION

Coeler New Residence

Project 23-2232-DP/LLA/CDP/ARB

Request to approve a Development Plan, Lot Line Adjustment, and Coastal Development Permit to construct a new 3,520 square foot two-story single-family residence with a detached 840 square foot three-car garage and adjust the lot line with the adjacent property at 355 Linden Avenue; and to accept a categorical exemption pursuant to §15303, §15304, §15305, and §15332 of the California Environmental Quality Act (CEQA).

Report prepared by: Syndi Souter, Senior Planner
Community Development Department

SIGNATURE

Reviewed by: Nick Bobroff, Director
Community Development Department

SIGNATURE

Owners: Peter and Barbara Coeler

Agent: Dylan Chappell, Architect

Project Location: 333 and 355 Linden Avenue

APNs: 003-440-027 and -028

Zoning: Planned Residential Development (PRD-20)

Land Use Designation: Medium Density Residential (MDR)

I. RECOMMENDATION

Adopt the attached Resolution No. PC-26-001, thereby approving Project 23-2232-DP/LLA/CDP/ARB to construct a new 3,520 square foot two-story single-family residence with a detached 840 square foot three-car garage and adjust the lot line with the adjacent property at 355 Linden Avenue; and to accept a categorical exemption pursuant to §15303, §15304, §15305, and §15332 of the California Environmental Quality Act (CEQA).

II. PROPOSED PROJECT DESCRIPTION

Development Plan

The requested Development Plan would allow the construction of a new 3,520 square-foot two-story single-family dwelling and a detached 840 square-foot three-car garage. The maximum roof ridge height of the residence would be 24.08 feet above finished grade and the height of the detached garage would be 14.5 feet. The project would include new landscaping and hardscape, including a new curb cut and driveway from Dorrance Way. A 30-inch diameter Platanus racemosa (Western Sycamore) is proposed to be protected and retained in place on site. The 912 square-foot detached garage at 355 Linden Avenue would be demolished to remedy an encroachment onto the 333 Linden Avenue property. Approximately 67 cubic yards of soil would be imported for site preparation. Access would be from Dorrance Way via the new driveway.

Lot Line Adjustment (LLA)

The project includes a Lot Line Adjustment between 333 and 355 Linden Avenue. The property at 355 Linden Avenue (Parcel A) is 9,787.5 square feet in size and is currently an "L" shaped lot with a portion of its property extending behind 333 Linden Avenue. The property at 333 Linden Avenue (Parcel B) is a 5,287.5 square-foot rectangular lot. The LLA would reconfigure the common lot lines to become a single straight line between the two parcels and take 2,250 square feet from Parcel A and add it to Parcel B, resulting in two equally sized 7,537.5 square-foot parcels. A 15-foot-wide non-exclusive easement for the benefit of Parcel B is proposed across the rear of Parcel A for ingress and egress from Dorrance Way to the proposed garage.

Coastal Development Permit

A Coastal Development Permit is required to allow the proposed development as described above.

Proposed plans are included as Attachment A, Exhibit 2. Story poles for a prior design were erected on April 14, 2025, and are substantially similar in height and locations as the current proposal; photographs can be found in Attachment B.

III. BACKGROUND

Site Characteristics and Background

The project area consists of two separate parcels. The property at 355 Linden Avenue (Parcel A) is located at the corner of Linden Avenue and Dorrance Way and is presently developed with a 2,460 square-foot two-story residential structure and a 912 square-foot detached garage. The property at 333 Linden Avenue (Parcel B) is a vacant parcel that is 5,287 square feet in size and is located on the west side of Linden Avenue, across the street from Linden Field. The project site is located in the Beach Neighborhood (Community Design Subarea 1), which is comprised of a mix of single- and multi-family residences. The site is immediately surrounded by a two-story residence with accessory structures and The Spot restaurant to the north, Linden Field and the Carpinteria State Beach campgrounds to the east (across Linden Avenue), a two-story single-family residence to the south,

and a vacant lot and residences to the west. The general vicinity contains one- and two-story residential structures.

The site is zoned Planned Residential Development (PRD-20) and has a Medium Density Residential (MDR) land use designation. The project site is not currently located in any overlay districts. The site is, however, located in an area identified as being vulnerable to future sea level rise impacts as discussed in the City's Sea Level Rise Vulnerability Assessment and Adaptation Plan (SLRVAAP).[1]

Architectural Review Board

Concept Review

A concept proposal, Project #22-2177-CON, for a duplex on this site was previously reviewed by the Architectural Review Board (ARB) on December 15, 2022 prior to the formal project application submittal on July 13, 2023. (Note that the formal application was originally also for a duplex, and the plans have since been revised for a single-family dwelling.) The ARB had the following comments on the concept proposal for this site:

- The architecture is very "Santa Barbara" style; instead of Spanish, consider a bungalow or Monterey style of architecture,
- Lower the plate heights and step in the second story to bring the massing down as viewed from the street,
- Use colors that add variety to better fit the neighborhood,
- Increase the setbacks and reduce the overall massing, and
- The garage doors facing the street were acceptable, but narrow the driveway width.

Preliminary Review

A formal project application for a new duplex on the site was submitted on July 13, 2023, and subsequently revised plans for a Spanish/Mediterranean style 3,251 square-foot two-story single-family residence with an attached 426 square-foot two-car garage, for a total size of 3,677 square feet with a maximum height of 24.42 feet, were submitted in December 2024. The proposal for the single-family residence received preliminary review by the ARB on May 1, 2025. At that meeting, one neighbor spoke and submitted a comment letter raising concerns about privacy, the height and size of the residence, and the architectural style. Another neighbor submitted only a comment letter with concerns about privacy and sea level rise impacts.

The ARB reviewed the design for the single-family dwelling and voted 4-0 to continue the project to a future meeting with the following comments:

- The Spanish/Mediterranean style is acceptable,
- The "muscular" massing should be scaled down to a scale similar to the residence at 355 Linden Avenue,
- The plate heights should be reduced to lower the overall height,
- Reduce the overall size of the residence,

[1] The City's SLRVAAP can be found on the website here: https://carpinteriaca.gov/city-hall/community-development/planning/general-plan-local-coastal-plan-update/

- The floor plan should have direct access to the backyard and fewer than five bedrooms,
- Add gables and pop-outs to add articulation to the long walls, and
- With the understanding that the sycamore would be retained, a new palm should be planted on Linden Avenue to replace the palm to be removed.

The plans were revised in response to the ARB comments with the following changes:

- A Lot Line Adjustment was incorporated into the project which would reconfigure the lot line between the property at 355 Linden Avenue (which is currently an "L-shaped" parcel) and the project site to create two parallel parcels of equal size at 7,537 square-feet;
- The size of the residence was increased by 189 square feet and a new 356 square-foot covered porch was added to the rear of the residence;
- The plate heights on the second story were reduced to a range of 7.5-feet to 9.5-feet, which lowered the overall height from 24.42-feet to 23.83-feet, a reduction of seven inches;
- The floor plan was reconfigured with the main living area accessible to the backyard and now contains four bedrooms;
- Pop-outs with open gable roofs have been added to the side and rear elevations to articulate the massing;
- The design has been "softened" with more Mediterranean style details and features such as: additional arched windows, adding Santa Barbara stone accents to the front and side walls, the roof pitch on the second story was raised from 2.5:12 to 4:12, the incorporation of shallow or no roof overhangs, additional scallop details in the stucco below the areas without a roof overhang, and an additional tiled arch surround on the northern garage window;
- The second floor has been "wedding-caked" above the first floor at distances ranging from 7-feet to 2-feet on the sides and set back 18.5 feet from the front;
- The landscaping plan has been revised to include a variety of ornamental flowering shrubs and grasses, in addition to perimeter hedges and a lawn area with olive trees in the rear yard; and
- The proposal continues to retain the existing 30-inch diameter native Platanus racemosa (Western Sycamore) that is located at the front of the property, and a tree protection plan has been prepared for the project (see Sheet TPP0.0 in Attachment A, Exhibit 2).

The revised design for the single-family residence received a second preliminary review by the ARB on November 13, 2025. No public comment letters were submitted, and one member of the public spoke with concerns about the existing hedge height blocking views of the story poles, suspicions that the new residence would be a vacation rental, and the size of the proposed residence. The ARB members were generally happy with the revised design, and voted 4-0 to recommend preliminary approval to the Planning Commission with the following comments on the revised design:

- A tree should be added in the planter on the north side of the driveway;
- Additional landscaping should be added along the common property line with the adjacent residence at 355 Linden Avenue; and
- Consider a darker cream/beige stucco color, similar to the color of the stucco at Dart Coffee in Linden Square.

The plans were updated in response to the ARB comments with the following changes:

- The landscaping plan has been updated to include an olive tree and additional shrubs along the northern property line to soften views from the street; and
- The proposed color for the stucco remains Navajo White, due to the subsequent Final ARB approval of the new residence at 4949 Dorrance Way with a darker cream/beige stucco color (Greek Villa), to avoid two houses with the same color in close proximity.

Copies of the Minutes from the December 15, 2022, May 1, 2025, and November 13, 2025 ARB meetings are included in Attachment C.

Planning Commission

The Planning Commission initially reviewed the project on February 2, 2026. At that meeting, four members of the public spoke with concerns about the new residence becoming a vacation rental, safety issues with the proposed driveway on Linden Avenue, the size of the proposed residence, impacts to private mountain views, and the neighborhood compatibility of the design. One of the speakers also submitted a public comment letter which reiterated their spoken comments.

The Planning Commissioners had mixed comments on the proposal, including concerns that the proposal was too large and not compatible with the neighborhood, hesitancy about the possibility of the new residence becoming a vacation rental, reluctance to allow the removal of the iconic palm tree on Linden Avenue, and support for the proposal as a reasonable improvement on the site that would improve the quality of our housing stock. One issue that the Commissioners unanimously agreed upon was the safety concerns about the new driveway on Linden Avenue, and that the access should be relocated to Dorrance Way. After a lengthy discussion, the Commissioners voted 3-2 to continue the item with direction to the applicant to revise the project in a way that the garage would be relocated to the rear of the property with access from Dorrance Way, and that the overall footprint of the residence, as it relates to the front setback, would not substantially be changed.

The project was scheduled to be reviewed by the Planning Commission at their May 4, 2026 meeting, but the applicant requested a continuance to the June 1, 2026 meeting.

A copy of the plans that were reviewed at the February 2, 2026 Planning Commission meeting can be found in Attachment D, and a copy of the minutes from that meeting are included in Attachment E.

IV. ENVIRONMENTAL

This project can be found to be categorically exempt from environmental review pursuant to Sections 15303 (new construction or conversion of small structures); 15304 (minor alterations to land); 15305 (minor alterations in land use limitations); and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). Class 3 Exemptions include, but are not limited to, the construction of a new single-family residence with a detached garage. Class 4 Exemptions allow for minor alterations to land that include grading on land with a slope of less than 10%, new landscaping, and minor trenching and backfilling where the surface is restored. Class 5 Exemptions allow for minor lot line adjustments that do not result in the creation of a new parcel. Class 32 Exemptions allow for in-fill development projects provided the project: is consistent with the applicable general plan policies and zoning regulations; the site is within city limits on a site no larger than five acres surrounded by urban uses; the site has no habitat value for

rare, threatened, or endangered species; the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

The project meets the requirements for the listed Categorical Exemptions as the project includes the construction of a new single-family residence, a detached garage, associated grading (including utility trenches and over-excavation and recompaction for the foundation), landscaping improvements, and a lot line adjustment that would not create a new parcel; wherein the project is consistent with the City's General/Coastal Plan and Zoning Code, is located within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site can be adequately served by all required utilities and public services. As the project is consistent with these standards, the exemption is appropriate.

The proposed CEQA Notice of Exemption is included as Attachment F.

V. ANALYSIS

The project has been revised in response to the Planning Commission's comments with a new detached garage located at the rear of the property and access taken from Dorrance Way via a proposed 15-foot-wide easement over 355 Linden Avenue. The front of the residence remains set back 20-feet from Linden Avenue, now with a living room facing the street. The overall size of the residence was reduced by 346 square-feet with the new detached garage layout, and the number of bedrooms was reduced from five down to four. Although the size of the residence was reduced, the total overall square footage increased by 494 square feet due to the newly proposed detached three-car garage. The rear covered porch has been eliminated, and replaced with a courtyard between the residence and the detached garage. The revised proposal retains both the native sycamore tree on site and the palm street tree in front of the property.

The discussion below provides an analysis of the revised project in terms of its compliance with the development standards of Title 14, Zoning, and Title 16, Subdivisions, of the Carpinteria Municipal Code (CMC), and with the objectives and policies of the City's General Plan/Coastal Land Use Plan.

Carpinteria Municipal Code (CMC)

CMC Title 14, Zoning

A single-family residence is a permissible use in the PRD-20 district, subject to specific development standards and approval of a Development Plan and Coastal Development Permit by the Planning Commission.
The following table identifies the project's conformance with applicable Planned Residential Development District and other CMC requirements:

Standard	Requirement/Allowance	Proposal- 333 Linden Avenue
Setbacks Front	50 feet from centerline of street	60 feet from centerline of street;

Standard	Requirement/Allowance	Proposal- 333 Linden Avenue
(Linden Avenue)	or 20 feet from property line, whichever is greater.	20 feet from property line
Side (North)	5 feet	5 feet
Side (South)	5 feet	5 feet
Rear (West)	15 feet	24.5 feet
Height	30 feet max.	24.08 feet max.
Building Coverage	50% max. (3,768 square feet)	30.2% (2,277 square feet)
Open Space & Landscaping	20% min. (1,507 square feet)	45% (3,401 square feet)
Density	20 units/acre (3 units max.)	1 unit
Parking	2 garage spaces	3 garage spaces
Driveway Width	16 feet max.	12 feet

Development Plan Approval

In order to approve a Development Plan for the project, the Planning Commission must make all of the findings for approval provided for in CMC 14.68.030, which are listed below:

a. *The proposed development is in conformance with the provisions of the applicable zoning district, Local Coastal Plan and implementation programs, and General Plan.*
b. *The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives.*
c. *The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*
d. *The proposed development will not conflict with any recorded easements acquired by the public at large for access through the property or use of the property or any easements granted to any public agency or required as a condition of approval.*
e. *The proposed development will not adversely affect necessary community services and values including but not limited to traffic circulation, sewage disposal, fire protection, water supply, and police protection.*
f. *The proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.*

Staff believes all of the necessary findings can be made. The proposed project is consistent with the type and intensity of development anticipated in urbanized areas of the City's beach neighborhood. The project is an in-fill development project resulting in the construction of a new single-family dwelling. With the approval of the requested Lot Line Adjustment, the project would be consistent with all applicable requirements of the City's General Plan/Coastal Land Use Plan and Carpinteria Municipal Code, including Title 14, Zoning. The property is not located in a flood or fire hazard

zone, nor is the project located in an area encumbered with any public easements or sensitive habitats. Appropriate conditions have been included in the project conditions of approval to address parking, geologic hazards, construction noise, water quality, risk of future sea level rise, and air quality considerations. Additional supporting evidence is provided in the Findings for Approval, included as Attachment A, Exhibit 1 to this report.

Demolition of the Detached Garage at 355 Linden Avenue

The rear wall of the existing detached 912 square-foot garage at 355 Linden Avenue encroaches approximately six inches onto the property at 333 Linden Avenue. During the project review, the applicant team opted to demolish the garage instead of including a re-alignment of that section of the common property line with the Lot Line Adjustment proposal. In the future, under a separate permit application, the applicant team plans to make improvements to the property at 355 Linden Avenue which will likely include a new garage structure. The demolition of the garage, which would result in no covered parking onsite, is permissible under the provisions of AB 2097, which eliminates the requirement for dedicated onsite parking spaces for residential uses within one-half mile of the Amtrak Station. As such, the State law with California Coastal Commission support, supersedes the CMC requirements for residential parking spaces.

CMC Title 16, Subdivision Requirements

Title 16 of the Carpinteria Municipal Code (CMC) regulates land subdivisions, mergers, and lot line adjustments in conformance with the California Subdivision Map Act. For the proposed lot line adjustment, neither a tentative or final parcel map is required pursuant to the exception listed in CMC §16.12.010.E, which states, "A lot line adjustment between two or more existing adjacent parcels [is exempt from the requirements of this Title], where the land taken from one parcel is added to an adjacent parcel, and where a greater number of parcels than originally existed is not thereby created, provided the lot line adjustment is approved by the planning commission." The proposed lot line adjustment meets this exception as it would result in 2,250 square feet of land taken from the 355 Linden Avenue parcel and added to the adjacent 333 Linden Avenue parcel, and the properties would remain as only two legal lots. The parcel at 355 Linden Avenue would decrease in size from 9,787.5 square feet to 7,537.5 square feet, and the parcel at 333 Linden Avenue would increase in size from 5,287.5 square feet to 7,537.5 square feet. Thus, the lot line adjustment would result in two equally sized parcels that conform to the current 7,000 square-foot minimum lot size for a residential parcel.

Additionally, the maximum density allowed for both parcels combined would remain at a total of six units. The maximum density in the PRD-20 zone district is 20 units per acre. Presently, the 9,787.5 square-foot parcel at 355 Linden Avenue could contain up to four units, and the 5,287.5 square-foot parcel could contain up to two units, for a total of six units. The lot line adjustment would result in two 7,537.5 square-foot parcels, which could contain up to three units each, for a total of six units. As such, the lot line adjustment would not increase the total allowed density.

For more detail, see the attached Lot Line Adjustment Site Plan and Exhibit included in Attachment A, Exhibit 2.

General Plan/Coastal Land Use Plan

The project site has a General Plan/Coastal Land Use Plan designation of Medium Density Residential (MDR) and is within Design Subarea 1 (Beach Neighborhood) of the Community Design Element and is subject to the following policies:

Land Use Element

Objective LU-3: *Preserve the small beach town character of the built environment of Carpinteria, encouraging compatible revitalization and avoiding sprawl development at the City's edge.*

Policy LU-3b: *The Community Design Element shall guide the character of development, and represent a comprehensive statement of the community's visual objectives.*

Policy LU-3f: *Encourage the remodeling and revitalization of neighborhoods and commercial areas in accordance with principles established in the Community Design Element.*

Policy LU-3l: *Land use designations established on the City's land use map that permit a range of residential densities should not be interpreted to permit development that is incompatible with the existing development pattern in an area. A density within the allowable range that is most compatible with the predominant pattern of development in the area should be used as the guide for determining the appropriateness of the proposed development.*

The proposed project represents an in-fill development project that would result in a gain of one dwelling unit on a site located in an urbanized, developed part of the City's beach neighborhood and zoned for a density of up to three units. Such infill projects are generally encouraged by the above-stated Objective and Policies, provided they are developed in a manner that is consistent with the rest of the City's policies and regulations, as discussed below.

Circulation Element

Policy C-3c: *Review new development proposals to improve neighborhood circulation patterns and enhance the inter-neighborhood routing characteristics of the City's master plan.*

Policy C-3h: *Require all new projects to demonstrate safe traffic flow integration with the Master Plan of Streets as well as street/drainage improvements function. This shall include construction traffic and the designation of construction routes.*

Policy C-8f: *Encourage pedestrian movement by providing pedestrian facilities that are direct and convenient, particularly in the beach and downtown areas.*

Policy C-9o: *Require well-designed walkways as a condition to new development approval.*

The site fronts Linden Avenue, which is the primary thoroughfare to the Beach Neighborhood and is heavily traveled by pedestrians and bicyclists. Sidewalks line both sides of the street in this area, and a bike lane runs along the western (southbound) side of Linden Avenue. The revised proposal eliminates the driveway that would have backed-out onto Linden Avenue, thus retaining the existing pedestrian and vehicular traffic patterns on Linden Avenue. The new driveway access from

Dorrance Way would result in head-out egress onto a less busy street, which would allow better visibility for pedestrians and traffic safety.

Open Space, Recreation, & Conservation Element

Policy OSC-7a: *Oak trees and oak woodlands, because they are particularly sensitive to environmental conditions, as well as walnut, sycamore, and other native trees, shall be protected through appropriate development standards.*

The project site contains a 30-inch diameter Platanus racemosa (Western Sycamore). Through the course of the project design, the applicant has modified the layout of the proposed residence to retain the sycamore tree and protect the critical root zone to the maximum extent feasible. An arborist has prepared a Tree Protection Plan which includes measures to protect the tree and its roots during site preparation and construction (see Sheet TPP0.0 in Attachment A, Exhibit 2). The recommendations included in the Tree Protection Plan have been incorporated into the project conditions of approval. Likewise, the revised proposal to locate the garage at the rear of the lot and take access from Dorrance Way would allow the existing palm tree along the Linden Avenue frontage to remain in place. While not native, these trees are important to the character and visual setting of Linden Avenue through the downtown and beach neighborhood.

Safety Element

Objective S-4: *Minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from flooding.*

The project site is not currently located in the designated 100-year floodplain, nor is it proposed be on the forthcoming updated FIRM maps. However, the site is located in an area projected to become increasingly vulnerable to flooding impacts. These vulnerabilities, as discussed above, are liable to become more pronounced in the future as a result of rising sea levels, as discussed in the City's SLRVAAP, which shows the subject property as being vulnerable to flooding impacts resulting from five-feet or more of sea level rise by 2100.

Although the City's Interim Sea Level Rise Guidance document does not apply to this site, the City is in the initial stages of crafting updated General Plan/Coastal Plan policies and zoning code standards that will require sea level rise considerations be taken into account for all new development in identified vulnerable areas. The proposed project could voluntarily incorporate SLR adaptation measures (such as using a raised foundation) into the design to reduce potential impacts from SLR that may occur during the economic lifetime of any new development on the site.

Noise Element

Policy N-5c: *The City will require that construction activities employ techniques that minimize the noise impacts on adjacent uses.*

The City's standard conditions relating to construction timing and noise attenuation have been included in the attached recommended Conditions of Approval (Attachment A, Exhibit 3).

Citywide Community Design Element Objectives and Policies

Objective CD-1: *The size, scale and form of buildings on a parcel should be compatible with the adjacent nearby properties and with the dominant neighborhood or district development pattern.*

Objective CD-2: *Architectural designs based on historic regional building types should be encouraged to preserve and enhance the unique character of the city.*

The surrounding neighborhood contains primarily vernacular cottage and Craftsman style residences ranging from one to two stories. A few Spanish/Mediterranean residences are located throughout the Beach Neighborhood, including the residence just north of the project site (355 Linden Avenue). The size, massing, and height of the proposed residence is comparable to other newer two-story structures in the vicinity. Additionally, the height is lower than the adjacent two-story residence to the north, but higher than the adjacent two-story cottage to the south, so the residence would create a "stepped-down" transition between the existing adjacent structures on Linden Avenue.

Objective CD-3: *The design of the community should be consistent with the desire to protect views of the mountains and the sea (California Coastal Act of 1976 §30251).*

Although views of the ocean and mountains are available from the site, the proposed project would not significantly block any public views as the building footprint, location, and massing are generally in line with adjacent development to the north and south.

Objective CD-5: *The streets of neighborhood interiors should be designed to be the "living rooms" of the neighborhood, where children and adults can safely play or walk. The design and details of streets, frontages and buildings should support this objective.*

Policy CD-5a: *Main entrances to homes should be oriented to the street. Entry elements such as porches, stoops, patios and forecourts are encouraged. Such entry elements should be selected for their compatibility with the adjacent houses and the general neighborhood pattern.*

Policy CD-5b: *Garages should not dominate views from any public street.*

Policy CD-5c: *Low walls, low fences and hedges should be encouraged along the frontages to define the edge of the private yard area, where appropriate.*

Policy CD-5d: *Houses within a neighborhood may vary in materials and style, but strong contrasts in scale, color and roof forms should generally be avoided.*

Objective CD-10: *Areas with attractive frontages designs should be maintained. New development should be carefully planned with frontage areas, which maintain and enhance the quality of Carpinteria's streetscape.*

Policy CD-10b: *Frontages where residential uses abut a major thoroughfare should include buffering elements such as yards, forecourts, courtyards, and tree rows. Sound walls are the most primitive form of buffer and should be used only where other methods are impractical. If sound walls are used they should be attractive and well landscaped.*

The proposed site fronts on Linden Avenue, which is the primary thoroughfare to the Beach Neighborhood and is heavily traveled by pedestrians and vehicles. Welcoming features to the proposed unit include large windows, doors, and balconies facing Linden Avenue and a low stucco wall with a wooden gate around the front yard area. Landscaping is proposed along the sidewalk in front of the wall. The revised layout relocated the garage to the rear of the property, so the garage would no longer be highly visible from the street and there would no longer be a driveway interrupting the sidewalk in this area. The low 3.5-foot-tall stucco wall along the property's frontage could provide some physical buffering from the highly trafficked Linden Avenue right-of-way.

Objective CD-13: *Ensure that lighting of new development is sensitive to the character and natural resources of the City and minimizes photo-pollution to the maximum extent feasible.*

Policy CD-13b: *Lighting shall be low intensity, and located and designed so as to minimize direct view of light sources and diffusers and to minimize halo and spillover effects.*

An ornamental sconce is proposed on the front of the residence near the pathway to the entrance. Additionally, hanging lantern-style exterior lights and landscaping pathway lights are proposed for the new residence, as shown on the colors and materials board and on Sheet A6.0 of the plans in Attachment A, Exhibit 2. The specifications for the exterior light fixtures would be reviewed during Final ARB review for consistency with this Objective and Policy.

Objective CD-14: *Protect and preserve natural resources by reducing energy consumption.*

Policy CD-14a: *To ensure the effective utilization of energy resources, design measures shall be incorporated into project design that allow for development projects to comply with and exceed the minimum energy requirements of the City's Uniform Codes.*

CD-14-Implementation Policy 7: *Building orientation shall be designed to maximize natural lighting and passive solar heating and cooling.*

CD-14-Implementation Policy 8: *Landscaping shall be designed to maximize the use of native drought-tolerant species and deciduous trees to shade buildings in summer and allow for passive solar heating in winter.*

Any development on this site would be required to, at minimum, comply with current building and Title 24 code requirements for energy efficiency and conservation measures, including roof-mounted solar panels. Future site landscaping would be expected to comply with the applicable design policies and water conservation requirements promoting the use of low water use, native or locally adapted species.

Subarea 1 (Beach Neighborhood) Objectives and Policies

Objective CDS1-2: *Enhance the pedestrian character of the neighborhood streets.*

Objective CDS1-3: *Ensure that the scale and character of new development is consistent with the existing small-scale character of the residential neighborhood and that it is consistent with the neighborhood "small beach town" image. Discourage new development of large, "boxy" buildings, with ground floors primarily devoted to garages.*

CDS1-Implementation Policy 1: *New buildings should discourage the ground floor being dominated by garage doors or "boxy" building design.*

CDS1-Implementation Policy 2: *To avoid blank ground floor facades that discourage pedestrian life on the street, the ground floors of the residence should be between one and five feet in height above the public sidewalk, unless a greater height is mandated by flood prevention policies.*

CDS1-Implementation Policy 4: *No more than 50 percent of the facade width should be occupied by garage doors.*

CDS1-Implementation Policy 5: *The front door should face the street. Pedestrian-oriented transitional spaces should be provided from the public sidewalk to the front door. Such spaces may include landscaped front yards, landscaped and/or hardscaped forecourts, and raised front porches and dooryards. These spaces should be designed to accommodate uses such as children's play areas and/or sitting areas.*

CDS1-Implementation Policy 7: *To create a picturesque skyline, visible pitched roofs are recommended, rather than flat roofs with parapets or mansard fascias. On three-story elements, visible pitched roofs should be required to prevent the buildings from "walling off' the beach from the town.*

CDS1-Implementation Policy 8: *Building articulation is encouraged: e.g., balconies, bay windows, dormers, porches and pergolas.*

CDS1-Implementation Policy 10: *New buildings on streets with existing one-story bungalows should include porches and other one-story elements that are compatible in scale and spacing with the existing development.*

The proposed residence design would be articulated with plate heights ranging from 7.5- to 9.5-feet, a combination of gable, hip, and shed roofs, with portions of the elevations "popped-out" and stepped back in various locations. The second story balconies add further depth to the proposal. A 3.5-foot-tall stucco wall with a wooden gate and landscaping would separate the private front yard area from the street. The lower-level finished floor would be approximately eight-inches above existing grade. The design of the proposed residence consists of varying one- and two-story elements, to avoid a "boxy" building design. The project has been redesigned in response to the Planning Commissions previous comments with a detached three-car garage at the rear of the property, with access from Dorrance Way. As such, the project now complies with Implementation Policy 4, above.

Beach Neighborhood Residential Design Guidelines

DG 1: *The primary dwelling should not be located beyond a side yard encroachment plane defined as follows: a 15-degree angle measured from the vertical at a point beginning six feet above the existing grade along the interior side property line(s). For street side yards, the standard setback shall be applied. Encroachments consistent with those defined in CMC Section 14.50.070, General Yard Regulations, (i.e., sills, belt courses, buttresses, cornices, chimneys, eaves, ornamental features and uncovered landings) are permitted.*

The proposed residence does not encroach into the side yard encroachment plane, so the proposal is compliant with DG 1. Please see the left side of the East Elevation on Sheet A3.1 of the plans in Attachment A, Exhibit 2.

DG 2: *New or modified buildings should be compatible with surrounding buildings and with the character of the Beach Neighborhood. The small beach town charm should be reflected in the scale and form of the building.*

The proposed size, bulk, and scale of the revised residence appear to be generally similar to and compatible with surrounding newer homes and buildings in the Beach Neighborhood, and the second story plate heights and overall height have been reduced to better relate to the immediately adjacent residences. The Spanish/Mediterranean architectural style is not common in the Beach Neighborhood, however the variety of architectural styles, massing, and colors/materials helps to define the Beach Neighborhood's "small beach town" character.

DG 3: *Buildings should be composed of varying masses. Variety in the shape, scale and design of buildings is encouraged throughout the neighborhood.*

DG 4: *For single family dwellings, the second story should comprise not more than 40% of the total building square footage (including garages).*

DG 5: *Second floor frontages should be stepped in at least three feet from the ground floor façade in order to maintain single story elements along the street frontage and reduce the prominence of second floors.*

DG 7: *Maximum building heights over 26 feet for two-story structures are discouraged.*

The massing of the proposed residence is variegated between the one- and two-story portions, in addition to the second story balconies. The proposal complies with DG 4 with the second story at 35.3% of the total square footage. The proposed second-story is stepped back 18.5-feet from the lower ground floor façade, so the proposal complies with DG 5. The maximum height of the proposed residence would be 24.08-feet, so the proposal is compliant with DG 7.

DG 10: *Building facades longer than 20 feet should incorporate design features such as large, r windows or off-set wall planes.*

The proposed front and rear façades are 35-feet wide, and the sides are longer. The elevations incorporate off-set wall planes, varying plate heights, a variety of window sizes and shapes, a stone wrap around the front of the residence, stone accent walls, and wooden trellis accents. The façades of the detached garage would be articulated with wooden garage doors, windows, doors, and an accent stone wrap around the base. These elements appear to meet the intention of DG 10.

DG 12: *Large roof masses should be avoided. Roofs should feature varied and articulated roof planes, which may include but are not limited to front-facing gables, cross gables or hipped roofs. Flat roofs and side-facing gables are discouraged.*

As discussed previously, the proposed roof incorporates front-and rear-facing gables, small open gables over the pop-outs along the sides, and a shed roofs above the front living room and primary

bath windows. The detached garage would have a hipped roof. These variations break up the roof mass and appear to comply with the intention of DG 12. A roof plan with more information on the roof design and layout can be found on Sheet A2.2 of the enclosed plans in Attachment A, Exhibit 2.

DG 13: *Frontages that include porches and/or yards where residents may sit or interact with the public realm are encouraged. A boundary such as a landscape feature between the public realm (i.e., the street or sidewalk) and the private realm (the private property) may exist, but not in a manner that prevents the desired interaction.*

DG 15: *Dwellings should include a pathway separate from the driveway to lead pedestrians from the front door to the street or sidewalk.*

The front yard would be surrounded by a proposed 3.5-foot-tall stucco wall with a wooden gate for access. The gate would open from Linden Avenue into the front yard area. The low wall and gate would create an open feeling between the public and private spaces. The former garage area at the front of the residence has been repurposed as a living room with a large bank of windows facing the street, and features a large balcony above on the second floor. The main entry to the home faces Linden Avenue, but is set back farther into the lot interior and accessed by a decorative walkway from the front door.

DG 17: *Garages and driveways should not dominate the habitable frontage of the dwelling. Garages that are placed out of view (such as detached garages placed at the rear of a lot) and accessed via a driveway or alley are preferred. Garages included as part of the frontage design are acceptable but should include measures to reduce their prominence (see DG 18).*

DG 18: *Garage design may include windows, trellises, separate doors, decorative trim and other architectural elements to enhance the aesthetics of the garage. When placed at the front of a house, garages should be set back from the main frontage and entry.*

As discussed above, the project has been redesigned with a detached three-car garage located at the rear of the property with access via an easement from Dorrance Way, as preferred by DG 17. The garage has been designed with three separate wooden doors and a stone wrap around the base to break up the elevation. The garage wall that faces the residence would have two sets of sliding doors. The roof over the garage and sliding doors would be detailed with exposed wooden beams, rafter tails, and supports. These elements enhance the aesthetics of the detached garage as described in DG 18, above, and architecturally relate to the design and detailing of the primary residence.

DG 20: *The selected architectural style should include the primary identifying features indicative of that style.*

DG 21: *Elements such as windows and doors should be consistent in design with the architectural style, and when appropriate, should draw from elements in the existing neighborhood.*

DG 22: *Bay windows, dormers, balconies, covered porches and other decorative elements are encouraged when appropriate to the architecture of a building, particularly when these elements are oriented toward a public street, public space or open space.*

DG 23: *Fenestration should be provided to add architectural interest when facades are visible from the public realm.*

DG 24: *Exterior architectural detail and treatment should be carried around all sides of the building.*

DG 25: *Muted tones are encouraged or other colors determined to be appropriate by the Architectural Review Board.*

DG 26: *Second floor balconies, windows and decks that are oriented toward the public realm are preferred. When these features face adjacent private properties, they should be located and designed to protect privacy.*

The proposed design incorporates white stucco walls, a red tile roof, and exposed wooden beams with rafter tails, all of which are trademark features of the Spanish/Mediterranean architectural style. The architectural details, including stucco scallops along the roof edges, stone accents, wooden doors and gates, and lanterns are fine details that further embellish the quality of the design. The front second story balcony over the living room would primarily overlook the street and would be located approximately 16-feet away from the northerly neighboring residence, which is also two stories and located towards the street. The smaller front second story balcony would overlook the front entry and would be set back approximately 60-feet from the nearest adjacent neighbor, so minimal privacy impacts are anticipated. Lastly, the rear second story balcony would overlook the courtyard, detached garage, and rear driveway.

DG 27: *Trees, shrubs and other low plantings should be compatible with the surrounding landscape and urban form. Plantings should include native or drought-tolerant species and trees that complement the public realm. Native species are encouraged where appropriate.*

DG 29: *Landscaping should allow visibility of the building and complement its architecture, without hindering privacy or causing excessive shading or leaf litter on adjacent lots.*

DG 30: *Hardscape materials should complement the building and be distinguishable from materials used in the public realm. Hardscape that incorporates varied materials, textures and designs is encouraged.*

DG 31: *Permeable materials are encouraged for all driveways and parking areas to reduce runoff.*

The proposed landscape/hardscape plan has been prepared to work around the existing sycamore tree. The hardscape materials include permeable pavers for a portion of the front yard, north side pathway, courtyard, and driveway areas. The front walkway, balance of the front yard, and south side pathway would be flagstone. The area near the trunk of the sycamore tree, would be gravel mulch. Landscaping includes fruitless olive trees with flowering shrubs and grasses in the front, side hedges, fruitless olive trees with planters in the courtyard, and a ribbon driveway. Shrubs would be planted around the perimeter of the site with planters in front of the wall along Linden Avenue to provide a buffer along the street frontage.

DG 32: *Exposed walls should be finished with stone, stucco or other aesthetic treatment.*

DG 33: *Fences should be finished on both sides to create a uniform appearance as viewed from either side.*

DG 34: *Along street frontages, open fence types such as picket, wrought iron or post and rail are preferred. Chain-link and solid fencing materials are discouraged but if they are used, should be screened with landscaping to the height of the top of the fence or wall.*

As discussed previously, a new 3.5-foot-tall stucco wall with a wooden gate is proposed to enclose the front yard area. This style of wall is consistent with the proposed Spanish/Mediterranean style of architecture for the residence. A landscaped planter is proposed in front of the wall to provide screening and softening.

DG 36: *Outdoor lighting should include:*

- *Fully shielded fixtures positioned so that light is not visible above the horizontal plane of the fixture;*
- *Motion sensor and timers to keep lights off when not in use;*
- *Energy efficient light types with low watts and lumens;*
- *Fewest number of fixtures possible at minimum heights necessary; and*
- *Cutoffs for fixtures to prevent spillover onto neighboring properties.*

The proposed plans show a sconce and specify hanging-lantern fixtures and pathway lights to provide exterior lighting. The proposed conditions of approval require that the ARB review the specifications for the proposed exterior lighting for compliance with the above measure and the City's general night-sky friendly lighting policies.

Housing Element

Program Category #1. *Make Sites Available to Accommodate the RHNA.*

Goals:

- *Maintain an adequate supply of appropriately zoned land and take all necessary actions to support the production of at least 901 housing units in the City to accommodate the RHNA allocation for the 2023-2031 period.*
- *Maintain a jobs-housing balance or ratio within the 0.75 to 1.25 range suggested by the Santa Barbara County Association of Governments.*

Policies:

- *Adequate Sites: Provide and maintain sufficient sites in the General Plan and Zoning Code and associated Land Use and Zoning Maps to accommodate the housing needs allocated to the City in the Regional Housing Needs Allocation (RHNA) Plan.*
- *Housing Types: In the General Plan and implementing ordinances, provide for a mix of housing types consistent with the City's needs, including single-family detached and multi-family housing.*
- *Accessory Dwelling Units: Promote the development of ADUs consistent with State law and City regulations.*
- *Public Services and Facilities: Ensure that public services and facilities have the capacity to support the need for the new residential development allocated to the City by the RHNA Plan.*

The proposal would provide a four-bedroom single-family dwelling, which is one of the types of housing that has been identified as needed within the City. The project would result in a gain of one new housing unit for the RHNA.

VI. DEVELOPMENT IMPACT FEES

A series of ordinances and resolutions adopted by the City Council require the payment of various development impact fees (DIFs). If the project were approved as submitted, it would be subject to the fees as shown in the following tables. The amounts shown are estimates only. The actual amounts will be calculated in accordance with the fee resolutions in effect when the fees are paid. The fees are updated annually in July.

The developer of a project that is required to pay development impact fees may apply to the City Council for a reduction, adjustment or waiver of any of those fees based on the absence of any reasonable relationship or nexus between the impacts of the proposed development and either the amount of the fee(s) charged or the type of facilities to be financed. The application must be in writing and must be submitted to the city clerk either ten days prior to the public hearing on the development permit for the project, or if no development permit is required, at the time of building permit application.

Estimated Development Impact Fees

For one new single-family residential unit, based on 3,520 square-feet of new habitable area.

Fee Type	Fee Per Square-Foot Unless noted otherwise	Total Fee
Streets and Thoroughfares	$0.12	$422.40
Highway Interchanges & Bridges	$1.68	$5,913.60
Traffic Control Facilities	$0.20	$704.00
General Facilities & Equipment	$0.95	$3,344.00
Storm Drainage Facilities	$1.78	$6,265.60
Quimby/Parkland Acquisition	n/a	n/a
Parks and Recreational Facilities	$5.63	$19,817.60
Aquatics Facilities	$0.34	$1,196.80
TOTAL DIFs		**$37,664.00**

Other Estimated Fees

Fee Type	Fee Per Unit Unless noted otherwise	Total Fee
Carp.-Summerland Fire District		
Fire Mitigation Fee	$3,261.59	$3,261.59
Fire Protection Certificate	$229.00	$229.00
Carpinteria Sanitary District		
Development Impact Fee	$6,746.00	$6,746.00
Sewer Service Charge	$800.70/unit/yr.	$800.70/yr.
School District		
Residential (habitable area)	$3.48/sq. ft.	$12,249.60
New Construction Tax	$500.00	$500.00
Landscape Bond	$500.00 or $0.03/sq. ft.	$500.00
TOTAL Other Fees		**$24,286.89**

VII. ACTION OPTIONS

1. Adopt Resolution No. PC-26-001, thereby approving Project 23-2232-DP/LLA/CDP/ARB to construct a new 3,520 square foot two-story single-family residence with a detached 840 square foot three-car garage and adjust the lot line with the adjacent property at 355 Linden Avenue; and accept the CEQA Notice of Exemption; and adopt the Findings for Approval in Attachment A, Exhibit 1 and Conditions of Approval as proposed in Attachment A, Exhibit 3. (Staff's recommendation)

2. Direct the applicant to prepare project revisions and return to the next Commission meeting.

3. Conceptually deny the project as proposed. Direct staff to return with findings for denial to the Planning Commission's next meeting.

VIII. ATTACHMENTS

Attachment A Resolution PC-26-001
Exhibit 1 – Findings for Approval
Exhibit 2 – Plan Set
Exhibit 3 – Recommended Conditions of Approval
Attachment B Story Pole Photographs
Attachment C Minutes from the December 15, 2022, May 1, 2025, and November 13, 2025 ARB Meetings
Attachment D Architectural Plans from the February 2, 2026 Planning Commission Meeting (Superseded)
Attachment E Minutes from the February 2, 2026 Planning Commission Meeting
Attachment F CEQA Notice of Exemption

Attachment A
Resolution PC-26-001

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

June 1, 2026

RESOLUTION NO. PC-26-001

A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION APPROVING A DEVELOPMENT PLAN, LOT LINE ADJUSTMENT, AND COASTAL DEVELOPMENT PERMIT FOR PROJECT 23-2232-DP/LLA/CDP/ARB FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH A DETACHED GARAGE, AND ADJUST THE LOT LINE WITH THE ADJACENT PROPERTY AT 355 LINDEN AVENUE. THE PROJECT IS LOCATED AT 333 & 355 LINDEN AVENUE (APNs 003-440-027 & -028), REQUESTED BY DYLAN CHAPPELL.

WHEREAS, the Carpinteria Planning Commission has considered an application for a Development Plan, Lot Line Adjustment, and Coastal Development Permit filed by Dylan Chappell, Architect, on behalf of Peter and Barbara Coeler on July 13, 2023, to construct a new 3,520 square foot two-story single-family residence with a detached 840 square foot two-car garage and adjust the lot line with the adjacent property at 355 Linden Avenue; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on February 13, 2025; and

WHEREAS, the City of Carpinteria Architectural Review Board considered the proposed project at their December 15, 2022, May 1, 2025, and November 13, 2025 meetings, wherein the project was recommended for preliminary approval; and

WHEREAS, the Planning Commission conducted a public hearing and received evidence regarding the application, and requested revisions to the project on February 2, 2026; and

WHEREAS, the project returned to the Planning Commission on May 4, 2026, and the applicant requested a continuance to the June 1, 2026 Planning Commission meeting; and

WHEREAS, the Planning Commission has conducted a noticed public hearing and received evidence regarding the application for the Development Plan, Lot Line Adjustment, and Coastal Development Permit; and

WHEREAS, the project is categorically exempt from the California Environmental Quality Act under Guidelines Sections 15303 (new construction or conversion of small structures); 15304 (minor alterations to land); 15305 (minor alterations in land use limitations); and 15332 (in-fill development projects); and

WHEREAS, the Planning Commission has reviewed the policies of the General Plan/Coastal Land Use Plan and the Zoning Code standards that are relevant to the project.

NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The Development Plan, Lot Line Adjustment, and Coastal Development Permit are approved, making the Findings for approval outlined in Exhibit 1;

2. The Notice of Exemption prepared for the project is accepted as having satisfied the requirements of CEQA; and

3. The Development Plan, Lot Line Adjustment, and Coastal Development Permit consistent with the plans shown in Exhibit 2 are approved subject to the project conditions of approval set forth in Exhibit 3.

PASSED, APPROVED AND ADOPTED this 1st day of June 2026, by the following called vote:

AYES: Commissioners:

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

_____
John Moyer, Chair

ATTEST:

_____
Nick Bobroff, Secretary

I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the Planning Commission of the City of Carpinteria held the 1st day of June 2026.

Attachment A
Exhibit 1:
Findings for Approval

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

June 1, 2026

ATTACHMENT A
EXHIBIT 1: FINDINGS FOR APPROVAL

CITY OF CARPINTERIA PLANNING COMMISSION HEARING
PROJECT NO. 23-2232-DP/LLA/CDP/ARB
JUNE 1, 2026

COELER NEW RESIDENCE & LOT LINE ADJUSTMENT
333 & 355 LINDEN AVENUE

REQUESTED BY DYLAN CHAPPELL

FINDINGS PURSUANT TO GOVERNMENT CODE, LOCAL COASTAL PLAN, GENERAL PLAN, AND TITLE 14 OF THE CARPINTERIA MUNICIPAL CODE

1.0 Administrative Findings

The Planning Commission hereby incorporates by reference as though set forth in full all Community Development Department staff reports and attachments thereto presented to the Planning Commission and all comments made or received either orally or in writing at the public hearings on this project.

1.1 Procedures

Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City's Local Coastal Program, it has been found that the process for public review of the subject Development Plan and Local Coastal Development Permit has been properly conducted as follows:

a. An application for a Development Plan, Lot Line Adjustment and Coastal Development Permit was submitted on July 13, 2023, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on February 13, 2025. Said application and all related material have been available for public review at City offices since the date of submittal.

b. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's Local Coastal Program Land Use Plan, the Interpretive Guidelines of the Coastal Commission and the California Coastal Act.

c. The project has been reviewed by the City's Architectural Review Board at duly noticed public meetings which included, but is not limited to, mailed notice to all property owners within 300 feet and occupants within 100 feet of the subject property.

d. The project has been reviewed by the City's Planning Commission at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners within 300 feet and all occupants within 100 feet of the subject property and publication in the local newspaper, the Coastal View News.

1.2 California Environmental Quality Act

The Planning Commission finds that the project is categorically exempt from the California Environmental Quality Act pursuant to Sections 15303 (new construction or conversion of small structures); 15304 (minor alterations to land); 15305 (minor alterations in land use limitations); and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act as the project includes only the construction of a new single-family dwelling with a detached garage, associated grading and landscaping, and a minor lot line adjustment that does not result in the creation of a new parcel, on a lot in an urbanized part of the City with no habitat value and with access to all necessary services and utilities.

1.3 Development Plan Findings

Pursuant to Carpinteria Municipal Code §14.68.030(9), the Planning Commission shall determine that all of the following criteria have been met prior to approving or approving with conditions a Development Plan:

1. *The proposed development is in conformance with the provisions of the applicable zoning district, Local Coastal Plan and implementation programs, and General Plan.*

   As presented in the staff report prepared for the Planning Commission hearing of June 1, 2026, and herein incorporated by reference, the project involves the construction of a new two-story single-family dwelling with a detached garage pursuant to Chapter 14.14, Planned Residential Development (PRD), and a minor lot line adjustment pursuant to Title 16, Subdivisions, of the City's Municipal Code. The project has also been found to be consistent with the General Plan's applicable Land Use and Community Design Element Objectives and Policies in that the project involves the construction of a new single family dwelling and that fits within the "small beach town" character of the neighborhood and the established surrounding development pattern relative to architectural style, overall size and scale, front setback distances, its pedestrian-scaled design and its decorative architectural elements consistent with the Spanish/Mediterranean style. The project has also been found to be consistent with the applicable objectives and policies of the Circulation, Open Space, Recreation, & Conservation, Safety, Noise, and Housing Elements.

2. *The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives.*

The subject parcel is not located within a known geologic, floodplain, or fire hazard zone. The property is not in an area presently subject to the requirements of the City's Interim Sea Level Rise Guidance document for new- or re-development. The proposed density is within the limits defined within the City's zoning district and land use designation.

3. *The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

   The site does not contain any environmentally sensitive habitat area nor does the project have the ability to impact fish or wildlife as it involves the construction of one new residential unit within a developed urban neighborhood. An existing native sycamore tree would be preserved on the project site. There are no known other sensitive resources, native vegetation or specimen trees that would be impacted as a result of this project. Appropriate conditions of approval are included to address and avoid potential construction-related impacts to air quality, water quality, and noise. A condition has also been included requiring adherence to the requirements of the Tree Protection Plan for the preserved-in-place sycamore tree.

4. *The proposed development will not conflict with any recorded easements acquired by the public at large for access through the property or use of the property or any easements granted to any public agency or required as a condition of approval.*

   There are no known recorded easements on the property for public access or public utilities. No new public easements are required of the project as a condition of approval. A new private non-exclusive access easement is proposed to provide access from Dorrance Way to the new residence. The project has been reviewed and conditionally approved by the Carpinteria-Summerland Fire Protection District, Carpinteria Sanitary District and Carpinteria Valley Water District.

5. *The proposed development will not adversely affect necessary community services and values including but not limited to traffic circulation, sewage disposal, fire protection, water supply, and police protection.*

   The project does not have the potential to adversely affect these services in that these services are currently available to the property and for the surrounding residences located throughout the neighborhood. The proposed new single-family residence would not place an additional demand on community services significant enough to adversely affect the availability of these services. Agencies potentially affected by this project have been notified and have indicated an ability to serve the project.

6. *The proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.*

The project involves the construction of a new single-family residence with a detached garage within an urbanized, residential part of the City. The proposed structure is compatible with the surrounding development in terms of size, bulk, scale, architectural style and placement on the lot and with the City's desire to preserve and enhance the "small beach town" character of the Downtown Beach Neighborhood as noted in the staff report presented to the Planning Commission, dated June 1, 2026. The demolition of the detached garage at 355 Linden Avenue to remedy the encroachment onto the property at 333 Linden Avenue is permissible under the provisions of AB 2097, and the area of the demolished garage would remain as an open area for onsite uncovered parking.

1.4 Lot Line Adjustment Finding

Pursuant to the Subdivision Map Act and Title 16 of the Carpinteria Municipal Code, it has been found that the Lot Line Adjustment requested may be issued based on the following finding:

1. *A lot line adjustment between four or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created, if the lot line adjustment is approved by the local agency, or advisory agency. A local agency or advisory agency shall limit its review and approval to a determination of whether or not the parcels resulting from the lot line adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances. An advisory agency or local agency shall not impose conditions or exactions on its approval of a lot line adjustment except to conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities, infrastructure, or easements. No tentative map, parcel map, or final map shall be required as a condition to the approval of a lot line adjustment. The lot line adjustment shall be reflected in a deed, which shall be recorded. No record of survey shall be required for a lot line adjustment unless required by Section 8762 of the Business and Professions Code.*

   The proposed lot line adjustment is between two legal lots and would result in 2,250 square feet of land taken from the 355 Linden Avenue parcel and added to the adjacent 333 Linden Avenue parcel, and the properties would remain as only two legal lots. The parcel at 355 Linden Avenue would decrease in size from 9,787.5 square feet to 7,537.5 square feet, and the parcel at 333 Linden Avenue would increase in size from 5,287.5 square feet to 7,537.5 square feet. The adjusted parcels would be consistent with the City's Local Coastal Plan/General Plan and the Carpinteria Municipal Code. Therefore, this finding can be made.

1.5 Coastal Development Permit Finding

Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City's Local Coastal Program, it has been found that the permit requested may be issued based on the following findings:

1. *The proposed development is in conformity with the City's certified Local Coastal Program.*

   The project involves the construction of a new two-story single-family dwelling with a detached garage pursuant to Chapter 14.14, Planned Residential Development, and a minor lot line adjustment pursuant to Title 16, Subdivisions, of the City's Municipal Code. Based on the City's Coastal Land Use Plan (CLUP), this type of use has been anticipated.

   An analysis of the project's conformity with the Objectives and Policies of the City's certified Local Coastal Program is presented in the staff report prepared for the Planning Commission hearing of June 1, 2026, and herein incorporated by reference. The Land Use and Community Design Elements of the City's General Plan encourage new development that is compatible with the existing surrounding development and maintains and enhances the City's "small beach town" charm. Consistent with the applicable objectives and policies of the General Plan, the residence would be of a size, scale, architectural style, layout, and placement on the lot that fits the desired vision for the Downtown Beach Neighborhood. The project has also been found to be consistent with the applicable objectives and policies of the Circulation, Open Space, Recreation, & Conservation, Safety, Noise, and Housing Elements of the City's General Plan/Coastal Land Use Plan. Therefore, this finding can be made.

Attachment A
Exhibit 2:
Reduced Plan Set

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

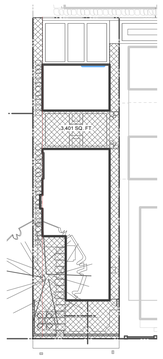
June 1, 2026

333 LINDEN AVE

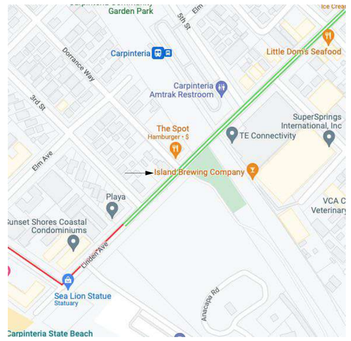
BIRDSEYE VIEW

FEMA FIRM

OPEN SPACE DIAGRAM



VICINITY MAP



GOVERNING AGENCY

CITY OF CARPINTERIA

PROJECT INFORMATION

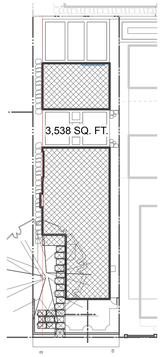
PROJECT ADDRESS	333 LINDEN AVE CARPINTERIA, CA 93013	
ASSESSOR'S PARCEL NUMBER	003-440-028	
LOT AREA	7,537.5 SQ. FT.	30%
ZONE	PRD-20	
OCCUPANCY	R-3, U	
BUILDING TYPE	SFR	
CONSTRUCTION TYPE	V-B	
FIRE HAZARD	NO	
FIRE SPRINKLERS REQUIRED	YES	
GENERAL PLAN		
FLOOD ZONE DESIGNATION	X	
SLOPE	2%	
STORMWATER MANAGEMENT PLAN		
MAX BUILDING HEIGHT	30'	
PROPOSED BUILDING HEIGHT	24'-1"	3"

SETBACKS FRONT: 50' FROM CL OF STREET or 20', SIDE 5' REAR: 15'

PARKING 3 GARAGE SPACES PROVIDED

ARTISTIC RENDERING

IMPERVIOUS DIAGRAM



CODE COMPLIANCE

"FIRE SPRINKLER SYSTEM TO BE INSTALLED UNDER SEPARATE PERMIT"

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE PROTECTION CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA HISTORICAL BUILDING CODE

CITY OF CARPINTERIA MUNICIPAL CODE

SPECIAL INSPECTIONS

THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THE T-24 ANALYSIS:

1. MINIMUM AIRFLOW
2. VERIFIED EER / SEER
3. VERIFIED REFRIGERATION CHARGE
4. FAN EFFICIENCY WATTS/ CFM
5. DUCT LEAKAGE TESTING

SPECIAL INSPECTIONS: SEE SHEET S1 (STRUCTURAL OBSERVATION PROGRAM) FOR REQUIRED SPECIAL INSPECTIONS

PROJECT TEAM

OWNER	**PETER AND BARBARA COOLER** **PB LIVING TRUST** 12716 RIVERSIDE DRIVE VALLEY VILLAGE, CA 91607
ARCHITECT	**DYLAN CHAPPELL** DYLAN CHAPPELL ARCHITECTS PO BOX 8291 MAMMOTH LAKES, CA 93546

PROJECT AREAS

SQUARE FOOTAGE	**EXISTING (SF)**		**PROPOSED (SF)**	
	NET	**GROSS**	**NET**	**GROSS**	
1ST FLOOR [LC]			2,277		332
2ND FLOOR			1,243		171
HOUSE TOTAL			**3,520**		161
ATTACHED GARAGE [LC]			0		432
DETACHED GARAGE			840		840
1ST FLOOR COVERED PORCH			0		356
2ND FLOOR BALCONIES			463		5
LOGGIA [LC]			0		75
OVERALL SIZE OF FRONT STRUCTURE					
FRONT GARAGE DESIGN			3,791		
REAR GARAGE DESIGN			3,520		271

LOT COVERAGE DATA	**PROPOSED (SF)**		
SITE	7,537.5	100%	
BUILDING FOOTPRINT (LOT COVERAGE)	2,350	31%	2%
MAX LOT COVERAGE ALLOWED	3,769	50%	
HARDSCAPE (IMPERVIOUS)	0	0%	
LANDSCAPE	3,063	41%	
PERMEABLE PAVERS	1,963	26%	
COMMON OPEN SPACE PROVIDED	3,401	45%	18%
COMMON OPEN SPACE REQUIRED	1,507	20%	

GRADING STATS:
REQUIRED BY OVER EXCAVATION AND RECOMPACTION
667 CY CUT, 667 CY FILL, 67 CY IMPORT

STORMWATER

Stormwater Control Plan for Small (Tier1) Projects

Tier 1 Stormwater Control Plan Project Data

[Complete all fields]

Project Name / Case File Number	333 LINDEN AVE
Project Location [Street Address if available, or intersection and/or APN]	333 LINDEN AVE. 003-440-028
Name of Owner or Developer	PB LIVING TRUST
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	**SFR**
Total New Impervious Surface Area (square feet) [Sum of currently pervious areas that will be covered with new impervious surfaces]	3,280
Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surfaces.]	**0**
Total Pre-Project Impervious Surface Area	0
Total Post-Project Impervious Surface Area	3,280
Runoff Reduction Measure(s) Selected (Check one or more)	❑ 1. Disperse runoff from roofs or pavement to vegetated area ❑ 2. Permeable pavement ❑ 3. Cisterns or Rain Barrels ❑ 4. Bioretention Facility or Planter Box

Stormwater Control Plan for Small (Tier1) Projects

Measure 2: Permeable Pavement

Permeable pavements may include pervious concrete, pervious asphalt, porous pavers, crushed aggregate, open pavers with grass or plantings (turf block), open pavers with gravel, or sedal pavers with open (non-grouted) joints.

Show on your site plan:

❑ Location, extent and types of pervious pavements.

Confirm the following standardsare met:

❑ No erodible areas drain on to permeable pavement.

❑ Subgrade compaction is minimal.

❑ Reservoir base course is of open-graded crushed stone. Base depth (3" or more) is adequate to retain rainfall and support design loads (more depth may be required).

❑ No subdrain is included or, if a subdrain is included, outlet elevation is a minimum of 3 inches above bottom of base course.

❑ Subgrade is level and slopes are not so steep that subgrade is prone to erosion.

❑ Rigid edge is provided to retain granular pavements and unit pavers.

❑ Solid unit pavers, if used, are set in sand or gravel with minimum 3/8 inch gaps between the pavers. Joints are filled with an open-graded aggregate free of fines.

❑ Permeable concrete or porous asphalt, if used, are installed by industry-certified professionals according to the vendor's recommendations.

❑ Selection and location of pavements incorporates Americans with Disabilities Act requirements (if applicable), site aesthetics, and uses.

❑ Additional comments:_____

Check with local Fire Department for applicability criteria using permeable pavement.

FIRE DEPARTMENT NOTES

14.14.060 - BUILDING SETBACKS.

1. FRONT. NO BUILDING OR STRUCTURE SHALL BE LOCATED WITHIN FIFTY FEET OF THE CENTERLINE OF ANY STREET NOR TWENTY FEET OF THE PROPERTY LINE, WHICHEVER IS GREATER.

2. SIDE. THERE SHALL BE A SIDE YARD SETBACK ON EACH SIDE OF THE PARCEL OF NO LESS THAN FIVE FEET NOR MORE THAN TEN FEE

3. REAR. THERE SHALL BE A REAR YARD SETBACK OF NO LESS THAN FIFTEEN FEET.

(ORD. 315 § 1 (PART), 1981)

14.14.070 - DISTANCE BETWEEN BUILDINGS.

NO BUILDING SHALL BE LOCATED CLOSER TO THE OPPOSING WALLS OF ANOTHER BUILDING CONTAINING DWELLING UNITS ON THE PROPERTY THAN ONE-HALF THE SUM OF THE HEIGHTS OF BOTH SUCH BUILDINGS. THE DISTANCE BETWEEN TWO SUCH ADJACENT BUILDINGS SO LOCATED THAT THE WALLS OF ONE BUILDING DO NOT FACE THE WALLS OF THE OTHER BUILDING SHALL BE NOT LESS THAN TEN FEET. (ORD. 315 § 1 (PART), 1981)

14.14.080 - BUILDING COVERAGE.

NO MORE THAN FIFTY PERCENT OF THE NET AREA OF THE PROPERTY SHALL BE COVERED WITH ANY PORTION OF A BUILDING(S) CONTAINING DWELLING UNITS. (ORD. 315 § 1 (PART), 1981)

FIRE DEPARTMENT NOTES

1. ADDRESS NUMBERS: APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER (IF NUMBERS ARE ON THE EXTERIOR). NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.

2. SMOKE ALARM/DETECTORS: SMOKE ALARM/DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH BATTERY BACKUP, AND EMIT A SIGNAL WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.

3. CARBON MONOXIDE ALARM/DETECTORS: SHALL COMPLY WITH UL2034 AND BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND CALIFORNIA HEALTH AND SAFETY CODE SECTION 17926. CARBON MONOXIDE ALARM/DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM AND BE EQUIPPED WITH BATTERY BACKUP. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS

LAND DEVELOPMENT NOTES

1. PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN A CITY EASEMENT, THE APPLICANT SHALL APPLY FOR AND OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY ENGINEERING DIVISION (CITY PUBLIC WORKS INSPECTORS REQUIRE 48-HOUR NOTICE FOR INSPECTION).

2. STORM WATER RUNOFF SHALL NOT DISCHARGE FROM THE CONSTRUCTION SITE TO THE CITY STREETS OR MUNICIPAL STORM DRAIN SYSTEM WITHOUT TREATMENT BY A SUITABLE POLLUTION CONTROL DEVICE. STORM WATER RUNOFF DISCHARGES WITHOUT TREATMENT IS A VIOLATION OF THE CITY'S STORM WATER RUNOFF ORDINANCE. DISCHARGING ANY MATERIAL OTHER THAN UNCONTAMINATED STORM WATER RUNOFF TO THE CITY STREETS OR TO THE MUNICIPAL STORM DRAIN SYSTEM IS PROHIBITED AND IS A VIOLATION OF THE MUNICIPAL CODE.

SITE MANAGER TO CONTACT:
NAME:
PHONE:

CONDITIONS OF APPROVAL

UNDER SEPARATE PERMIT

1. FIRE SPRINKLERS
2. ALL WORK IN THE RIGHT-OF-WAY TO BE COMPLETED UNDER SEPARATE PUBLIC WORKS PERMIT.

SCOPE OF WORK

A NEW TWO STORY SFR OF 3,520 SQ. FT. WITH A DETACHED THREE CAR GARAGE OF 840 SQ. FT. THERE WILL BE ELECTRICAL, MECHANICAL, PLUMBING AND SITE WORK.

SHEET INDEX

GENERAL

G1.0	TITLE SHEET
G2.0	SITE PHOTOS
TPPO.O	TREE PROTECTION PLAN

CIVIL

C0.0	SURVEY

ARCHITECTURAL

A1.0	SITE PLAN
A2.0	1ST FLOOR PLAN
A2.1	2ND FLOOR PLAN
A2.2	ROOF PLANS
A3.0	ELEVATIONS
A4.0	SECTIONS
A6.0	DETAILS

LANDSCAPE

L1.0	LANDSCAPE PLAN

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD
LOOMIS, CA 95650
805.852.1677

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LICENSED ARCHITECT DYLAN CHAPPELL No. C-31,307 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR
333 LINDEN AVE
CARPINTERIA, CA 93013
-
PLANNING COMMISSION SET 03-23-2026

REVISION

NO	DESCRIPTION	DATE

TITLE SHEET

G1.0

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD
LOOMIS, CA 95650
805.852.1677

© 2025 DYLAN CHAPPELL ARCHITECTS. THE DESIGN IDEAS AND PLANS REPRESENTED BY THESE DOCUMENTS ARE THE PROPERTY OF DYLAN CHAPPELL ARCHITECTS. USE OR COPY IS PERMITTED BY CONTRACT ONLY. THE USE OR REVISIONS OF THESE IDEAS OR PLANS IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF DYLAN CHAPPELL ARCHITECTS

LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-31357
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

PLANNING COMMISSION SET 03-23-2026

△ REVISION

NO	DESCRIPTION	DATE

SITE PHOTOS

G2.0

City of Carpinteria Tree Protection Guidelines

Any encroachment within the dripline of native trees shall adhere to the following standards:

i. Any paving shall be of pervious material (gravel, brick without mortar or turf block).

ii. Any trenching required within the dripline of a protected tree shall be done by hand.

iii. Any roots one inch in diameter or greater encountered during grading or trenching shall be cleanly cut and sealed.

h. All trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction.

i. No permanent irrigation shall occur within the dripline of any native tree. Drainage plans shall be designed so that tree trunk areas are properly drained.

j Only trees designated for removal on the approved Tree Protection Plan shall be removed.

k. Any native trees which are removed, relocated and/or damaged (including any encroachment into the dripline) shall be replaced onsite on a 10:1 basis with saplings grown from seed obtained from the same watershed as the project site. Where necessary to remove a tree that is feasible to replant, trees shall be boxed and replanted. A drip irrigation system with a timer shall be installed. Trees shall be planted prior to issuance of occupancy clearance and irrigated and maintained until established (five years). The plantings shall be protected from predation by wild and domestic animals and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period. Rodenticides containing any anticoagulant compounds (including, but not limited to, Vy'arfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.

TREE PROTECTION NOTES:

1. FENCE OFF ALL TREES FROM CONSTRUCTION AT THE CRITICAL ROOT ZONE OR WHERE PRACTICAL WITH 6' CONSTRUCTION FENCING. SIGNS STATING "TREE PROTECTION AREA" AT 15-FOOT INTERVALS MUST BE SHOWN ON FENCE AND INSTALLED ON THE PROJECT SITE PRIOR TO AND THROUGHOUT ALL DEMOLITION ACTIVITIES.

2. NO ACTIVITIES OR STORAGE OF CONSTRUCTION MATERIALS SHALL BE ALLOWED WITHIN THE FENCED AREAS UNLESS APPROVED BY ARBORIST.

3. ANY ROOT DISTURBANCE TO ANY OF THE PROTECTED TREES SHALL BE DONE BY HAND AND THE PROJECT ARBORIST NOTIFIED. ANY ROOTS LARGER THAN 3 INCHES IN DIAMETER THAT NEED TO BE SEVERED SHALL BE REPORTED TO AND INSPECTED BY THE ARBORIST PRIOR TO SEVERING.

4. ALL ROOTS ENCOUNTERED SHALL BE CUT CLEANLY WITH A SHARP SAW TO ALLOW FOR NEW ROOT REGENERATION, BACKFILLED IMMEDIATELY OR KEPT MOIST TO PREVENT DRYING OUT AND DYING.

5. COMPACTION OF THE ROOT ZONE SHALL BE AVOIDED BY SPREADING 3-4" OF MULCH. IF NECESSARY PLYWOOD OR EQUIVALENT SHALL BE PLACED ON TOP.

6. DURING HOT, DRY PERIODS THE FOLIAGE MAY NEED TO BE WASHED WITH HIGH PRESSURE WATER TO REMOVE CONSTRUCTION DUST.

7. PROJECT ARBORIST SHALL BE NOTIFIED PRIOR TO ANY ACTIVITIES WITHIN THE CRITICAL ROOT ZONE.

8. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED OR OPERATED WITHIN THE PROTECTED AREA. NO FILL SOIL, ROCKS OR CONSTRUCTION MATERIALS SHALL BE STORED OR PLACED WITHIN THE PROTECTED AREA.

9. NEW UTILITIES SHALL BE LOCATED WITHIN ROADWAYS, DRIVEWAYS OR A DESIGNATED UTILITY CORRIDOR SUCH THAT IMPACTS TO TREES ARE MINIMIZED.

10. GRADING AND CONSTRUCTION SHALL BE LOCATED OUTSIDE OF THE TREE PROTECTION ZONE OF ALL PROTECTED TREES UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY ARBORIST. THE PROJECT ARBORIST SHALL NOTIFY THE COUNTY ARBORIST IF THERE IS A DESIRE TO ENTER THE TREE PROTECTION ZONE FOR THIS PURPOSE.

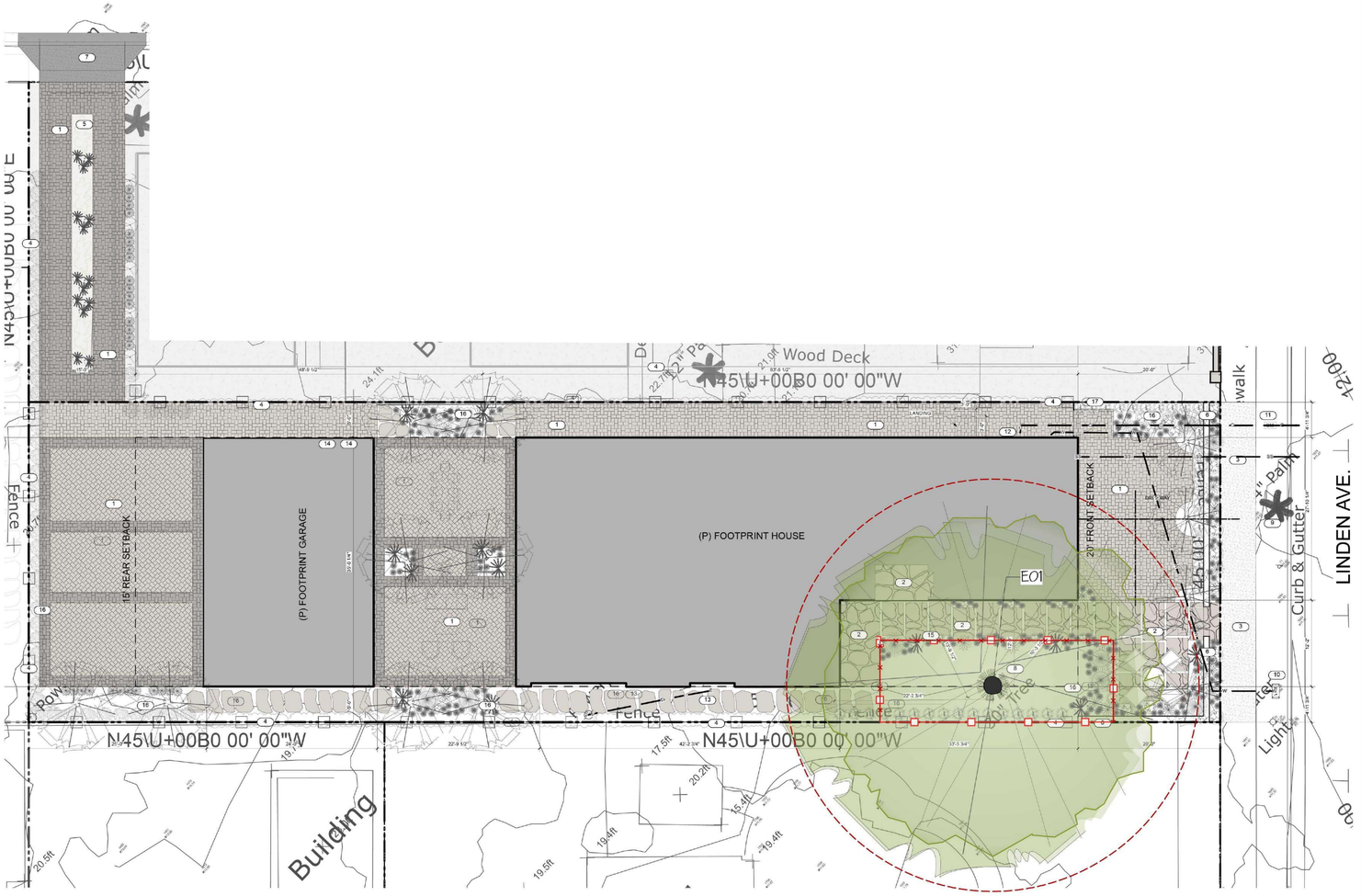
11. ANY ENCROACHMENT WITHIN THE TREE PROTECTION ZONE SHALL ADHERE TO THE FOLLOWING STANDARDS:
    A. ANY PAVING SHALL BE OF PERVIOUS MATERIAL (GRAVEL, BRICK WITHOUT MORTAR OR TURF BLOCK).
    B. ANY TRENCHING REQUIRED WITHIN THE TPZ SHALL BE DONE BY HAND.
    C. ANY ROOTS ONE INCH IN DIAMETER OR GREATER ENCOUNTERED DURING GRADING OR TRENCHING SHALL BE CLEANLY CUT. NO SEALING OF ROOTS WILL BE ALLOWED. ROOTS SHALL BE CUT BACK TO A LATERAL WHENEVER POSSIBLE.

12. DRAINAGE PLANS SHALL BE DESIGNED SO THAT TREE TRUNK AREAS ARE PROPERLY DRAINED TO AVOID PONDING.

13. ONLY TREES DESIGNATED FOR REMOVAL ON THE APPROVED TREE PROTECTION PLAN SHALL BE REMOVED.

14. ANY PROTECTED TREES THAT ARE REMOVED SHALL BE REPLACED.

15. TREES TO BE RELOCATED AND THAT ARE DAMAGED SHALL BE REPLACED.



SITE PLAN 1 — SCALE 1/8" = 1'-0" — feet 0 4 8 16 — NORTH

Existing Tree Report											
ID	Botanical Name	Common Name	Average Spread	Height	DBH (Inches)	No. of Stems	Condition	Action	Vigour	% CRZ Encroachment	Date Assessed
E01	Platanus racemosa	Western Sycamore	40'0"	70'0"	29.9 Inches	1	Average	Retain	Average	47%	10/11/2024

LEGEND:

TREES TO BE REMOVED X

(T.P.Z.) TREE PROTECTION ZONE

TREE PROTECTION FENCING

DIGALERT

NOTES:
- ALL TREE PROTECTION INFORMATION PROVIDED BY BILL MELLETT, CERTIFIED ARBORIST #WE-7619A.

NOTE:
- TREE TO BE PRUNED AND MAINTAINED 3' CLEAR OF ALL STRUCTURES.

CONTRACTOR TO HAVE PRE-CONSTRUCTION MEETING WITH ARBORIST BEFORE ANY SITE MODIFICATIONS CAN OCCUR.

NOTES
1. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the Landscape Architect prior to the commencement of work.
2. Contractor to review all specifications prior to commencement of work.
3. Landscape construction documents based on site plan provided by Chappell Architecture on 11/8/2024.

TREE PROTECTION PLAN

SCALE: 1/8" = 1'-0" — 0 8' 16' 24'

SUBMITTAL SET

All design, ideas, arrangements, and plans indicated by these drawings and specifications are the property and copyright of Bill Mellett Design and shall not/or be used on any other work, nor be disclosed to any other person for any use whatsoever without written permission.

REVISIONS
- 07/12/2025
- 03/05/2026

PROJECT: TREE PROTECTION PLAN

PROJECT: MANCIRAS RESIDENCE
333 LINDEN AVENUE
CARPINTERIA, CA 93013

BILL MELLETT DESIGN
LANDSCAPE ARCHITECTURE
PO BOX 104
OJAI, CA 93024
BILL MELLETT DESIGN IS A DIVISION OF ENCINO HILL INC.
(805) 640-0148
SMELA.COM

DATE: 11/26/2024
SCALE: AS SHOWN
DRAWN: WLM
JOB: 24158
SHEET: TPP0.0
01 of 00 Sheets

EXHIBIT "A"

LOT LINE ADJUSTMENT

LEGAL DESCRIPTION

PARCEL A

Lot 1 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

Together with the north half of Lot 5 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

PARCEL B

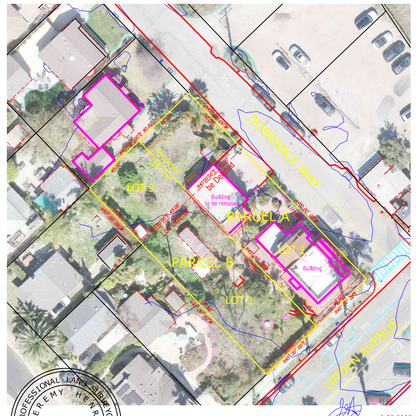
Lot 2 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

Together with the south half of Lot 5 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

Prepared on September 1, 2025 by:

Jeremy Henry PLS 8135
Henry Land Surveying
805-216-6124
Jeremyhenry1118@gmail.com

SITE PLAN


DORRANCE WAY
LINDEN AVENUE
PARCEL A
PARCEL B
Building to be removed
Building
Building
Building

EROSION CONTROL AND BMP NOTES

Owner:

PETER COOLER
4934 DORRANCE WAY
CARPINTERIA, CA 93013

It shall be the Contractor's responsibility to maintain control of the entire construction operations and to keep the entire site in compliance with the soil Erosion Control Plan.

Detailed Erosion Control Plan preparer:

Dylan Chappell
Dylan Chappell Architects
389 PINECREST AVE. P.O. BOX 8291
MAMMOTH LAKES, CA 93546
805.205.4760

• This Plan is intended for use for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.

• The Contractor shall be responsible for monitoring erosion and sediment control measures prior, during, and after storm events. Monitoring includes maintaining a file documenting on-site inspections, problems encountered, corrective actions, and notes and a redline map of remedial implementation measures.

• Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris or any hazardous substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediate clean up shall occur.

• Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction
entranceway.

• Sanitary facilities shall be maintained on-site as appropriate.

• During the rainy season, all paved areas shall be kept clear of earth material and debris. All earth stockpiles over 2.0 CY shall be covered by a tarp and ringed with straw bales or silt fencing. The site shall be maintained so as to minimize sediment-laden runoff to any storm drainage system including existing drainage swales and water courses.

• Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.

• The facilities shown on this plan are designed to control erosion and sediment during the rainy season, **November 1 to April 15.** Facilities are to be operable prior to October
15 of any year.

• Grading operations during the rainy season which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
This will include use of straw mulch, tackifier, and erosion control blankets.

• This plan covers only the first winter following grading with assumed site conditions as shown on the Detailed Erosion Control Plan. **Prior to September 15**, the completion
of site improvement shall be evaluated and revisions made to this Plan as necessary with the approval of the City. Plans are to be resubmitted for approval prior to **August 15** of each subsequent year until site improvements are accepted by the County.

Construction Entrance:
The existing asphaltic concrete shared driveway, acting as the construction entrance onto public way, shall be kept clean and free of mud and dirt that is tracked onto it.
A gravel construction entrance shall be installed where vehicle traffic is anticipated off of unpaved areas. The responsibility for field design to meet site conditions, and
maintenance of the construction entrance remains with the construction contractor. The owner/contractor shall remain responsible for the clean up of any mud or dirt that is
tracked onto public streets or paved areas, even with the installation of gravel construction entrances.

Catch Basin Protection:
A filter system shall be used on catch basins (drop inlets) in public and private streets, or parking lots downstream of this project. See detail ON SITE PLAN.

Sediment Filters/Barriers (Silt Fences and Straw Wattles):
Sediment filters such as silt fences or straw wattles shall be installed along the down slope edge of the disturbed area, prior to the commencement of grading. The sediment filter structures shall be located so that all runoff from the construction site is filtered prior to crossing a property line, or entering the City storm drain system. Sediment filter structures are to be inspected regularly by County Inspection staff during inspections scheduled by the Contractor. Sediment shall be removed when the depth of sediment is no more than one half the height of the structure. Straw wattles should not remain in place more than 12 months after installation unless it can be determining significant deterioration has not occurred. Sediment filters shall be inspected and repaired prior to, and after every storm event. Sediment filters shall be installed level along contours, and shall have upturns into the slope for the last 5'. Silt fences and straw wattles shall be installed per detail in locations identified on the Erosion Control Plan.

Plastic Sheeting/Tarps:
Plastic sheeting shall generally not be used as an erosion control measure over large areas. Plastic sheeting may be used to protect small, highly erodible areas, or to protect temporary stockpiles of material. If plastic sheeting is used, the path of concentrated flow from the plastic must be protected.

Existing Vegetation and Revegetation:
As far as is practicable, existing vegetation shall be protected and left in place, in accordance with the clearing limits shown on the approved Building, Grading, Landscape and Erosion Control Plans. Work areas shall be carefully located and marked to reduce potential damage. Where existing vegetation has been removed, or the original land contours disturbed, the site shall be revegetated, and the vegetation established, as soon as practicable, but no later than **October 15.** If vegetation is not established by said date, see Wet Weather Measures below.

Slope Protection:
Slopes greater than 4V:1H should be protected using straw and tackifier. The installation of erosion control blankets should be considered for all disturbed slopes steeper than 2.5H:1V and greater than 30 feet in slope length. Installation of fiber rolls staked on contour should be considered for all slopes steeper than 4H:1V, with slope lengths greater than 30 feet. Straw wattles or silt fencing should be installed at the toe of all slopes steeper than 4H:1V. Fiber rolls shall be installed per the detail.

Wet Weather Measures:
If a protective ground cover is not established by **October 15**, open areas shall be protected through the winter with straw mulch and fiber rolls. Straw mulch shall be applied at a rate of 3,000 lb./ac, or wood fiber if hydroseeded 2,000 lb./ac. Fiber rolls shall be installed per the detail.

General Site Protection:
Stockpiles of earth, sand and other construction related materials must be protected from being transported from the site by the forces of wind or water. This includes sand for stucco, drywall demolition debris, drywall "mud packaging, etc.

Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage system.

Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the site.

Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a solid waste. See Erosion Control Plan for designated Concrete Washout Area. The concrete washout area shall consist of a plastic-lined dumpster, or plastic lined earthen, or straw wattle containment area.

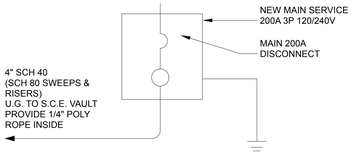
Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

Shoring, Construction Fencing, and other Site Safety:
The responsibility for design to meet site conditions, and maintenance of the construction site safety remains with the construction contractor. Any applicable engineering and permitting of shoring or other safety devices is the responsibility of the contractor. Construction fencing shown on this plan is for tree and vegetation protection only.

Protection Measure Removal:
The erosion prevention and sediment control measures shall remain in place and be maintained in good condition until all disturbed soil areas are permanently stabilized by installation and establishment of landscaping, grass, mulching, or are otherwise covered and protected from erosion.

NEW 200 AMP PANEL

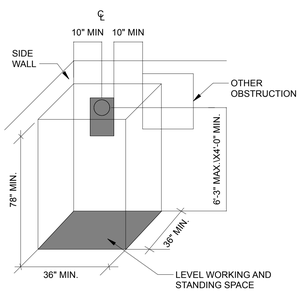
NEW LOCATION OF 200 AMP ELECTRIC SERVICE PANEL
PROVIDE BONDING & UFFER GROUND. S.C.E MSR # XXXXXXX



GROUNDING SHALL BE REQUIRED AND THE ELECTRICAL SERVICE GROUNDING ELECTRODE SHALL BE:

1. OF THE CONCRETE ENCASED TYPE.
2. LOCATED IN THE BOTTOM THREE (3) INCHES OF THE FOOTING.
3. NOT LESS THAN TWENTY (20) FEET IN LENGTH.
4. BARE COPPER CONDUCTOR, SIZED IN ACCORDANCE WITH THIS CODE, TABLE 250.66, BUT NOT SMALLER THAN NO. 4 A.W.G.
5. PANEL LOCATION NEEDS TO BE COORDINATED WITH EDISON CO

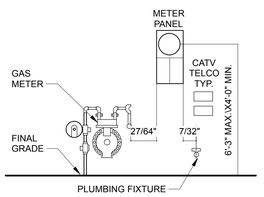
METER ASSEMBLY SEPARATION 5
0 N.T.S.



1. THE HORIZONTAL CLEARANCE FROM THE CENTERLINE OF THE METER TO THE NEAREST SIDE WALL OR OTHER OBSTRUCTION SHALL BE 10 INCHES MINIMUM. A HORIZONTAL CLEARANCE FROM THE EDGE OF THE METER PANEL TO THE EDGE OF A WINDOW OR DOORWAY (INCLUDING SLIDING GLASS DOORS) SHALL BE 10 INCHES MINIMUM. A GAS METER OR PLUMBING FIXTURE THAT DOES NOT PROTRUDE MORE THAN 6 INCHES OUT FROM THE WALL, OR EXTEND LESS THAN 18 INCHES HORIZONTALLY FROM THE OUTSIDE EDGE OF THE METER PANEL, SHALL NOT BE CONSIDERED AN OBSTRUCTION.

2. A LEVEL WORKING AND STANDING SURFACE, CLEAR AND UNOBSTRUCTED, ENTIRELY ON THE PROPERTY OF THE CUSTOMER, SHALL BE PROVIDED. THE MINIMUM WIDTH OF THE WORKSPACE SHALL BE 36 INCHES OVERALL, BUT NEED NOT BE CENTERED BENEATH THE METER. THE MINIMUM DEPTH OF THE WORKSPACE SHALL BE 36 INCHES. WHERE METERS ARE ENCLOSED IN A CLOSET OR RECESSED IN AN ENCLOSURE, THE DEPTH OF THE WORKSPACE IS MEASURED FROM THE OUTER FACE OF THE CLOSET OR RECESS. THE MINIMUM HEIGHT OF THE WORKSPACE SHALL BE 78 INCHES.

ELECTRICAL METER INSTALL 4
0 N.T.S.



1. SIZE AND DIMENSIONS OF PANELS WILL VARY. DRAWINGS ARE NOT TO SCALE.
2. THIS DRAWING PERTAINS TO BOTH OVERHEAD AND UNDERGROUND ELECTRIC SERVICE APPLICATIONS.
3. MAINTAIN A 3-FOOT CLEAR, LEVEL, AND UNOBSTRUCTED WORKSPACE IN FRONT OF ELECTRIC SERVICE EQUIPMENT.
4. PLUMBING FIXTURES THAT EXTEND MORE THAN 6 INCHES OUT FROM WALL SURFACE MUST BE LOCATED 18-INCHES MINIMUM FROM THE OUTSIDE EDGE OF THE METER PANEL.
5. FOR NEW CONSTRUCTION ONLY, DOES NOT APPLY FOR UPGRADES.

ELECTRICAL SERVICE PANEL 3
0 N.T.S.

MWELO WORKSHEET

OUTDOOR water use estimate (Non-Agricultural)
Water Efficient Landscape Worksheet

Reference Evapotranspiration (ETo) Table for Carpinteria

ETo	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Annual
Carpinteria	2.0	2.4	3.2	3.9	4.8	5.2	5.5	5.7	4.5	3.4	2.4	2.0	44.9

Reference Evapotranspiration (ETo) 44.9

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape areas							
Low Water	3	Drip	81	37	3102	808	13350
Medium Water	0.5	Drip	81	.62	200	124	3451
Back Lawn	.07	Overhead Spray	75	.75	1200	900	25054
				Totals	**(A)2502**	**(B)1432**	**39,855.00**
Special Landscape Areas *(edible plants, recreational areas, areas irrigated with recycled water, or water features)*				1			
				1			
				Totals	**(C)**	**(D)**	
						ETWU Total	**39,855.00**
						Maximum Allowed Water Allowance (MAWA)[e]	**39,855.00**

[a] Hydrozone #/ Planting Description
Examples
1) Front lawn
2) Low water use plantings
3) Medium water use planting

Plant Factor
Very low water use: 0-0.1
Low water use: 0.1-0.3
Moderate water use: 0.4-0.6
High water use: 0.7-1.0

[b] Irrigation method
1) Overhead spray
2) Drip

[c] Irrigation Efficiency
1) 0.75 for spray head
2) 0.81 for drip

[d] ETWU (Annual Gallons Required)
Eto x 0.62 x ETAF x Area

Single Family Residential water features, including pools, should be documented in the Regular landscape area with a Plant Factor of 1
Non single-family (multi-family, commercial etc.) water features, including pools, should be documented in the Special Landscape area with a ETAF of 1.0.

[e]MAWA (Annual Gallons Allowed) = (Eto) x [(0.62) x (ETAF x LA) + ((1-ETAF) x SLA)]
Where 0.62 is conversion factor that converts acre-inches per acre per year to gallon per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non- residential areas

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	(B)
Total Area	(A)
Average ETAF	B ÷ A

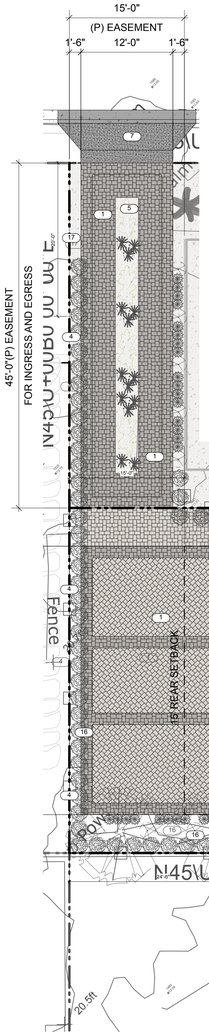
All Landscape Areas	
Total ETAF x Area	(B+D)
Total Area	(A+C)
Sitewide ETAF	(B+D) ÷ (A+C)

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

EXAMPLE
Reference Evapotranspiration (ETo) 44.9

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape areas							
Front yard	0.3	Drip	0.81	0.37	1000	370	10,300.06
Back yard	0.5	Spray	0.75	0.67	1000	670	18,651.46
				Totals	**(A) 2000**	**(B) 1040**	**28,951.52**
						Maximum Allowed Water Allowance (MAWA)[e]	**28,951.52**

4



SITE PLAN 1
feet 0 4 8 16 SCALE 1/8" = 1'-0"
NORTH

LEGEND

PROPERTY LINE
SETBACK
(N) ACCESSIBLE ROUTE
G GAS LINE
E ELEC. LINE
S SEWER LINE
W WATER LINE
BF BACKFLOW PREVENTER

Minimum 5% slope for a minimum of 10' away from strucutre (2% if surface is impervious) or to approved drainage system. SBCO Grading Ordinance #4766

KEY NOTES

1. **PERMEABLE PAVER**: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA. ASHLAR PATTERN
2. **FLAGSTONE:** ON CONCRETE PAD
3. **(E) SIDEWALK:** TO REMAIN
4. **6' TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH
5. **RIBBON DRIVEWAY:**
6. **STUCCO SITE WALL:** 42" TALL SMOOTH STUCCO SITE WALL TO MATCH HOUSE
7. **(P) CURB CUT AND APRON:**
8. **(E) 30" SYCAMORE TREE TO BE PROTECTED IN PLACE:** SEE ARBORIST REPORT
9. **(E) PALM TREE TO REMAIN:**
10. ***(E) WATER METER:*** *3/4" WATER METER, 1 1/2" MAIN. WATR METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT. (PROTECT IN PLACE)*
11. ***(P) GAS METER:*** *1 1/2" MAIN LINE TO BUILDING*
12. **(P) FIRE SPRINKLER RISER**
13. ***(P) N200 AMP PANEL:*** *WORKING CLEARANCE: PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANELS. CEC SEC. 110.26 (A)(1). PROVIDE 6'-6" HEAD ROOM AT SERVICE PANEL. CEC 110.26 (2) & (3).*
14. ***(P) A/C COMPRESSOR:*** *WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 50 FT FROM AIR CONDITIONER PER CMC 903.2.7.*
15. ***TREE PROTECTION FENCING:*** *SEE TPP AND ARBORIST REPORT*
16. ***3/8 " GRAVEL MULCH:***
17. **36" TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH. FOR THE FIRST 20' IN FROM DORRANCE FOR VISION CLEARANCE.

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD
LOOMIS. CA 95650
805.852.1677

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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-31307
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

PLANNING COMMISSION SET 03-23-2026

△ REVISION

NO	DESCRIPTION	DATE

SITE PLAN

A1.0

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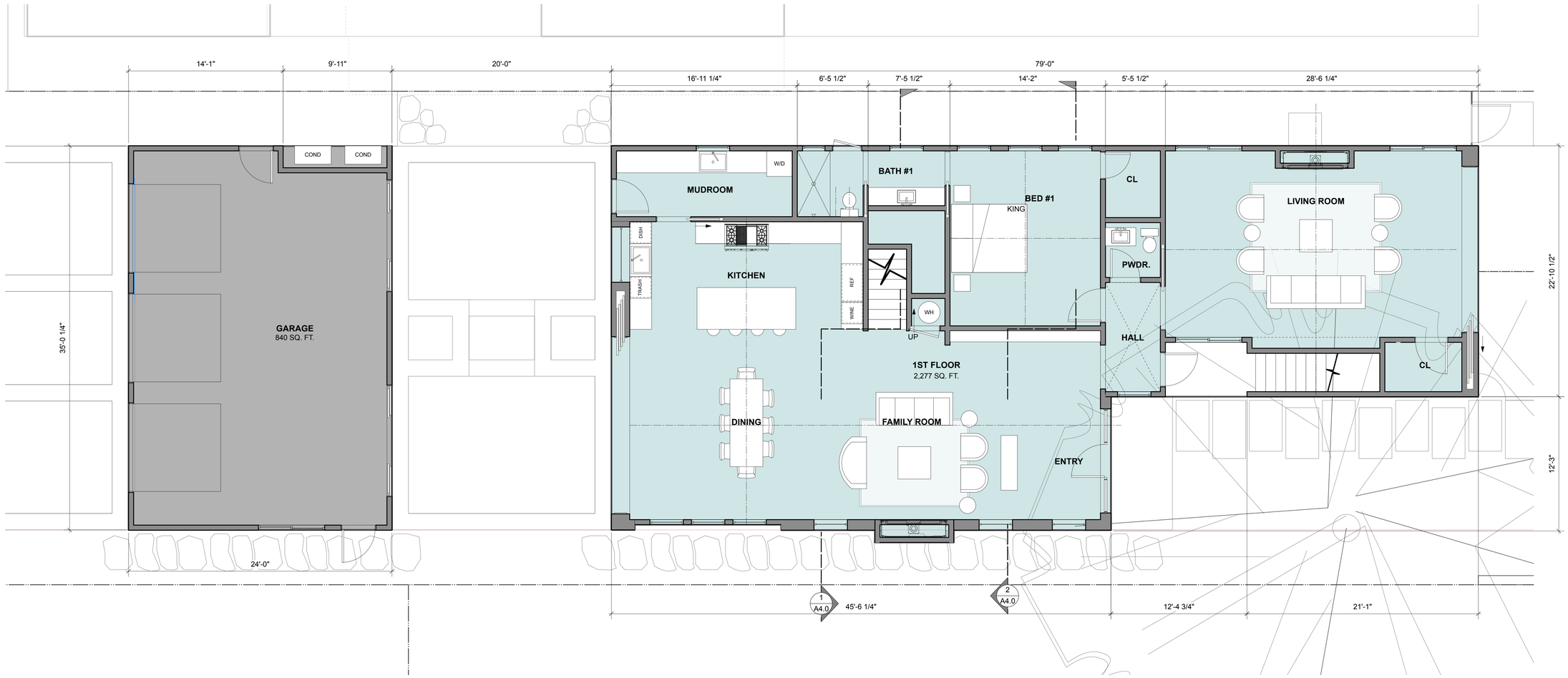
LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-31207
EXP. 08/31/2027
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232



1ST FLOOR PLAN
feet 0 2 4 8
SCALE 1/4" = 1'-0"
1
NORTH

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

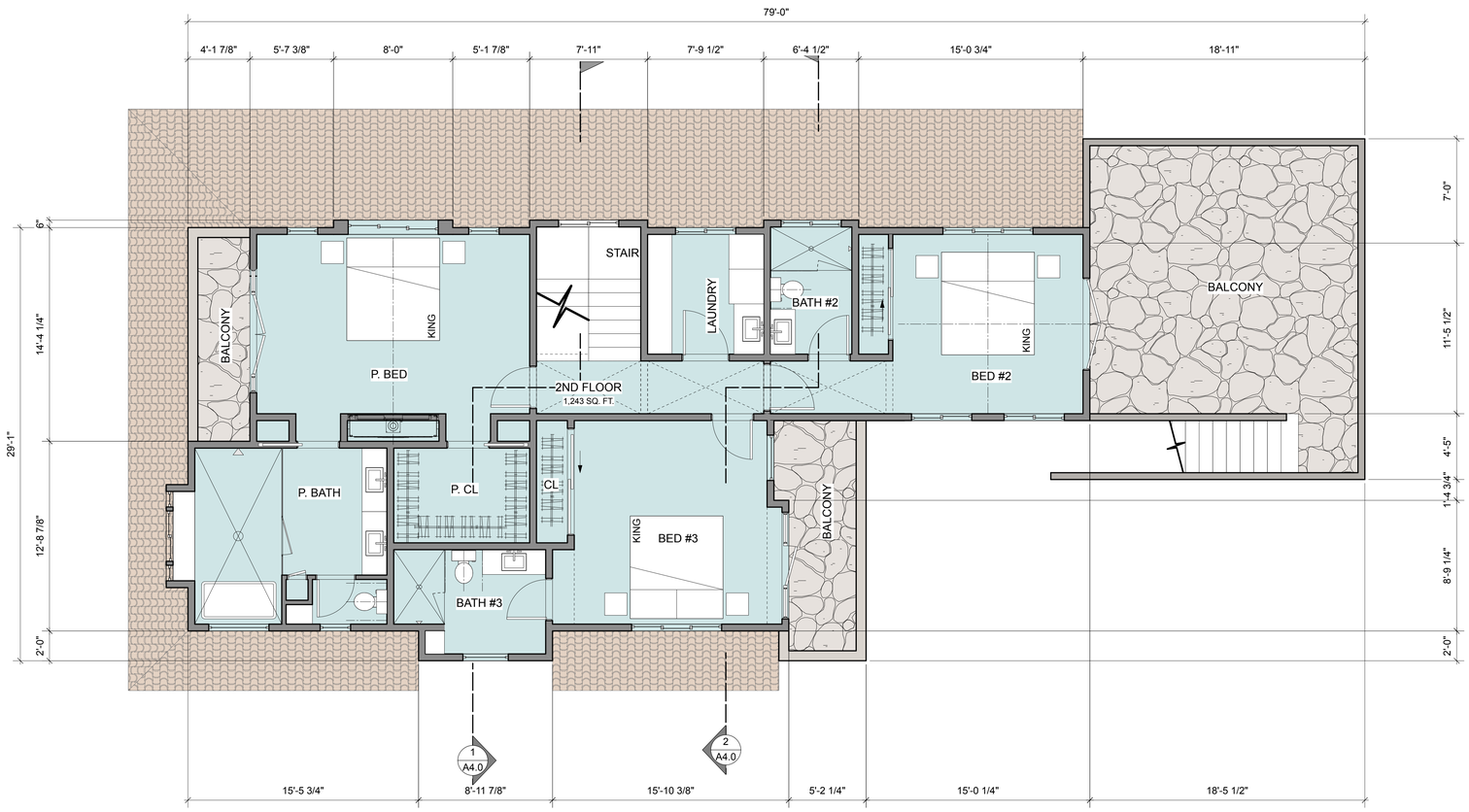
PLANNING COMMISSION SET 03-23-2026

△ **REVISION**

NO	DESCRIPTION	DATE

1ST FLOOR PLAN

A2.0



2ND FLOOR PLAN 1
feet 0 2 4 8 SCALE 1/4" = 1'-0"

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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-36744
REN: 8.31.2027
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

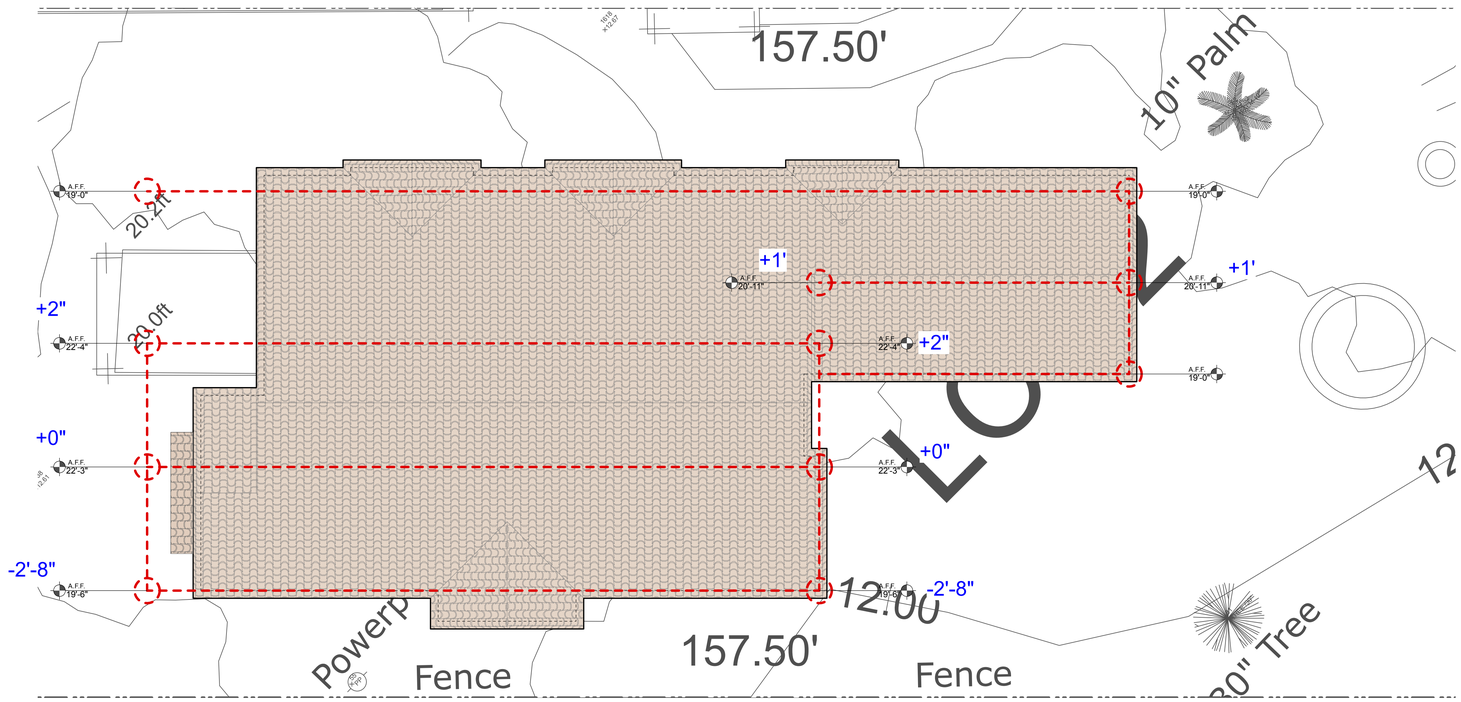
PLANNING COMMISSION SET 03-23-2026

△ REVISION

NO	DESCRIPTION	DATE

2ND FLOOR PLAN

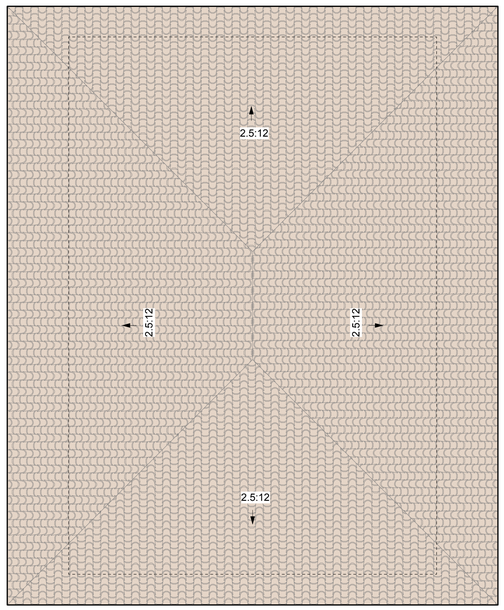
A2.1

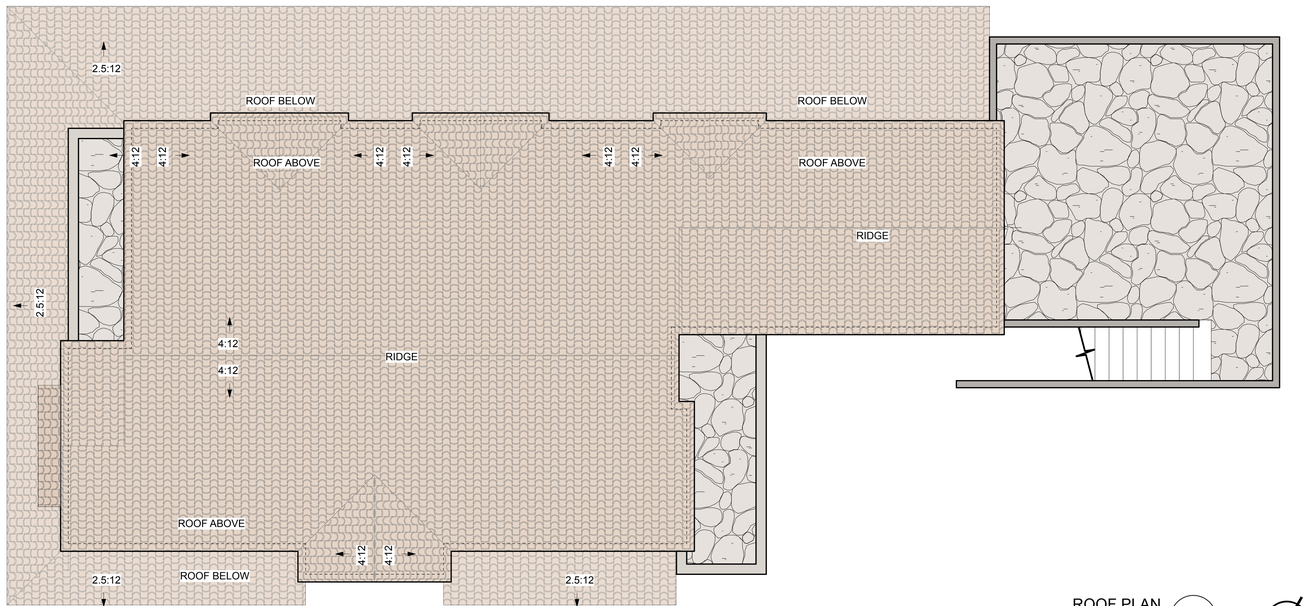


STORY POLE PLAN

feet 0 2 4 8 SCALE 1/4" = 1'-0"

2





ROOF PLAN

feet 0 2 4 8 SCALE 1/4" = 1'-0"

1

NORTH

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LICENSED ARCHITECT DYLAN CHAPPELL No. C-31207 REN 08/31/2027 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SF

333 LINDEN AVE
CARPINTERIA, CA 93013
-

PLANNING COMMISSION SET 03-23-2026

REVISION

NO	DESCRIPTION	DATE

ROOF PLAN
STORY POLE PLAN

A2.2

GARAGE WEST ELEVATION 3

feet 0 2 4 8 SCALE 1/4" = 1'-0"

WEST ELEVATION 2

feet 0 2 4 8 SCALE 1/4" = 1'-0"

KEY NOTES

1. **EXT. FINISH**: 7/8" STUCCO, LA HABRA , NAVAJO WHITE, P-525
2. **DOORS AND WINDOWS**: METAL WINDOW CORP, ALUMINUM, COLOR: DARK BRONZE
3. **ACCENT TILE:** Villa Azul 10" x 10" Matte Porcelain Tile in Blue
4. **BALCONIES**: WROGHT IRON FINISH
5. **EXT. LIGHTING**: DARKSKY COMPLIANT
6. **EXT. WOOD FINISH**: WOOD TRIM, CABOT SOLID STAIN, COLOR: CHESTNUT BROWN
7. **ROOF**: BORAL TILE WITH 2-PIECE BOOSTED BARCELONA CAPS ON ALL EDGES AND FOR FIRST THREE ROWS ON ALL EAVES, WITH BOOSTED CAPS MIXED IN FOR 15% OF FIELD,CASA GRANDE BLEND
8. **SANDSTONE CAP**: NATURAL SANDSTONE WALL CAPS 4" THICK
9. **SANDSTONE VENEER**: NATURAL SANDSTONE VENEER

SOUTH ELEVATION 1

feet 0 2 4 8 SCALE 1/4" = 1'-0"

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LICENSED ARCHITECT DYLAN CHAPPELL 03/23/2026 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

PLANNING COMMISSION SET 03-23-2026

△ REVISION

NO	DESCRIPTION	DATE

ELEVATIONS

A3.0

KEY NOTES

1. **EXT. FINISH**: 7/8" STUCCO, LA HABRA , NAVAJO WHITE, P-525
2. **DOORS AND WINDOWS**: METAL WINDOW CORP, ALUMINUM, COLOR: DARK BRONZE
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8. **SANDSTONE CAP**: NATURAL SANDSTONE WALL CAPS 4" THICK
9. **SANDSTONE VENEER**: NATURAL SANDSTONE VENEER

EAST ELEVATION (STREET) 2

feet 0 2 4 8 SCALE 1/4" = 1'-0"

NORTH ELEVATION 1

feet 0 2 4 8 SCALE 1/4" = 1'-0"

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ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD
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805.852.1677

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LICENSED ARCHITECT DYLAN CHAPPELL REG. NO. C-31207 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

PLANNING COMMISSION SET 03-23-2026

REVISION

NO	DESCRIPTION	DATE

ELEVATIONS

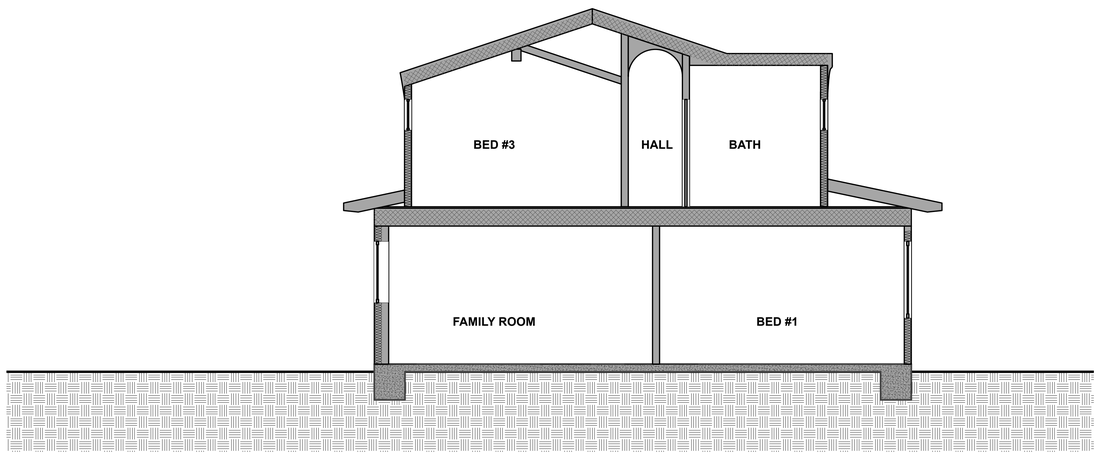
A3.1

SECTION KEY NOTES

1. **ROOF SPRAY FOAM INSULATION**: R-30 HOUSE
2. **WALLS BATT INSULATION**: R-21
3. **FLOOR BATT INSULATION**: R-19 SLAB ON GRADE
4. **SLOPE**: SLOPE TO DRIVEWAY 1/8": 1' MIN.

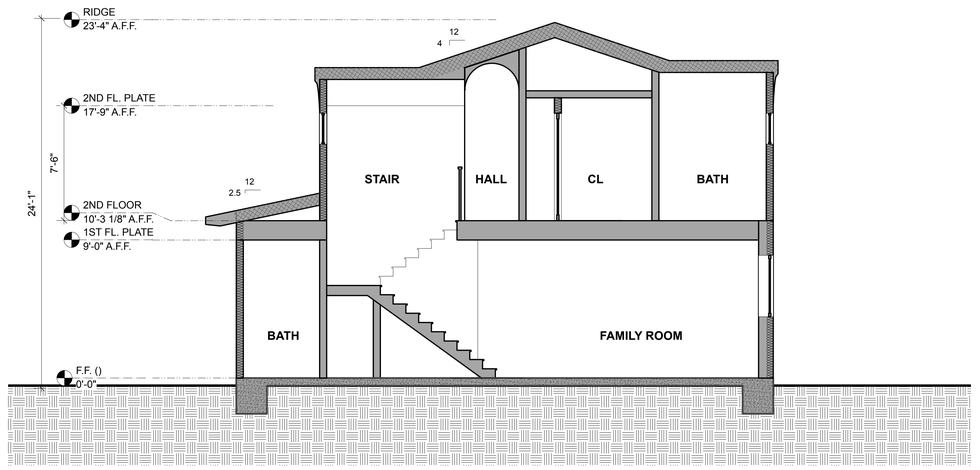
SECTION NOTES

1. ALL WALLS AND CEILINGS SHALL BE 5/8" GYPSUM BOARD W/ PTD FINISH



SECTION @ GREAT ROOM 2

feet 0 2 4 8 SCALE 1/4" = 1'-0"



SECTION @ STAIR 1

feet 0 2 4 8 SCALE 1/4" = 1'-0"

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LICENSED ARCHITECT DYLAN CHAPPELL REN 08/31/2027 STATE OF CALIFORNIA

COORDINATION SET
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CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

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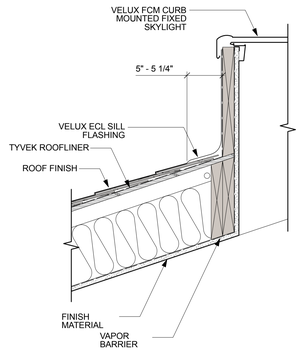
PLANNING COMMISSION SET 03-23-2026

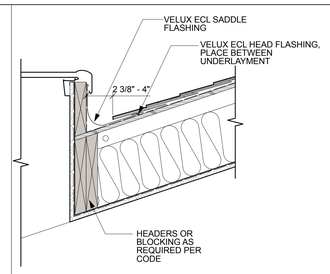
REVISION

NO	DESCRIPTION	DATE

SECTIONS

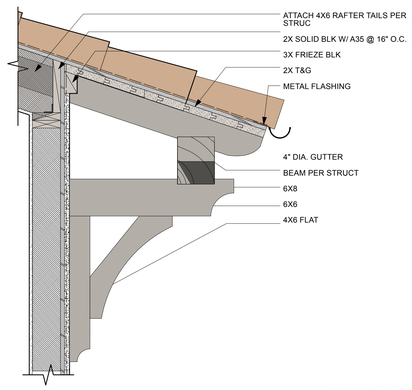
A4.0





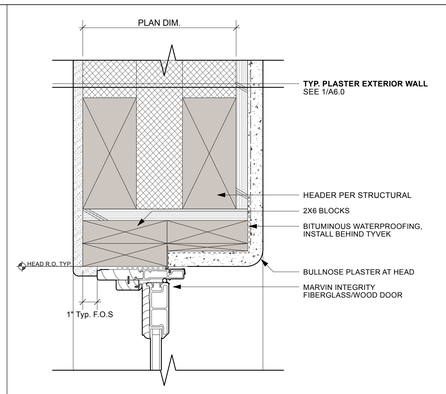
SCALE 1 1/2" = 1'- 0"

16 CURB MOUNTED SKYLIGHT



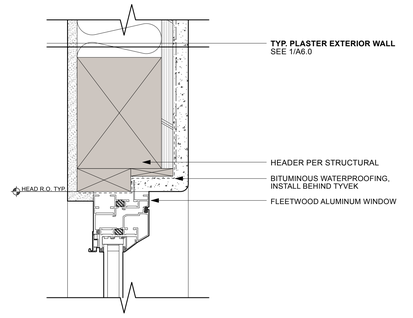
SCALE 1" = 1'- 0"

12 TYP. PLASTER @ EAVE



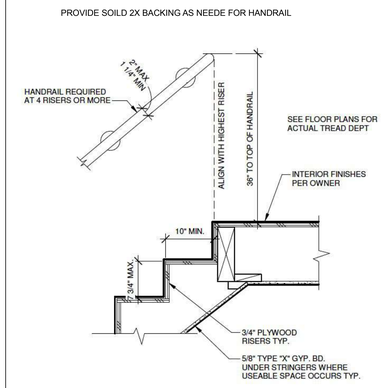
SCALE 3" = 1'- 0"

8 DOOR HEAD @ THICK WALL, JAMB SIM.

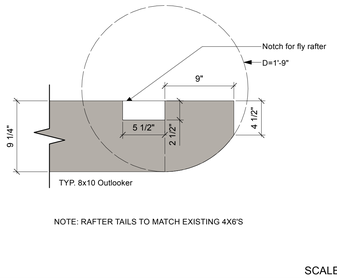


SCALE 3" = 1'- 0"

4 PLASTER @ WINDOW HEAD



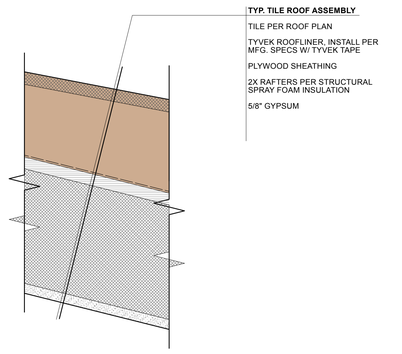
19 TYP. STAIR LANDING @ TOP



NOTE: RAFTER TAILS TO MATCH EXISTING 4X6'S

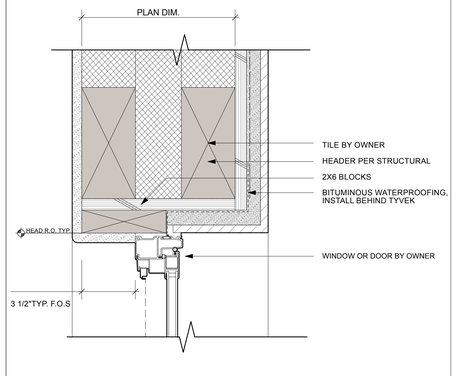
SCALE 1 1/2" = 1'- 0"

15 TYP. OUTLOOKER AND RAFTER TAIL DESIGN



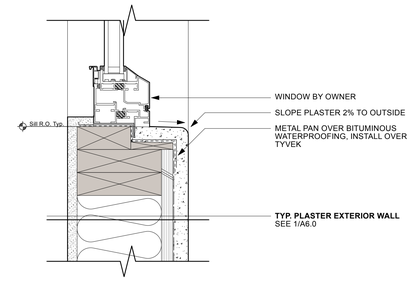
SCALE 3" = 1'- 0"

11 TYP. ROOF DETAIL



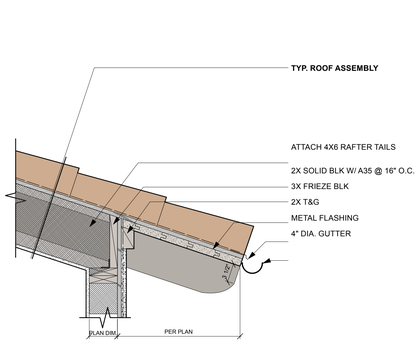
SCALE 3" = 1'- 0"

7 TILE @ WINDOW HEAD, JAMB SIM.



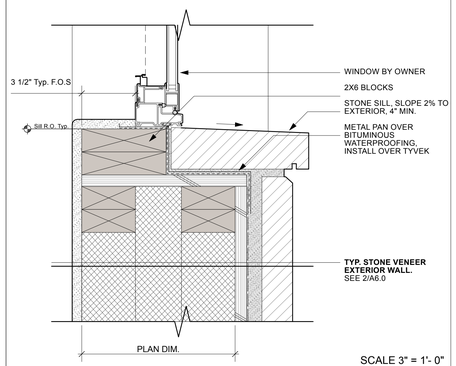
SCALE 3" = 1'- 0"

3 PLASTER @ WINDOW SILL



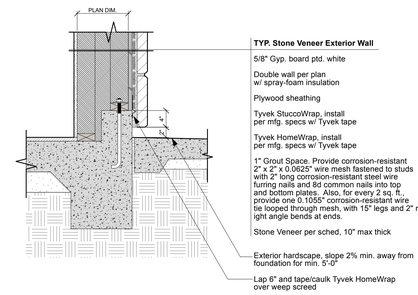
SCALE 1" = 1'- 0"

10 TYP. PLASTER @ EAVE



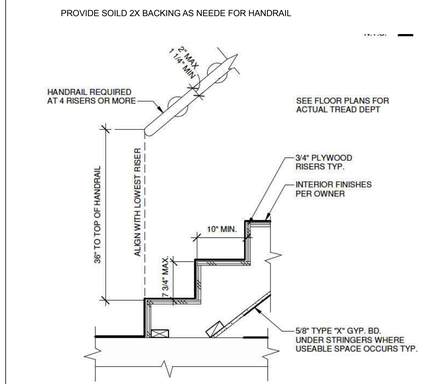
SCALE 3" = 1'- 0"

6 STONE @ WINDOW SILL



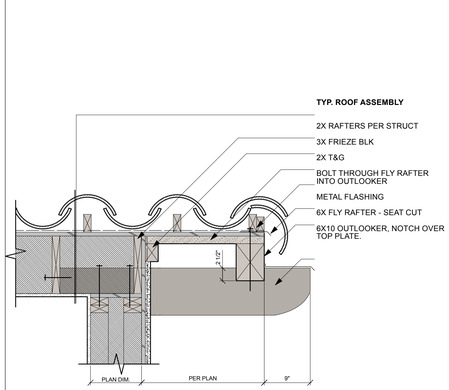
SCALE 1" = 1'- 0"

2 TYP. STONE VENEER @ HARDSCAPE



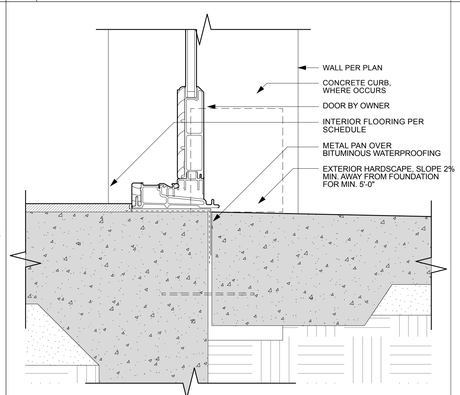
17 TYP. STAIR LANDING @ BOTTOM

13 TYP. EXTERIOR LIGHTING FIXTURE



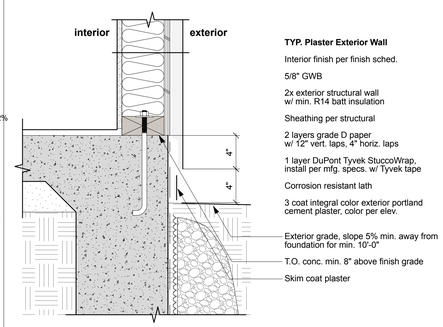
SCALE 1" = 1'- 0"

9 TYP. PLASTER @ RAKE



SCALE 3" = 1'- 0"

5 TYP. DOOR THRESHOLD @ HARDSCAPE



SCALE 1 1/2" = 1'- 0"

1 TYP. PLASTER EXTERIOR WALL @ GRADE

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LICENSED ARCHITECT DYLAN CHAPPELL REG. NO. C-31,207 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

PLANNING COMMISSION SET 02-25-2026

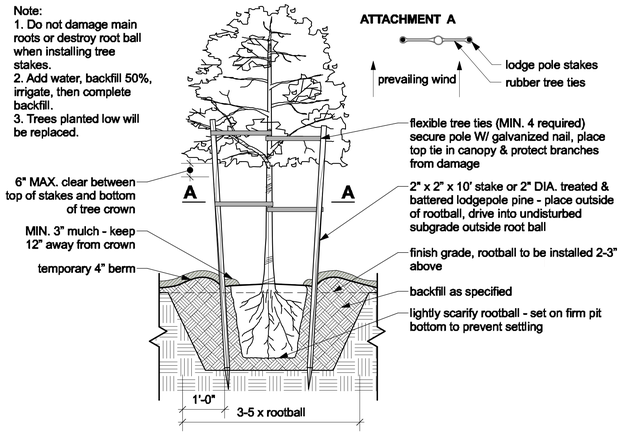
REVISION

NO	DESCRIPTION	DATE

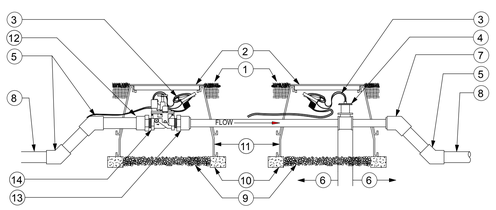
DETAILS

A6.0

Note:
1. Do not damage main roots or destroy root ball when installing tree stakes.
2. Add water, backfill 50%, irrigate, then complete backfill.
3. Trees planted low will be replaced.

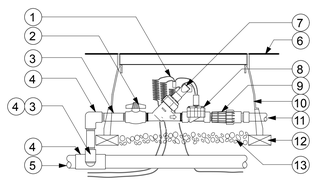


TREE PLANTING 5
feet 0 N.T.S.



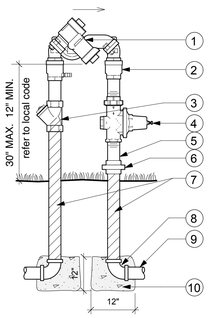
1. FINISH GRADE
2. JUMBO VALVE BOX AND COVER
3. CONTROL WIRES W/ 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS. WIRE COLORS PER SPEC.'S
4. FLOW SENSOR PER SPECIFICATIONS
5. PVC 45 DEGREE ELL, TYP.
6. MINIMUM 10x PIPE DIA. UPSTREAM AND MIN. 5X PIPE DIA. DOWNSTREAM OF STRAIGHT PIPE
7. PVC 45 DEGREE ELL (TYP.) BUSH DOWN TO FLOW METER SIZE AS NECESSARY
8. PVC MAIN LINE-LENGTH AS REQUIRED
9. GRAVEL (1 CU. FT.)
10. CONTINUOUS BRICK SUPPORTS
11. VALVE BOX EXTENSIONS AS REQUIRED
12. PVC MALE ADAPTER
13. PVC MALE ADAPTER-BUSH DOWN TO FLOW METER SIZE AS NECESSARY
14. MASTER VALVE PER SPECIFICATIONS

MASTER VALVE 4
feet 0 N.T.S.



1. 30" LENGTH OF WIRE, COILED, W/WATERPROOF CONNECTION
2. BALL VALVE
3. PVC SCH 80 NIPPLE, LENGTH AS REQUIRED
4. PVC SCH 40 ELL, OR TEE
5. PVC MAINLINE PIPE
6. FINISH GRADE TOP OF MULCH
7. WYE FILTER
8. CONTROL ZONE VALVE
9. PRESSURE REGULATOR
10. VALVE BOX WITH COVER
11. LATERAL PIPE
12. BRICK, 4 TOTAL
13. 3" MIN. DEPTH OF 3/4 GRAVEL

DRIP VALVE 3
feet 0 N.T.S.



1. REDUCED PRESSURE TYPE BACKFLOW PREVENTER
2. SHUT-OFF BALL VALVE
3. BRASS WYE STRAINER
4. BRASS PRESURE REGULATOR (IF SOURCE PRESSURE IS OVER 100 PSI)
5. BRASS THREADED NIPPLE
6. BRASS UNION
7. 6 MIL. PIPE WRAP
8. BRASS ELBOW, TYP.
9. PVC MAINLINE-CONNECT TO BRASS ELBOWS WITH PVC MALE ADAPTERS (NOT SHOWN)
10. 1 CF CONCRETE SUPPORT; POUR IN PLACE AROUND BRASS PIPE

BACKFLOW PREVENTER 2
feet 0 N.T.S.

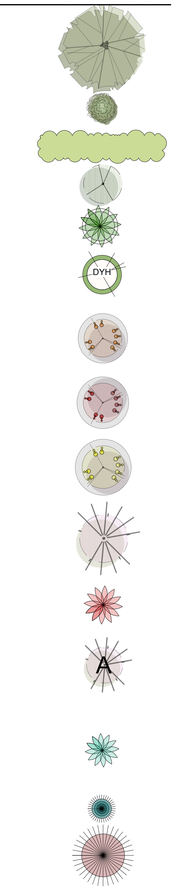
KEY NOTES

1. **PERMEABLE PAVER**: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA. ASHLAR PATTERN
2. **FLAGSTONE:** ON CONCRETE PAD
3. **(E) SIDEWALK:** TO REMAIN
4. **6' TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH
5. **RIBBON DRIVEWAY:**
6. **STUCCO SITE WALL:** 42" TALL SMOOTH STUCCO SITE WALL TO MATCH HOUSE
7. **(P) CURB CUT AND APRON:**
8. **(E) 30" SYCAMORE TREE TO BE PROTECTED IN PLACE:** SEE ARBORIST REPORT
9. **(E) PALM TREE TO REMAIN:**
10. ***(E) WATER METER:*** *3/4" WATER METER. 1 1/2" MAIN. WATR METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT. (PROTECT IN PLACE)*
11. ***(P) GAS METER:*** *1 1/2" MAIN LINE TO BUILDING*
12. **(P) FIRE SPRINKLER RISER**
13. ***(P) N200 AMP PANEL:*** *WORKING CLEARANCE: PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANELS. CEC SEC. 110.26 (A)(1). PROVIDE 6'-6" HEAD ROOM AT SERVICE PANEL. CEC 110.26 (2) & (3).*
14. ***(P) A/C COMPRESSOR:*** *WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 50 FT FROM AIR CONDITIONER PER CMC 903.2.7.*
15. ***TREE PROTECTION FENCING:*** *SEE TPP AND ARBORIST REPORT*
16. ***3/8 " GRAVEL MULCH:***
17. **36" TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH. FOR THE FIRST 20' IN FROM DORRANCE FOR VISION CLEARANCE.

PLANTING LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOLS	NOTES
TREES					
OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE	24	24"-48" BOX	VERY LOW	
SHRUBS					
FICUS 'GREEN GEM'	INDIAN LAUREL	51	15 GAL	MED	
GREWIA OCCIDENTALIS -ESPALIER STALKED	LAVENDER STAR	24	15 GAL	MED	
BUXUS MICROPHYLLA JAPONICA "GREEN BEAUTY"	BOXWOOD	9	15 GAL	MED	
IRIS 'NADA'	BUTTERFLY IRIS	16	1 GAL	LOW	
RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORN	46	15 GAL	LOW	
ANIGOZANTHOS ' ORANGE CROSS'	ORANGE CROSS KANGAROO PAWS	7	5 GAL	MED-LOW	
ANIGOZANTHOS ' RED CROSS'	RED CROSS KANGAROO PAWS	9	5 GAL	MED-LOW	
ANIGOZANTHOS "YELLOW GEM'	YELLOW GEM KANGAROO PAWS	9	5 GAL	MED-LOW	
PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	8	5 GAL	LOW	
PHORMIUM ' AMAZING RED'	NEW ZELAND FLAX	6	5 GAL	LOW	
ARMERIA MARITIMA	SEA PINK, THRIFT SEAPINK	45	1 GAL	MED	
SUCCULENTS					
AGAVE ATTENUATA	FOX TAIL AGAVE	10	15 GAL	LOW	
GRASSES					
CAREX DIVULSA	BERKELEY SEDGE	220	1 GAL	LOW	
CHONDROPETALUM TECTORUM 'EL COMPO'	CAPE RUSH	10	5 GAL	LOW	
GROUNDCOVER					
THYMUS PRAECOX	CREEPING THYME	9	FLATS	LOW/MED	
DYMONDIA MARGARETAE	SILVER CARPET	50	4"	LOW	@ FLAGSTONE JOINTS

PLANTING LEGEND



MATERIAL LEGEND

- PEA GRAVEL 3/8" DEL RIO OR HANDLY GOLD
- DECOMPOSED GRAITE
- SYNTHETIC LAWN
- FLAGSTONE: BUCKSKIN OR OKLAHOMA
- **PERMEABLE PAVER:** ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA. ASHLAR PATTERN

IRRIGATION LEGEND

ID	MODEL	LENGTH	MANUFACTURER	PSI	NOTES
	5/8" Polyethylene Dripline	500 LINEAR FEET	DURA-POL	30	

LANDSCAPE PLAN 1
feet 0 SCALE 3/16" = 1'-0" NORTH

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LICENSED ARCHITECT DYLAN HEATH CHAPPELL No. C-31207 STATE OF CALIFORNIA

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333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

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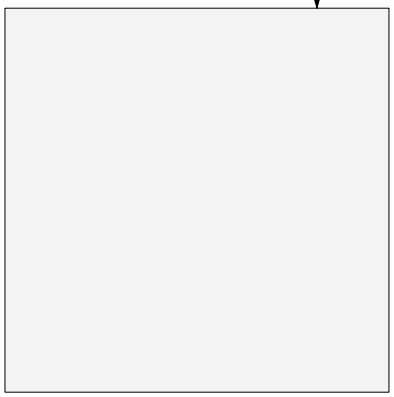
△ REVISION

NO	DESCRIPTION	DATE

LANDSCAPE PLAN

L1.0



EXT. STUCCO

MANUFACTURER:

LA HABRA

COLOR:

NAVAJO WHITE P-525
BASE 100

TILE ROOF

MANUFACTURER:

BORAL

COLOR:

2-PIECE BOOSTED BARCELONA CAPS ON ALL EDGES AND FOR FIRST THREE ROWS ON ALL EAVES, WITH BOOSTED CAPS MIXED IN FOR 15% OF FIELD,CASA GRANDE BLEND

DARKSKY LIGHT FIXTURE

MANUFACTURER:

MAXIM

MODEL:

WHISPER DARK SKY

LED:

1-8 WATT INTEGRATED

EXT. WOOD STAIN

MANUFACTURER:

CABOT

COLOR:

CHESTNUT BROWN

PATH LIGHT

MANUFACTURER:

HAMPTON BAY

COLOR:
DARK BRONZE

2.3 WATT LED
PATH LIGHT

SANTA BARBAR SANDSTONE

MANUFACTURER:

NATURAL STONE

5 POINT DESIGN

WINDOWS & DOORS

MANUFACTURER:

METAL WINDOW CORP

COLOR:

DARK BRONZE

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4465 GRANITE DR. STE. 1027
ROCKLIN CA, 95677
805.852.1677

PROJECT: **333 LINDEN DUPLEX**

LOCATION: 333 LINDEN, CARPINTERIA, CA 93013

OWNER: PB LIVING TRUST

MATERIAL BOARD

11-05-2025

SITE PLAN

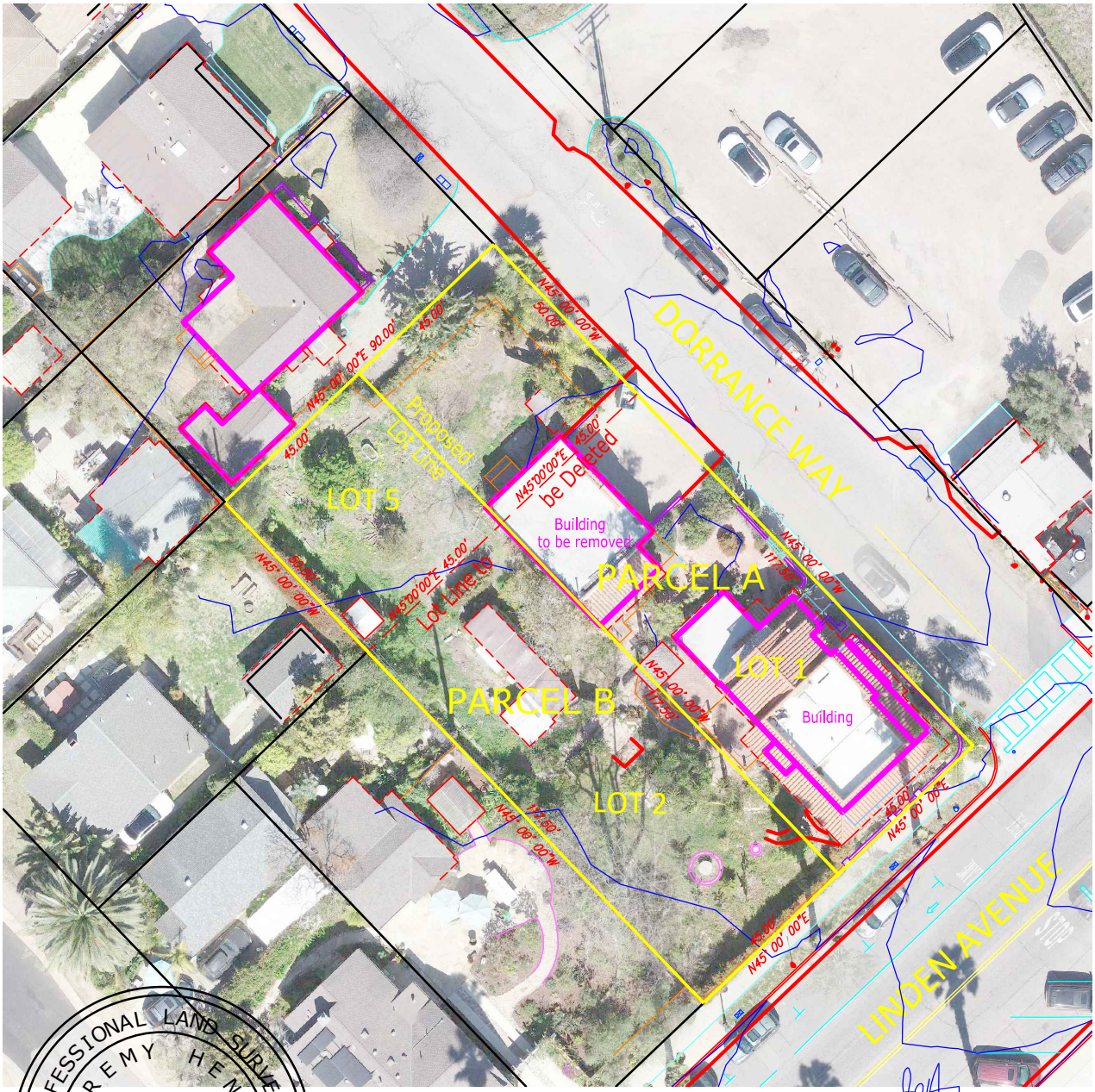
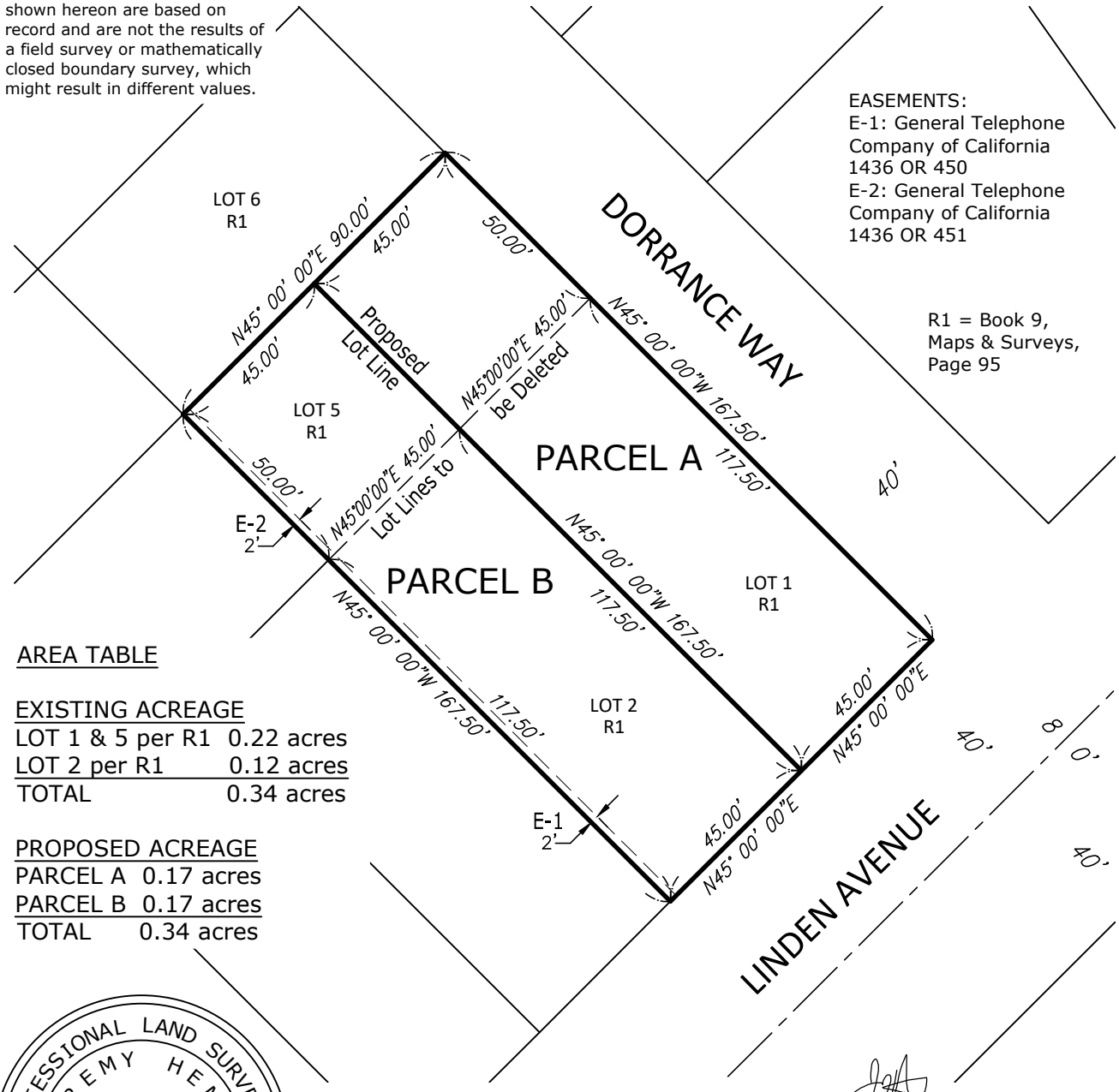

DORRANCE WAY
LINDEN AVENUE
LOT 5
LOT 1
LOT 2
PARCEL A
PARCEL B
Proposed Lot Line
Lot Line to be Deleted
Building to be removed
Building
N45°00'00"E 90.00'
N45°00'00"E 45.00'
N45°00'00"W 50.00'
N45°00'00"W 117.58'
N45°00'00"W 117.58'
N45°00'00"W 117.58'
N45°00'00"W 117.58'
N45°00'00"E 45.00'
N45°00'00"E 45.00'
N45°00'00"E 45.00

EXHIBIT "B"

The courses and distances shown hereon are based on record and are not the results of a field survey or mathematically closed boundary survey, which might result in different values.



EASEMENTS:
E-1: General Telephone Company of California 1436 OR 450
E-2: General Telephone Company of California 1436 OR 451

R1 = Book 9, Maps & Surveys, Page 95

AREA TABLE

EXISTING ACREAGE	
LOT 1 & 5 per R1	0.22 acres
LOT 2 per R1	0.12 acres
TOTAL	0.34 acres

PROPOSED ACREAGE	
PARCEL A	0.17 acres
PARCEL B	0.17 acres
TOTAL	0.34 acres

PROFESSIONAL LAND SURVEYOR
JEREMY HENRY
PLS 8135
STATE OF CALIFORNIA

NORTH

8-26-2025
Jeremy Henry PLS 8135 Date

0' 40' 80' 120'
FEET
SCALE: 1" = 40'

HENRY LAND SURVEYING
JEREMY HENRY - LAND SURVEYOR
619 Crestview Drive, Ojai, Ca. 93023
jeremyhenry1118@gmail.com
(805) 216-6124

LOT LINE ADJUSTMENT No._____
City of Carpinteria
County of Santa Barbara, State of California

DATE: 8-26-2025	JOB No.: 22-57	DRAWN BY: JEREMY HENRY	SHEET: 1 OF 1

Attachment A
Exhibit 3:
Recommended Conditions of Approval

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

June 1, 2026

PLANNING COMMISSION HEARING
PROJECT 23-2232-DP/LLA/CDP/ARB
333 & 355 LINDEN AVENUE
(APNs 003-440-027 & -028)
JUNE 1, 2026

ATTACHMENT A, EXHIBIT 3: CONDITIONS OF APPROVAL
COELER NEW RESIDENCE & LOT LINE ADJUSTMENT

The Conditions set forth in this permit affect the title and possession of the real property that is the subject of this permit and shall run with the real property or any portion thereof. All the terms, covenants, conditions and restrictions herein imposed shall be binding upon and inure to the benefit of the owner (applicant, developer), his or her heirs, administrators, executors, successors and assigns. Upon any sale, division or lease of real property, all the conditions of this permit shall apply separately to each portion of the real property and the owner (applicant, developer) and/or possessor of any such portion shall succeed to and be bound by the obligations imposed on the owner (applicant, developer) by this permit.

PROJECT DESCRIPTION

1. This Development Plan, Lot Line Adjustment, and Coastal Development Permit are based upon and limited to compliance with the project description, the hearing exhibits (Attachment A, Exhibit 2 to the staff report dated June 1, 2026), and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

   The project description is as follows:

   Request for a Development Plan, Lot Line Adjustment, and Coastal Development Permit to construct a new 3,520 square-foot two-story single-family dwelling with a detached 840 square-foot three-car garage. The maximum roof ridge height of the residence would be 24.08 feet above finished grade, and the height of the detached garage would be 14.5 feet. The project would include new landscaping and hardscape, including a new curb cut and driveway from Dorrance Way. A 30-inch diameter Platanus racemosa (Western Sycamore) is proposed to be protected and retained in place on site. The 912 square-foot detached garage at 355 Linden Avenue would be demolished to remedy an encroachment onto the 333 Linden property. Approximately 67 cubic yards of soil would be imported for site preparation. Access would be from Dorrance Way via the new driveway.

   The project includes a Lot Line Adjustment between 333 and 355 Linden Avenue. The property at 355 Linden Avenue (Parcel A) is 9,787.5 square feet in size and is currently an "L" shaped lot with a portion of its property extending behind 333 Linden Avenue. The

property at 333 Linden Avenue (Parcel B) is a 5,287.5 square-foot rectangular lot. The LLA would reconfigure the common lot lines to become a single straight line between the two parcels and take 2,250 square feet from Parcel A and add it to Parcel B, resulting in two equally sized 7,7537.5 square-foot parcels. A 15-foot-wide non-exclusive easement for the benefit of Parcel B is proposed across the rear of Parcel A for ingress and egress from Dorrance Way.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape Plans) must be submitted for review and approval and shall be implemented as approved by the City.

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT SPECIFIC CONDITIONS

2. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. **Plan Requirements:** The selected fixtures for all exterior lighting fixtures shall be depicted on plans to be reviewed and approved by CDD and shall conform to what was presented to and approved by the ARB. **Monitoring:** CDD shall review plans prior to the Building Permit approval. CDD shall site inspect prior to occupancy clearance.

3. The design, scale and character of the project architecture, landscape and signage (as applicable) shall be compatible and blend harmoniously with vicinity development and consistent with the City's "small beach town" character. **Plan Requirement and Timing:** The applicant shall submit plans for the project for final review by the Architectural Review Board prior to approval of any Building Permit for physical development. **Monitoring:** Community Development Department staff (CDD) shall review submitted plans, provide direction to the ARB regarding this condition and site inspect during the construction phase.

4. All materials and colors used in construction and all landscape materials shall be as represented to the City and any deviation will require the express review of the Community Development Department.

5. The existing 912 square-foot detached garage on 355 Linden Avenue (APN 003-440-027) and any other accessory structures (tool sheds, gazebos, etc.) that encroach onto the property at 333 Linden Avenue (APN 003-440-028) shall be removed prior to the issuance of any Grading or Building Permits for the new residence at 333 Linden Avenue. **Plan Requirement and Timing:** The applicant shall apply for and obtain a Demolition Permit, demolish the structure(s), and obtain a final inspection to verify the demolition of the

garage and any other encroaching accessory structures prior to the issuance of any Grading or Building Permits for new development. **Monitoring:** Community Development Department staff (CDD) shall review submitted plans and conduct site inspections to verify removal.

6. In order to protect existing native trees and minimize adverse effects of grading and construction onsite, the applicant shall implement a tree protection and replacement plan. No ground disturbance, including grading, shall occur within the critical root zone of any native tree unless specifically authorized by the approved tree protection and replacement plan. The tree protection and replacement plan shall include the following:

    a. An exhibit showing the location, diameter and critical root zone of all native trees located onsite.

    b. Fencing of all trees to be protected at or outside of the critical root zone. Fencing shall be at least three feet in height of chain link or other material acceptable to CDD and shall be staked every six feet. The applicant shall place signs stating "tree protection area" at 15-foot intervals on the fence. Said fencing and signs shall be shown on the tree protection exhibit, shall be installed prior to commencement of grading and/or construction and shall remain in place throughout all grading and construction activities.

    c. The tree protection plan shall clearly identify any areas where landscaping, grading, trenching or construction activities would encroach within the critical root zone of any native or specimen tree. All encroachment is subject to review and approval by CDD.

    d. Construction equipment staging and storage areas shall be located outside of the protected area and shall be depicted on project plans submitted for issuance of a Grading or Building Permit. No construction equipment shall be parked, stored or operated within the protected area. No fill soil, rocks or construction materials shall be stored or placed within the protected area.

    e. All proposed utility corridors and irrigation lines shall be shown on the tree protection exhibit. New utilities shall be located within roadways, driveways or a designated utility corridor such that impacts to trees are minimized.

    f. Any proposed tree wells or retaining walls shall be shown on the tree protection plan exhibit as well as grading and construction plans and shall be located outside of the critical root zone of all protected trees unless specifically authorized.

    g. Any encroachment within the critical root zone of native trees shall adhere to the following standards:

i. Any paving shall be of pervious material (gravel, brick without mortar or turf block).

ii. Any trenching required within the critical root zone of a protected tree shall be done by hand.

iii. Any roots one inch in diameter or greater encountered during grading or trenching shall be cleanly cut and sealed.

h. All trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction.

i. No permanent irrigation shall occur within the critical root zone of any native tree. Drainage plans shall be designed so that tree trunk areas are properly drained.

j. Only trees designated for removal on the approved tree protection plan shall be removed.

k. Any protected trees which are removed, relocated and/or damaged (more than 20% encroachment into the critical root zone) shall be replaced on a 10:1 basis with one gallon size saplings grown from seed obtained from the same watershed as the project site. Where necessary to remove a tree and feasible to replant, trees shall be boxed and replanted. A drip irrigation system with a timer shall be installed. Trees shall be planted prior to issuance of occupancy clearance and irrigated and maintained until established (three years). The plantings shall be protected from predation by wild and domestic animals and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period.

l. Any unanticipated damage that occurs to trees or sensitive habitats resulting from construction activities shall be mitigated in a manner approved by CDD. This mitigation may include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consultant biologist to assess the damage and recommend mitigation. The required mitigation shall be done immediately under the direction of CDD prior to any further work occurring on site. Any performance securities required for installation and maintenance of replacement trees will be released by CDD after its inspection and approval of such installation.

Plan Requirements: Prior to issuance of a Grading or Building Permit, the applicant shall submit grading plans, building plans and the tree protection and replacement plan to CDD for review and approval. All aspects of the plan shall be implemented as approved. Prior to issuance of a Grading or Building Permit, the applicant shall successfully file and receipt evidence of posting a performance

security which is acceptable to CDD to guarantee tree replacement. **Timing:** Timing on each measure shall be stated where applicable; where not otherwise stated, all measures shall be in place throughout all grading and construction activities. **Monitoring:** CDD shall conduct site inspections throughout all phases of development to ensure compliance with and evaluate all tree protection and replacement measures. Release of performance security requires CDD staff signature.

7. Construction parking, staging, and materials storage shall be located onsite and in a manner that does not obstruct public parking for coastal access. **Plan Requirements and Timing:** A plan that depicts the location of onsite construction parking, staging areas, and materials storage shall be shown on the plans submitted to the Community Development Department for review prior to issuance of a Building Permit. **Monitoring:** CDD staff shall site inspect for compliance prior to and as needed during all grading and construction activities.

8. In compliance with the Water Conservation in Landscaping Act of 2006 (Assembly Bill 1881, Laird)) as amended by the May 29, 2015 Information Bulletin 2015-03 from the Department of Housing and Community Development and Chapter 15.90 of the City's Municipal Code: Water Efficient Landscaping, a Landscape Documentation Package containing the following elements shall be prepared by a design professional: PROJECT INFORMATION; WATER EFFICIENT LANDSCAPE WORKSHEET; SOIL MANAGEMENT REPORT; LANDSCAPE DESIGN PLAN; IRRIGATION DESIGN PLAN; and GRADING DESIGN PLAN. The preparation of a Certificate of Completion containing the following elements shall also be prepared by a design professional: CERTIFICATION OF INSTALLATION (per the approved plan); FINAL SOILS INFORMATION; IRRIGATION SCHEDULING PARAMETERS; MAINTENANCE SCHEDULES; and IRRIGATION AUDIT REPORT. **Plan Requirements and Timing:** Prior to approval of a Building Permit, the applicant shall submit a Landscape Documentation Package to the CDD for review and approval. The CDD shall send a copy of the Documentation Package the Carpinteria Valley Water District. The applicant shall enter into an agreement with the City to install required landscaping and irrigation and maintain required landscaping for the life of the project. Subsequent to installation of the approved Grading, Landscape and Irrigation Plans, the applicant shall submit a Certificate of Completion to CDD for review and approval. The Landscape Documentation Package and Certificate of Completion forms are available at the CDD, and are required to be approved by the CDD prior to Occupancy Clearance. **Monitoring:** CDD shall conduct site visits to ensure installation and maintenance of landscape and irrigation.

9. All mechanical equipment including heating and air conditioning units, and trash receptacle areas, shall be completely screened from surrounding properties and shall be either enclosed within a building or parapet, or located in a fenced rear yard area. **Plan Requirements**: The locations of all exterior mechanical equipment shall be depicted on a Roof and/or Mechanical Equipment Plan to be reviewed and approved by CDD with input from the ARB. **Monitoring:** CDD and ARB shall review the Roof and/or Mechanical Equipment Plan for compliance with this measure prior to approval of a Building Permit

for the development. Building Inspector shall inspect structures upon completion to ensure that mechanical equipment has been installed consistent with the approved Plan.

10. Final plans shall include the location of all above ground and vaulted appurtenances including, but not limited to, utility vaults, gas meters, fire backflow prevention systems, and check valves. The location of such appurtenances shall be approved by CDD and may be required to be located and/or screened to as to minimize aesthetic impacts.

11. The recommendations outlined in the project specific geotechnical investigation shall be followed in the construction of the subject project and the applicants shall be required to have the project engineering geologist onsite to observe all excavations prior to placement of compacted soil, gravel backfill, or rebar and concrete. **Plan Requirements/Timing:** Two copies of the preliminary foundation investigation shall be submitted with the building plans for building permit plan check. Applicable plan sheets (i.e., grading, foundation, etc.) shall be in substantial compliance with the recommendations outlined in the soils report. The project engineering geologist shall be onsite during excavation, recompaction and foundation preparation work, as applicable. **Monitoring:** Building Inspector shall review and approve building plans and shall site inspect during construction, prior to occupancy clearance.

12. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a CDD-qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the City Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and shall spot check in the field.

13. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** A sign stating this restriction shall be provided to the applicant and posted onsite. **Timing:** The sign shall be in place prior to the beginning of and throughout all construction activities. Violations may result in suspension of permits. **Monitoring:** Building Inspector shall spot check and respond to complaints.

14. All construction equipment shall be maintained in proper operating condition and fitted with standard noise reduction features (e.g., mufflers). **Timing:** During all construction activities. **Monitoring:** CDD staff shall notify the contractor of this requirement prior to construction and spot check in the field.

15. Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the plans submitted to the Community Development Department for review prior to issuance of a Building Permit. **Monitoring:** CDD staff shall site inspect prior to the commencement and as needed during all grading and construction activities.

16. During construction, washing of concrete trucks, paint, equipment or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to CDD, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The wash off area shall be designated on all plans prior to issuance of a Grading or Building Permit. The washout area shall be in place and maintained throughout construction. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area.

17. Sixty-five percent (65%) or more of all construction and demolition debris generated shall be diverted from the landfill, as mandated by Carpinteria Municipal Code. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During demolition and grading, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on demolition plans. Applicant shall submit a Waste Management Plan (WMP) prior to demolition and provide Public Works with a completed WMP, including receipts for recycled materials to demonstrate compliance with the City's Construction and Demolition Program's 65% mandatory diversion rates. **Timing:** Materials shall be recycled as necessary throughout demolition and grading activities. **Monitoring:** Public Works shall review and approve a completed WMP prior to issuance of a Building Permit.

18. To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by CDD staff. **Plan Requirements and Timing:** Prior to Building Permit issuance, applicant shall designate and provide to CDD the name and phone number of a contact person to monitor trash/waste and organize a clean-up crew. Trash control shall occur throughout all grading and construction activities. **Monitoring:** CDD shall inspect periodically throughout grading and construction activities.

19. Best available erosion and sediment control measures shall be implemented during grading and construction. Best available erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and

geotextile fabric berms, erosion control blankets, coir rolls, jute net and straw bales. Storm drain inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the construction period. Construction entrances and exits shall be stabilized using gravel beds, rumble plates, or other measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. **Plan Requirements:** An erosion and sediment control plan shall be submitted to and approved by the City prior to issuance of a Grading or Building Permit. The plan shall be designed to address erosion and sediment control during all phases of development of the site. **Timing:** The plan shall be implemented prior to the commencement of construction. **Monitoring:** Public Works shall perform site inspections throughout construction.

20. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site by following the dust control measures listed below. During clearing, grading, earth moving, excavation or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
    a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this shall include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency shall be required whenever the wind~~s~~ speed exceeds 15 miles per hour. Reclaimed water should be used whenever possible.
    b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
    c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped form the point of origin.
    d. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.

    Plan Requirements: All requirements shall be shown on the grading and building plans. **Timing:** Condition shall be adhered to throughout all grading and construction activities. **Monitoring:** CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

21. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress. **Plan Requirements:** The name and telephone number of such persons shall be provided to the APCD and the Community Development Department. **Timing:** The dust monitor shall

be designated prior to issuance of a Grading or Building Permit. **Monitoring:** CDD shall contact the designated monitor as necessary to ensure compliance with dust control measures.

22. The following Diesel Exhaust Control Measures should be implemented during construction activities:
    a. Diesel construction equipment meeting the California Air Resources Board's current emission standards for off-road heavy-duty diesel engines shall be used.
    b. The engine size of construction equipment shall be the minimum practical size.
    c. The number of construction equipment operation simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
    d. Construction equipment shall be maintained in tune per the manufacturer's specifications.
    e. Construction equipment operating onsite shall be equipped with two-to-four-degree engine timing retard or pre-combustion chamber engines.
    f. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
    g. Catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed on equipment operating onsite.
    h. Diesel powered equipment should be replaced by electric equipment whenever feasible.
    i. State law requires that idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible.

    Plan Requirements: All requirements shall be shown on grading and building plans. **Timing:** Condition shall be adhered to throughout all grading and construction activities. **Monitoring:** CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite.

23. This Development Plan and Coastal Development Permit does not constitute approval for the installation of new and/or repair of existing underground utilities. All modifications to, or installations of new utilities shall be under separate permit(s) from the appropriate utility providers and the Public Works Department for any work within the public right-of-way. Utility provider permission for excavation shall precede issuance of any permits for construction within the public right-of-way.

DEVELOPMENT PLAN CONDITIONS

24. Approval of the Development Plan and Coastal Development Permit shall expire two (2) years after approval by the Planning Commission unless prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been applied for by the applicant. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension.

25. If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts. Mitigation fees shall be those in effect at the time of issuance of a Building Permit.

26. No permits for development shall be issued except in conformance with the approved Development Plan, Lot Line Adjustment, and Coastal Development Permit. The size, shape, arrangement, use and location of buildings, walkways, parking areas and landscaped areas shall be developed in conformity with the approved Development Plan and Lot Line Adjustment marked Attachment A, Exhibit 2, dated June 1, 2026. Substantial conformity shall be determined by the Community Development Department Director.

27. On the date a subsequent Development Plan is approved for this site, any previously approved but unbuilt plans shall become null and void.

28. To allow time for the utility companies to locate and mark their facilities for the contractor, the applicant shall telephone Underground Service Alert (USA) toll free at 1-800-227-2600 a minimum of 48 hours prior to the start of construction. For best response, provide as much notice as possible, up to 10 working days.

29. Existing and proposed easements for all utilities shall be located and described on the engineering plans or the architectural drawings prior to issuance of building permits.

LOT LINE ADJUSTMENT CONDITIONS

30. The Lot Line Adjustment and Grant of Easement (or Covenant of Easement) shall be recorded prior to the issuance of any Grading or Building Permits for new construction.

31. The following language shall be included on the deeds arising from the lot line adjustment:

    "This deed arises from the lot line adjustment 23-2232-DP/LLA/CDP/ARB and defines a single parcel within the meaning of California Civil Code Section 1093."

    Any document used to record the lot line adjustment shall include a statement that the document arises from a lot line adjustment that is intended to identify two legal parcels.

32. Before recordation of the Lot Line Adjustment, Developer shall provide the City Engineer and CDD with written evidence from the Santa Barbara County Clerk's Office that Developer has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

33. This Development Plan, Lot Line Adjustment, and Coastal Development Permit are not valid until the Lot Line Adjustment is recorded and a Building Permit for the development has been obtained. The Lot Line Adjustment shall be recorded prior to Grading or Building Permit issuance. Failure to record the Lot Line Adjustment and obtain said Building Permit shall render this Development Plan, Lot Line Adjustment, and Coastal Development Permit null and void. Prior to the approval of the Building Permit, all of the conditions listed in this Development Plan, Lot Line Adjustment, and Coastal Development Permit that are required to be satisfied prior to approval of a Building Permit must be satisfied. Upon issuance of the Building Permit, the Lot Line Adjustment and Coastal Development Permit shall be valid. The effective date of this Permit shall be the date of expiration of the appeal period, or if appealed, the date of action by the City Council.

34. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Building Permit. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Planning Commission. Before any Permits will be issued by the Community Development Department, the applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Community Development.

35. All conditions of approval and mitigation measures shall be printed in their entirety on applicable pages of construction or building plans submitted to CDD. The approved set of plans shall be retained at the construction site for review by the Building Inspector during the course of construction.

36. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions or Approval on a form acceptable to Community Development. Such form may be obtained from the CDD office.

37. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full. Any outstanding plan check or inspection fees incurred during construction shall be paid in full prior to Occupancy clearance.

38. The applicant shall pay the statutory school fees in effect at the time of issuance of Building Permits to the Carpinteria Unified School District. **Plan Requirements and Timing:** The applicant shall submit final square footage calculations and the required fee payment to the School District prior to issuance of Building Permits. **Monitoring:** CDD shall ensure payment is made prior to issuance of a Building Permit.

39. In accordance with Chapter 15.80 of the Carpinteria Municipal Code, the applicant shall pay Development Impact Fees to the City prior to Building Permit issuance. The amount of the fees will be determined at the time permits are issued.

40. Prior to the issuance of any Building Permits, the applicant shall post a landscape security bond of $500.00 and comply with the following requirements:
    a. All landscaping and irrigation plans shall be prepared by a State licensed landscape architect or similar professional as determined appropriate by CDD.
    b. The landscaping shall be maintained in good condition for the life of the project. After landscaping has become established at three years and found to be in good condition, the security will be released.
    c. Landscaping shall be drought resistant, low water species.
    d. Where feasible, locally adapted native plants shall be required.
    e. Prior to Occupancy Clearance, all landscaping and planting shall be installed; and
    f. Specimen trees shall be appropriate to the site and shall be maintained in good condition so as to attain a full and healthy mature appearance.

41. Any change of use in the proposed buildings or structures shall be subject to environmental analysis and appropriate review by the City including Building Code compliance.

42. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.

43. Any and all damage or injury to public property resulting from this development, including without limitation, City streets, shall be corrected or result in being repaired and restored to its original or better condition.

44. All requirements of the City of Carpinteria (including but not limited to public improvements as defined in the City of Carpinteria Municipal Code (CMC), Section 15.16.110) and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met.

45. The standards defined within the City's adopted model Building Codes (UBC; NEC; UMC; UFC; UPC; UHC) relative to the building and occupancy shall apply to this project.

46. Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of a modification application to be considered by the Planning Commission.

47. No building permits shall be issued for this project prior to meeting all required terms and conditions listed herein. When not specified herein, all conditions shall be satisfied prior to issuance of a building permit or prior to occupancy when allowed by the Community Development Director.

48. If, at any time, the City or Planning Commission determines that there has been, or may be, a violation of the findings or conditions of this Development Plan, Lot Line adjustment, and Coastal Development Plan, or of the Municipal Code regulations, a public hearing may

be held before the Planning Commission to review this permit. At said hearing, the Planning Commission may add additional conditions, or recommend enforcement actions, or revoke the permit entirely, as necessary to ensure compliance with the Municipal Code, and to provide for the health, safety, and general welfare of the City. The applicant shall reimburse the City for all costs associated with gaining compliance with the original conditions of approval.

49. In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by Applicant/Owner/Permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the entire project shall be reviewed by the City and substitute Conditions of Approval may be imposed.

50. The owner/applicant ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Development Plan, Lot Line Adjustment and Coastal Development Permit (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Owner further agrees to pay any and all City costs, permits, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.

51. Written authorization to proceed and consent to conditions of approval by the legal owner of the property shall be provided to the City prior to building permit issuance.

SPECIAL DISTRICT CONDITION LETTERS

52. Compliance with the attached Departmental and District letters is required as follows:
    a) City of Carpinteria Public Works Department, dated July 26, 2023,
    b) City of Carpinteria Public Works Department- Sustainability Division, dated April 15, 2024,
    c) Carpinteria Sanitary District, dated December 19, 2024,
    d) Carpinteria-Summerland Fire Protection District, dated December 19 2024,
    e) Carpinteria Valley Water District- Intent to Serve Letter, dated January 16, 2025, and
    f) Carpinteria Valley Water District- Condition Letter, dated January 16, 2025.

Approved by the Planning Commission on June 1, 2026.

I HAVE READ AND UNDERSTOOD, AND I WILL COMPLY WITH ALL ABOVE STATED CONDITIONS OF THIS PERMIT.

_____

Applicant/Property Owner Date

CITY OF CARPINTERIA, CALIFORNIA

Public Works Department
Memorandum

To: Syndi Souter, Associate Planner
Community Development Department

Via: John L. Ilasin, Public Works Director/City Engineer

From: Jesus Montiel, Engineering Technician /s/

Date: July 26, 2023

Subject: 333 Linden Avenue, Project No. 23-2232-DP/CDP/ARB

The Public Works Department has reviewed the project submittal dated July 19, 2023, and has the following conditions of approval:

CONDITIONS OF APPROVAL

1. Applicant shall pay its proportional share of Two Thousand Nine Hundred Twenty-Five Dollars ($2,925) for the cost of concrete curb and gutter improvements as a part of the City of Carpinteria's 2022 Pavement Rehabilitation Project.

2. An Engineering Permit shall be obtained from the City Engineer for any improvements or other encroachment work within the public right-of-way.

3. All improvements within the public right-of-way shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.

4. Record drawings or as-built plans shall be submitted to the City Engineer at time of final inspection for all work covered by an Engineering Permit. The record drawings or as-built plans shall be the original construction tracings or permanent mylar copies of a quality acceptable by the City Engineer.

5. A Transportation Permit shall be obtained from the City Engineer for operating or moving any vehicle or combination of vehicles or special mobile equipment in any of the acts as listed in Carpinteria Municipal Code Section 12.12.010.

6. All existing private property encroachments shall be removed from the City of Carpinteria public right-of-way.

7. All new and existing utility services shall be installed underground from the closest point of connection or utility pole and completed prior to any paving required for the project. No new utility poles shall be installed.

8. Stormwater control plans shall be in conformance with the County of Santa Barbara Technical Guide for Low Impact Development.

9. A Maintenance Agreement for permanent stormwater quality best management practices shall be submitted to the City Engineer for review and approval. The Maintenance Agreement shall include, at minimum, the following elements: (1) Operations and Maintenance Plan; (2) Legal description and plat of property; (3) Site plan of all permanent stormwater quality best management practices; (4) Property owner's printed name, signature, and date of signing; and (5) Notary public acknowledgement.

10. Improvements in areas of special flood hazards as shown in the latest effective flood insurance rate map shall be constructed in conformance with the City floodplain management regulations (Carpinteria Municipal Code Chapter 15.50).

11. Construction and demolition debris generated shall be reported in conformance with the Construction and Demolition Debris Recycling Program. Sixty-five percent (65%) or more of all construction and demolition debris shall be diverted from the landfill. The Construction and Demolition Debris Recycling Program forms shall be completed and submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.

12. Construction and demolition debris shall be separated on site into reuse, recycling, or disposal. Separate bins or containers for recycling of construction and demolition debris shall be provided on site.

13. Self-hauled disposal receipts from transfer stations shall be submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.

14. Any self-hauled construction and demolition debris shall be reported in writing to the City Engineer. A contract waste hauler may be allowed for disposal of construction and demolition debris subject to the approval of the City Engineer.

End of Comments

CITY OF CARPINTERIA, CALIFORNIA

Public Works Department
Memorandum

To: Erin Maker, Environmental Program Manager
Public Works, Sustainability Division

From: Josefina Arechiga, Assistant Engineer /s/

Date: April 15, 2024

Subject: 333 Linden Avenue, Carpinteria, CA. 93013

CONDITIONS OF APPROVAL

This project is subject to the Central Coast Post-Construction Runoff Controls. Please refer to the County of Santa Barbara Stormwater Technical Guide for Low Impact Development. The guide is available through the link provided below, along with stormwater control plan templates.

Watershed Management - Construction & Development - City of Carpinteria (carpinteriaca.gov)

Requirements include integrating low-impact development standards with the site plan and landscaping. This should include identifying areas where runoff can be dispersed.

To determine the design criteria required for porous pavement to reduce runoff, refer to Figures 4-6 in the Stormwater Technical Guide for Low Impact Development and the Interlocking Concrete Pavement Institute (ICPI). Please provide a standard detail.

All projects constructed with post-construction runoff controls, including permeable pavement, must submit an Operations and Maintenance Plan and a Maintenance Agreement. Further guidance can be found on the Watershed Management Program page linked above.

End of Comments

CARPINTERIA
Sanitary District

5300 Sixth Street
Carpinteria, CA 93013

Phone (805) 684-7214 · Fax (805) 684-7213

December 19, 2024

Brian Banks
Community Development Department
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, California 93013

Subject: Project No. 23-2232-DP/CDP
333 Linden Avenue Single Family Residence
333 Linden Avenue (APN: 003-440-028)
Applicant: Peter & Barbara Coeler

Dear Mr. Banks:

Thank you for the opportunity to provide comments on the subject project. The project applicant proposes to construct a new single-family residence. The Carpinteria Sanitary District (District) recommends that the following conditions be incorporated into the review/approval process to address sewer system improvements:

1. All sewer improvements shall conform to approved District construction standards for materials and methods.
2. A sewer construction permit is required for any and all work on the building sewer and lateral sewer that will serve the parcel. The permit shall be procured and applicable fees paid prior to issuance of Building Permits. The applicant shall submit an engineered drawing to the District showing all proposed sewer connections, alterations or additions. During the construction phase, it is the applicant's and contractor's responsibility to notify the District of any sewer improvements or modifications not noted on the approved plans.
3. During construction, all installed sewer pipes and fittings shall be inspected by the District prior to placing trench backfill. Failure to request or obtain an inspection will require complete re-excavation and reconstruction of the work. All sewer improvements shall be pressure tested in accordance with District standard procedures prior to final acceptance.
4. A Development Impact Fee (DIF) shall be paid to the District for each newly constructed "equivalent dwelling unit" (EDU). Currently, the DIF is $6,746 per EDU; subsequent increases in DIF's are subject to District Board approvals. For the proposed project, a DIF of **$6,746.00** shall be paid to the District prior to issuance of required permits.
5. District sewer service charges (SSC's) are collected through the County of Santa Barbara property tax rolls on an annual basis. Prior to obtaining a Certificate of

Occupancy, the applicant shall pay District applicable SSC's due for the period between building occupancy and the following June 30th. The current annual SSC is **$800.70** per dwelling unit.

6. If you have any questions regarding the comments provided by the District, please contact me at (805) 684-7214, ext. 113.

Sincerely,
CARPINTERIA SANITARY DISTRICT

Lance Lawhon

Lance Lawhon
Engineering Technician

333 ? No address on record. Linden Ave Carpinteria CA 93013, Planning, New 2307 Sq Ft Duplex and (2) 352 sq ft attached garages Rev 12-20-24 to 3,168sq ft SFD with 426 sq ft attached garage

Location	34.395325, -119.523222
Status	Planning Complete
Submittal Date:	July 20, 2023
Project Address/Location:	333 ? No address on record. Linden Ave Carpinteria CA 93013
APN:	003-440-028
Project Description:	New 2307 Sq Ft Duplex and (2) 352 sq ft attached garages Rev 12-20-24 to 3,168sq ft SFD with 426 sq ft attached garage
Applicant:	Dylan Chappell
Applicant Address:	PO Box 8291 Mammoth Lakes CA 93546
Applicant Phone Number:	805-852-1677
Applicant Email:	dylan@dylanchappell.com
Submittal Type:	Planning

Planning/Conceptual Design

Date Review Completed:	October 2, 2023
Permit Number:	23-2232-DP/CDP/ARB
Planner:	Syndi Souter
Plan Checker:	Todd
Actions Taken:	Letter sent

PROJECT CONDITIONS:

Access Requirements:

Building address numbers shall be visible from the street. Numbers shall be a minimum 4" high 1" stroke on a contrasting background for residential structures. 8" high 2" stroke minimum on commercial structures.

Application for address changes or additional addresses shall be submitted to CSFPD Fire Prevention Bureau.

Additional Comments: No address assigned to parcel.

Water Requirements:

A current fire flow form shall be submitted to Carpinteria-Summerland Fire Protection District. Contact the Carpinteria Valley Water District to schedule having the test performed.

Fire Protection Systems Requirements:

All new buildings and structures shall be protected by an approved automatic fire sprinkler system.

Prior to installation plans for the proposed fire sprinkler system shall be designed by a qualified person and submitted to this office for approval.

Smoke detectors and carbon monoxide alarms must be installed in all residences in accordance with the current National Electric Code Per the provisions of the California Building and Fire Codes.

Additional Requirements:

Any future changes including further division, intensification of use, or increase in hazard classification may require additional conditions in order to comply with applicable fire district development standards.

Fees:

Pursuant to County ordinance Chapter 15 & Carpinteria Municipal Code Chapter 8.26 Section 8.26.030 - Imposition of fire protection mitigation fees: The applicant will be required to pay a fee for the purpose of mitigating the increased fire protection needs generated by the development. The amount of the fee is as follows:

A. 2024 Estate Single Family Residential Development. A fee of $2761.00 per Dwelling Unit plus an additional $0.682 per square foot beyond 2700 square feet of floor space will be assessed on all Estate Single Family Residential development.

PURSUANT to CSFPD Ordinance 2019-01 imposition of fire protection fees for service: The applicant may be required to pay fees for additional plans reviews and/ or additional field inspections. The amount of the fee is as follows: A. Two Hundred Twenty-Four ($224.00) Dollars for Additional Plan Review Fees will be assessed as additional plan reviews are completed. B. Two Hundred Ten ($210.00) Dollars per hour for Field Inspections will be assessed for additional inspections.

Checks shall be made payable to: Carpinteria-Summerland Fire Protection District (CSFPD) and delivered to Fire District Headquarters at 1140 Eugenia Place, Suite A Carpinteria, California 93013. Money orders and cashiers' checks will be accepted. Cash payment will not be accepted. Credit and debit cards can be used online. The link can be found at Carpfire.com

Inspector's Signature

Signed 12/19/2024, 3:34:01 PM PST

The above conditions apply to this project as submitted. Future changes including, but not limited, to further division, intensification of use, or increase in hazard classification, may require additional conditions in order to comply with applicable development standards in effect at the time of the change. If you have questions please do not hesitate to contact this office at (805) 684-4591

Carpinteria Valley Water District

1301 Santa Ynez Avenue • Carpinteria, CA 93013
Phone (805) 684-2816

January 16, 2025

Dylan Chappell
4353 Barton Rd
Loomis, CA 95650

SUBJECT: **Request for Intent to Serve Letter regarding proposed project at 333 Linden Ave (the "Project")**

Dear Applicant,

In response to your request, this letter will serve as confirmation that Carpinteria Valley Water District (the "District") currently has sufficient water supply to serve the Project, subject to qualifications indicated below.

The Project proposes to construct a new two-story single-family residence of 3,168 SF with an attached two-car garage of 426 SF. No change of use or additional water meters are proposed.

Permit #: 23-2232-DP/CDP/ARB

While the District currently has sufficient water to supply the Project's proposed use, it is important to note that the District has declared a Stage 0 Drought Emergency (see Ordinance 24-1, *www.cvwd.net*), which remains in effect. As a result, while there are currently meters available to service the Project, the District will continue to monitor its water supply, and may be forced to consider declaring more severe stages of drought or imposing further water restrictions or a moratorium on new and/or expanded connections.

Accordingly, the confirmation conveyed by this letter is subject to the following conditions and caveats:

1. If the intensity of the proposed use increases, this letter is void and you will need to file a new request for an "Intent to Serve" letter. Subsequent issuance of a new Intent to Serve letter is not assured.
2. This letter is only valid for the Subject Project.
3. You must obtain all permits and approvals for the Project as required by local, state and federal law.
4. This "Intent to Serve" letter is conditional upon, and shall not be in force or effect until, the Project receives final approval from the applicable land use agency.
5. Upon the expiration of any land use and or building permits for the Project, this "Intent to Serve" confirmation shall be void and you shall be required to submit a new request for confirmation of

the District's intent to serve the Project, which shall be subject to any drought conditions, restrictions and/or moratoriums then in effect.

6. If new meters are required for the Project, issuance of said meters shall be subject to applicable fees, including, but not limited to, Capital Cost Recovery fees, Construction costs and other related costs, and Water Supply Impact fees.
7. The District reserves the right to participate in or comment on any analysis or review of the Project performed by any agency under the California Environmental Quality Act (CEQA), even if said participation or comment may detrimentally impact the resulting CEQA review or analysis. This letter does not constitute analysis or approval under CEQA.
8. You must renew this letter annually after the date of this letter to keep the District apprised of Project status and developments.
9. This letter has a Project specific Conditions Letter attached that will be considered to be included in the conditions above.

Should you have any questions please do not hesitate to contact the District at 805-684-2816.

Very truly yours,
Carpinteria Valley Water District

Spencer Seale
Associate Engineer

cc: TCM to account
Brian King, District Engineer

Carpinteria Valley Water District

1301 Santa Ynez Avenue • Carpinteria, CA 93013
Phone (805) 684-2816

January 16, 2025

Dylan Chappell
4353 Barton Rd
Loomis, CA 95650

SUBJECT: **333 LINDEN AVE; APN 003-440-028; ACCOUNT NUMBER 03-030512-03; PROJECT NUMBER 23-2232-DP/CDP/ARB; NEW SINGLE-FAMILY RESIDENCE; INTENT TO SERVE WITH CONDITIONS**

To Whom It May Concern,

Please be advised, this parcel is within the jurisdiction of Carpinteria Valley Water District and therefore is entitled to District water service in accordance with District Rules and Regulations. Currently the District is in a Stage 0 Drought Emergency; for more information on Ordinance 24-1, please visit the District website www.cvwd.net.

This letter is good for one year from the date of the letter.

The subject property is currently served by a 0.75" residential water meter (Account #03-030512-03). Based on the plans dated December 6th, 2024, the District has the following conditions:

- Include the District on the City's building permit issuance and final sign off.
- All meters and backflow assemblies must be located back of walk and not fall within a path of travel or within a driveway.
- Fire demand calculations must be supplied to the District before building permit issuance to ensure the existing water meter is adequately sized and/or to properly size an independent fire service if required.
- If fire sprinklers are required, the owner is responsible for installing a reduced-pressure principle backflow assembly (RP) at the water meter per District standard detail W-115-01. Any deviations from the standard detail must be approved by the District prior to installation. Fire sprinkler demand calculations would need to consider the pressure loss across the backflow assembly. The backflow assembly must have a passing test performed by a certified backflow tester and submitted to the District prior to final sign off. Backflow device installation and testing fees are the responsibility of the owner and the backflow assembly would be added to the District's Cross-Connection Control Program and require annual testing.
- If other fire improvements are required for the project, the owner is responsible for all fees, deposits, and development costs associated with these improvements, including, but not limited to, fire hydrants, independent fire services, water meter upgrades, backflow assembly installations, plans, facility upgrades, and main extensions.

Should changes to the plans, including landscaping, irrigation, or water fixtures occur we require an additional opportunity to review revised plans.

If you have any questions, please feel free to contact me at spencer@cvwd.net or 805-684-2816x124.

Very truly yours,
Carpinteria Valley Water District

Spencer Seale
Associate Engineer

cc: TCM to account
Brian King, District Engineer

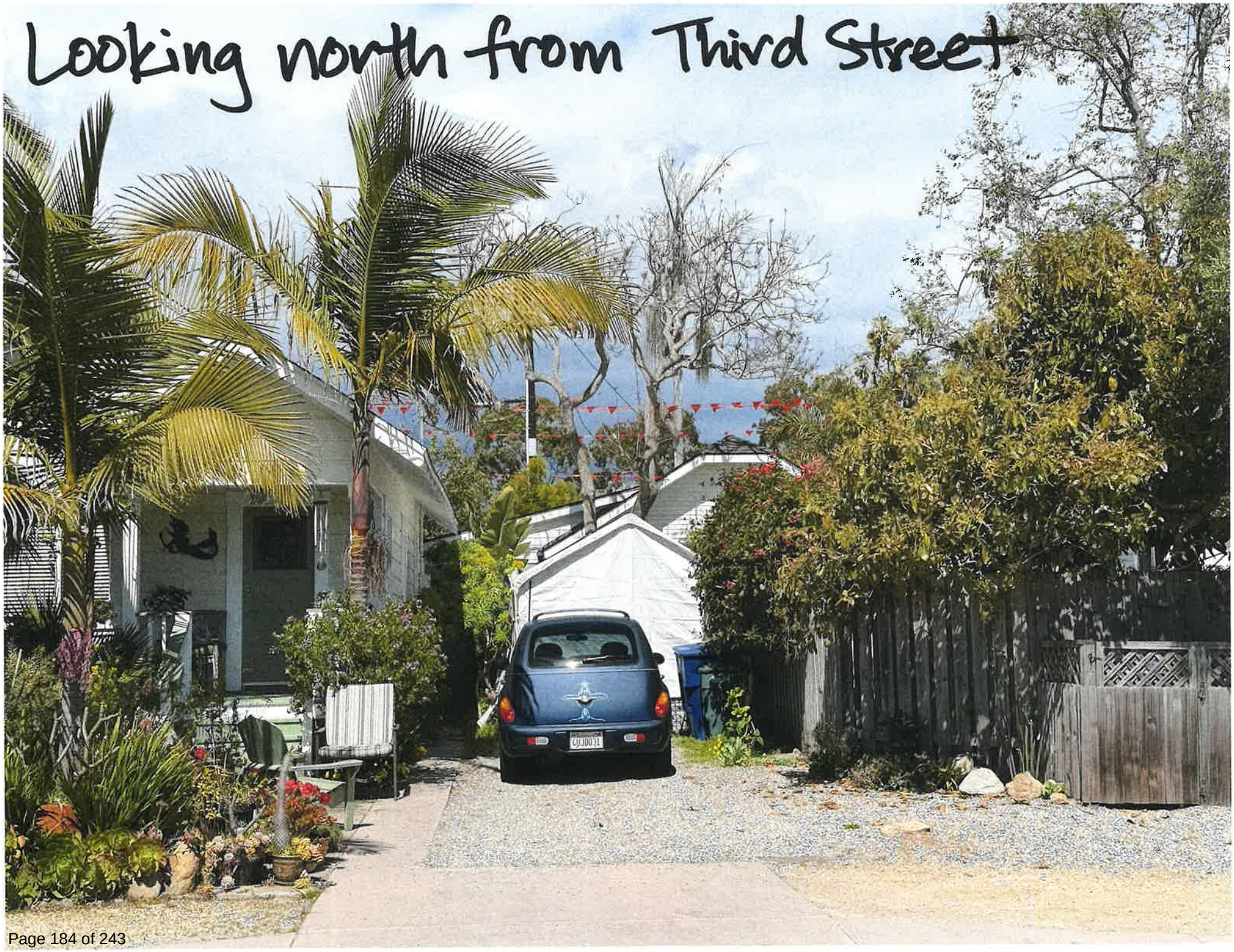
Attachment B
Story Pole Photographs

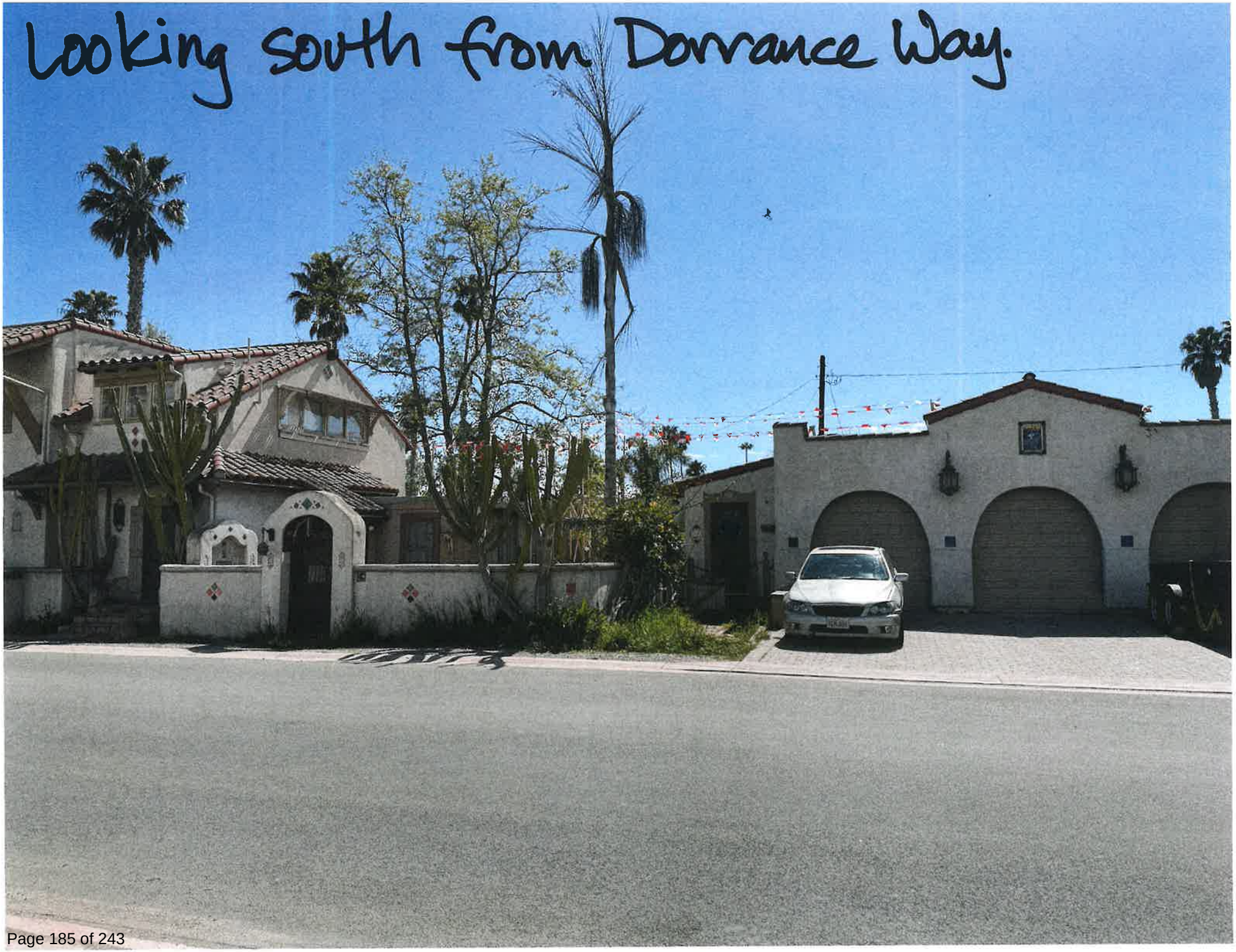
Coeler New Residence
23-2232-DP/LLA/CDP/ARB

June 1, 2026

Looking NW
from Linden Ave.

Looking SW
from Linden Ave.


Looking north from Third Street.


Looking south from Dorrance Way.

Attachment C
Minutes from the December 15, 2022, May 1, 2025, and November 13, 2025 ARB Meetings

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

June 1, 2026

- Address Boardmember recommended changes to the landscape plan (i.e., Sycamore and Bay);
- Resolve property line fence issues with neighbor in a mutually agreeable manner and show the solution on the building plans;
- Revised plans to be reviewed and approved by Boardmember Reginato prior to building permit issuance.

VOTE: 4-0

2) Project: Coeler New Duplex Concept, Project 22-2177-CON
Address: 333 Linden Avenue
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 22-2177-CON for conceptual review of a proposal for a new 2,307 square foot two-story duplex with a maximum height of 24 feet and two attached one-car garages totaling 352 square feet, for a total size of 2,659 square feet. The site is 5,287 square feet in size and is zoned Planned Residential Development (PRD-20) shown as APN 003-440-028, addressed as 333 Linden Avenue.

Staff presented the conceptual plans for the three contemplated duplexes together (333 Linden Ave; 4949 Dorrance Way; and 4934 Dorrance Way), describing the particular details of each and some of the issue areas that staff wished for the Board and applicant to consider. These included various Zoning Code Modification requests needed for the concept designs as shown (driveway width; driveway exiting; front setback encroachments); architectural style, variety and neighborhood compatibility; and flood hazards / sea level rise considerations.

Architect Dylan Chappell described the three duplexes. He noted the chosen architectural style was intended to complement the main residence on the corner of Linden Avenue and Dorrance Way, but that the architectural styles could be changed or made more varied. He explained that the building layouts and floor plans was intended to make the buildings read like single family dwellings rather than duplexes in terms of entry placement and garage design. The buildings were placed forward on the lot to provide large usable rear yard spaces for the tenants and upper floor decks were oriented towards the street to avoid privacy impacts. He clarified that the driveways could be narrowed to meet City standards.

George Manuras, representing the owners, reiterated many of Dylan's comments. He noted the emphasis on provide usable rear yards was to give residents a respite from the busy streets of the Beach Neighborhood.

Public Comment:
Leah Dabney explained further the design rationale for the new duplexes and the desire to relate to, and complement, the main residence on the corner of Linden Ave and Dorrance Way. She explained when the property was for sale, the community was very fond of the existing residence and its style.

Boardmember Discussion:
Boardmember Johnson asked if the site plans for the two lots on Dorrance Way can be organized in such a way to only impact the minimum number of existing on-street parking spaces. He also asked whether the proposed duplexes on Dorrance Way could be pushed back farther into the lot to meet

required setbacks. He asked if there were many other examples of Spanish style architecture in the neighborhood, noting he thought of it as mostly a "cottage" or "bungalow" neighborhood. Introduce more variety into architecture; maybe trend more towards a bungalow style or soften the Spanish style architecture to something more Monterey in style. He commented that 10' plates on the front elevation are not very friendly to neighborhood. He recommended restudying to bring the massing down as viewed from street through lowering the scale (lower 2nd floor plate heights) of the building, stepping in the second floor massing, similar measures. He also recommended moving the buildings back to the front setback line and narrowing the driveway widths. Toning down colors/shades to better fit the neighborhood was also suggested.

Boardmember O'Connor inquired about the historic lotting patterns of the area and whether there was development potential of additional surrounding lots. He described the architecture as "muscular" and said it was very Santa Barbara in style. He related to the layout and organization of the surrounding properties and how that should influence the design of these duplexes. He thought the similar style and detailing of the duplexes was too uniform amongst the three, giving the impression of a gated or planned community. He agreed that backing out of the driveways raises safety concerns but seems somewhat inevitable.

Boardmember Reginato asked if the projects would require a full redesign if the structures were required to be elevated due to flood zone or sea level rise considerations. He described the architecture as beautiful but not the right fit for the neighborhood. At minimum, he thought the architecture could be toned down and some more colors/shades introduced. He noted his disagreement with the need for multiple zoning modifications and felt the projects could be revised to not need as many or perhaps any modifications.

Boardmember Blakemore overall noted she was in agreement with the others. She reiterated the need for more variety in style/appearance amongst the buildings. She also recommended building massing be reduced and setbacks increased.

The Boardmembers clarified that while they generally preferred the buildings to be set back farther into the lot and the driveways made narrower, they were not opposed to the garages facing the street.

ACTION: Public comment received and conceptual feedback provided.

VOTE: N/A

3) Project: Coeler New Duplex Concept, Project 22-2178-CON
Address: 4949 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 22-2178-CON for conceptual review of a proposal for a new 1,970 square foot two-story duplex with a maximum height of 26.17 feet and two attached one-car garages totaling 341 square feet, for a total size of 2,311 square feet. The property is a 4,500 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-026, addressed as 4949 Dorrance Way.

CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date May 1, 2025

FINAL ACTION MINUTES

The meeting was called to order at 5:30 p.m. by Chair Blakemore

ROLL CALL

Boardmembers present: Amy Blakemore, Chair
Patrick O'Connor, Vice Chair
Richard Johnson
Richard Little

Boardmembers absent: None

Boardmembers recused: Lisa Woolf

PUBLIC COMMENT: None

PROJECT REVIEW

1) Project: Coeler New Residence, Project 23-2232-DP/CDP/ARB
Address: 333 Linden Avenue
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2232-DP/CDP/ARB for preliminary review of a proposal to construct a new 3,251 square foot two-story single-family residence with an attached 426 square foot two-car garage, for a total size of 3,677 square feet and a maximum height of 24.42 feet. The site is 5,287 square feet in size and is zoned Planned Residential Development (PRD-20) shown as APN 003-440-028, addressed as 333 Linden Avenue.

Ex Parte Communications Disclosure: Blackmore had a meeting with the applicant about the palm.

Staff Presentation:
Syndi Souter provided a presentation and described the proposal to construct a new 3,677 sq ft 2-story single-family residence including 3,251 sq ft of living space, a 426 sq ft two-car garage with 24.5 feet maximum height and slab on grade foundation. The project will include new landscaping and hardscape with driveway off Linden Avenue and include a Protection Plan for an existing Sycamore tree. She showed an aerial of the site and described the project setting and context at 333 Linden, which is a currently vacant project site of 5,287 square feet in size and is located on the west side of Linden Avenue, across the street from Linden Field.

Syndi reviewed the proposed plans including: the building footprint, the floor plans, elevation renderings for the east, north, south, and west perspectives, framing, roof plans, colors and materials, landscape and hardscape plans. She discussed and showed photos of the story pole locations and views from Lindon Avenue, Third Street, and Dorrance Way.

Syndi requested ARB comments on the following:

- Proposed Spanish/Mediterranean architectural style.
- The architectural details and color scheme.
- The street façade, including the dominance of the garage doors.
- Plate heights and overall resultant building height.
- Proposed landscaping and hardscape.
- Proposed exterior lighting fixtures and night-sky friendly compliance.
- Compatibility with the neighborhood and the "small beach town" character.
- Planning for future sea level rise impacts.

She answered questions from the ARB regarding changes to the project and how the applicant addressed issues raised during the December 15, 2022 meeting.

Applicant Comments:
Dylan Chappell, architect, and George Manuras, project manager, discussed their approach to addressing the prior ARB comments on the project and answered ARB member questions. He reviewed the site plans focusing on foundation, plate heights, architectural style, and the new design with the courtyard based around the preservation of the existing sycamore tree.

Public Comments:
Marilyn Jenkins: There are 5-foot-tall piles of soil stockpiled on the lot that might be used to raise the height of the foundation. She discussed the historical photos she sent of the vicinity. She discussed the Stein house, the former hotel near the site, and the design of her house. She discussed the design of her house and her concerns that she would lose her views. She asked that the height be reduced and expressed her perspective regarding who may be living in the house. She wants the lot to be preserved to the maximum extent possible with a small single-story residence. She noted that the prior hotel use of the Stein house should be considered. She would like the project to be scaled back.

Boardmember Discussion:

O'Connor: The hedges along Linden Avenue should be cut down so story poles can be seen. The mass and scale have been compared to the Stein house and other houses. The Stein house has not been restored to the original style, but has unique style. He feels the proposed style is similar in concept, but the massing is too "muscular" and should be brought to a similar scale to the Stein house.

Little: He agrees with Boardmember O'Connor and would like to see a smaller house with a reduced scale. Bringing the 10-foot plate heights down would help. Look at changing the layout of the ground floor to provide more direct access to the backyard. The Spanish Mediterranean style is great but the size should be reduced from 5-bedrooms to achieve an appropriate scale.

Johnson: In regards to the north and south elevations: The 10-foot plate heights on 2nd floor are not appropriate for small lots in the neighborhood. He expressed the top floor should not appear as a "train car" and needs more articulation. He suggested they could add gables and pop outs to improve the appearance and design of the long walls. In addition, on the south elevation, he would like the window plates to be reduced to get an asymmetrical ridge. He likes the arched window over the stairway and suggests revising the interior so access could be provided from the master bedroom and become an outdoor deck with south views. Perhaps, the wall could be brought up to reduce the overview effects

on the neighbor. He likes the articulation of the east elevation, wants it scaled down, and likes the idea of providing through access to the patio.

Blakemore: Agrees with previous comments regarding the scale being too large and maxed out to the setbacks. She expressed that she wants to retain the palm, although she sees that there is no work around between saving the sycamore or the palm. A new palm should be planted on Linden to replace the palm. The scale is too large for the landscape area and encroaches on the Sycamore. She thinks the style is great but the scale is too large for the neighborhood.

ACTION: Motion by Chair Blakemore seconded by Boardmember O'Conner, to recommend that the project be continued to a future meeting and directed the applicant to address the ARB comments.

VOTE: 4-0

2) Project: Coeler New Residence, Project 23-2233-DP/CDP/ARB
Address: 4949 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2233-DP/CDP/ARB for preliminary review of a proposal to demolish an existing 1,060 square foot residence and a 309 square foot garage and construct a new 3,102 square foot two-story single-family residence with an attached 377 square foot two-car garage, for a total size of 3,479 square feet and a maximum height of 24.58 feet. The property is a 4,500 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-026, addressed as 4949 Dorrance Way.

Ex Parte Communications Disclosure: None

Staff Comments:
Syndi Souter presented the preliminary plans for demolition of the existing 1,060 square foot residence and 309 square foot garage and construction of a new 3,102 square foot two-story single-family residence with an attached 377 square foot two-car garage. She discussed how the proposed new two-story single-family residence will exhibit a combination of Spanish and Mediterranean architectural traits.

She showed photos of the site and existing residence proposed to be demolished, and discussed the neighborhood context. Syndi reviewed the proposed plans including: the building footprint, the floor plans, elevation renderings for the south, west, east, and north elevations, roof plans, colors and materials, landscape and hardscape plans, and an exhibit showing the proposed setback modifications. She discussed and showed photos of the story pole locations and views from Dorrance Way and from the intersection of Linden Avenue and Dorrance Way. She explained that the applicant is seeking modification to the 50-foot front yard setback from the centerline of Dorrance Way. The front of the residence is proposed to be located 20-feet from the front property line, which meets the required minimum setback as measured from the property line but not as measured from street centerline. The proposed setback is consistent with other residences in this location.

ACTION: Motion by Chair Blakemore, seconded by Boardmember Johnson, to recommend final approval to the Community Development Director

VOTE: 4-0

2) Project: Coeler New Residence, Project 23-2232-DP/LLA/CDP/ARB
Address: 333 Linden Avenue
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2232-DP/LLA/CDP/ARB for continued preliminary review from the 5/1/2025 ARB meeting, of a proposal to construct a new 3,434 square foot two-story single-family residence with an attached 432 square foot two-car garage, for a total size of 3,866 square feet and a maximum height of 23.83 feet. The proposal includes a Lot Line Adjustment with an adjacent property that would result in a 7,537 square-foot parcel zoned Planned Residential Development (PRD-20) shown as APN 003-440-028 and a portion of 003-440-027, addressed as 333 Linden Avenue.

Ex Parte Communications Disclosure: None.

Staff Comments:
Syndi Souter provided a presentation of the proposed increase in the size of the residence to by 183 square feet and the garage by 6 square feet and the building height lowered by 7 inches compared to the previous version of the project. The changes include an increase of 2,250 square foot lot size as part of a Lot Line Adjustment that is now part of the project description and would create two identical lots. This increased the buildable area on the lot. She reviewed the changes to the interior, plates, pop outs, the gable roof, and described the exterior changes and colors. She reviewed the revised landscaping plans with a new lawn sitting area with a new olive tree. Syndi summarized the ARB comments from the 5/1/2025 meeting, as follows:

- The Spanish/Mediterranean style is acceptable,
- The "muscular" massing should be scaled down to a scale similar to the Stein house,
- The plate heights should be reduced to lower the overall height,
- Reduce the overall size of the residence,
- The floor plan should have direct access to the backyard and fewer than five bedrooms,
- Add gables and pop-outs to add articulation to the long walls, and
- With the understanding that the sycamore would be retained, a new palm should be planted on Linden Avenue to replace the palm to be removed

Syndi explained the proposed Lot Line Adjustment between the existing parcel and the parcel to the north. She reviewed the changes to the floor plans and elevations and described how the changes addressed the previous comments. She noted the potential for Sea Level Rise impacts to the project and noted for the record that the applicant has chosen not to raise the proposed foundation or grade of the site.

Public Comments:

Marilyn Jenkins noted one ARB member had previously asked about the plan for the Stein property. She expressed that she has the same question as the house has been left in an unsightly state with missing tiles, dead landscaping, and untrimmed hedges. She stated that the house is right on the property line and cannot be moved. She noted that the contractor has not cut the hedge and it is still at 1.5 stories tall and the story poles cannot be seen behind the hedge and do not show the dimensions of the house and its extent all the way to the Linden Avenue frontage. She expressed that the neighborhood is concerned about what will built in this location. She noted that the ARB had asked that the size be reduced but it has increased. She said she heard that all three properties had submitted applications to become vacation rentals. She said that is exemplified by how a bathroom is proposed for each of the bedrooms and it will be a party house. She said that she talked with the manager of the La Playa property who told her they are having trouble renting the property. She expressed that with the two houses being constructed and the new hotel, that we are approving too many vacation rentals. She recommended the ARB members walk down Dorrance Way. She noted there are several houses built in the last five years in the neighborhood that are smaller and expressed that the taller three houses being proposed are so close together that they would be out of character with the existing beach neighborhood.

Boardmember Discussion:

Boardmember Little commented that he really likes the redesign, especially with the Lot Line Adjustment as it makes a big difference on the house. He did find it odd in the backyard to have flagstone that go into pavers. He said he would go with all pavers or all flagstone for continuity. He noted that chairs are shown on the gravel and that would not work. He recommended a change from decomposed granite gravel. He would like to see an iron gate instead of the wood gate at the street entry. He stated that unrelated to this project, he requested that the existing tiles be saved when the garage on the Stein property is torn down. He expressed that overall, he really likes the design of the project. He further expressed a concern that it might become a party house and hoped that the owners would live there instead.

Boardmember Johnson stated that the changes are an improvement and thanked the applicant for responding to the ARB's comments. He expressed that the site is zoned for Single Family Residential and that it would be required to comply with the zoning. However, that is a planning issue and that is not the purview of the ARB. In regard to the backyard, he recommended that they let the applicant play around with what they want to have back there. He then thanked the applicant for agreeing to change the color to match the darker cream/beige stucco color at Dart Coffee in Linden Square.

Vice Chair O'Connor agreed with Boardmember Johnson that the applicant had addressed the ARB comments. He expressed that the debate over larger versus smaller with the neighbors is going to continue. He expressed that he is sensitive to the location of the power pole and requested the applicant to remove it as it would be a great contribution and facilitate removal of the adjacent garage. The applicant agreed, and expressed that they would look into removing the power pole.

Vice Chair O'Connor agreed that the bedroom to bathroom ratio is a signal that raises concern with him regarding the potential for vacation rental use of the house. He stated that this ratio is considered "Lux" and is not typical in the beach neighborhood and that is why there is criticism. He further expressed concern about the very narrow driveway and the addition of a curb cut for ingress and egress into an already crowded space. He asked why the applicant does not propose to address the sea level rise issue by raising the foundation. The applicant shared that raising the foundation would also

increase the height, and they are trying to keep the height down. Vice Chair O'Connor expressed that he would not ask for it and said it would be up to the applicant to raise the foundation. In addition, he asked for clarification about the use of heavy flagstone on the second story deck above and the applicant explained how the installation would address drainage and weight.

Chair Blakemore noted a new tree that was added along the north side walkway on the elevation that was not on the planting plan. She was happy to see that a tree was being added to that location. She noted there is more time for changes as they would be coming back for Final review. Chair Blakemore expressed that the tree should be added to the planting plan and that she would also like more planting along the Stein House side of the walkway, enough that it would provide visual interest and shield views of the potential "bowling alley" appearance of the long walkway at the side of the building. She also noted the paving in front of the side gate goes right to the property line and that the fence continues on past the gate. She expressed that this configuration would look out of place in that location and could be revised to achieve a softer, improved appearance. She asked for more information about the lighting fixture to confirm it is Night Sky compliant, and expressed that she likes the look. Syndi noted that the light element is recessed into the sconce cap, but agreed that the final cut sheet with specifications would be required for Final review.

Chair Blakemore further expressed that the massing and articulation of the project has improved and that she is more comfortable about the massing because the lot is bigger and makes it work. She also expressed concerned that it would become a vacation rental but that this was not the purview of the ARB and the City would address the issue.

The applicant explained the reason they chose a solid wood gate at the front location was to block the headlights of cars shining into the main bedroom window and to provide a design consistent with the garage doors and requested that the wood gate be allowed. Boardmember Little expressed his understanding of their reasons for wanting to keep the gate as designed.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Little, to recommend preliminary approval with comments to the Planning Commission.

VOTE: 4-0

3)Project: Kolbe Garage Door Relocation, Fencing and Landscaping
Project 25-2360-DR/ARB
Address: 4445 La Tierra Lane
Applicant: Hunter McGrath Ruiz, H. McGrath Designs LLC, for Jessica Kolbe
Planner: Bret McNulty

Request of Hunter McGrath, H. McGrath Designs LLC on behalf of Jessica Kolbe, to consider Project #25-2360-DR/ARB for preliminary review of a proposal to relocate the garage door and driveway of a 1,563 square foot single-family residence from the current side garage location to a street facing location. The request includes consideration of new walkways to and from the house garage and sidewalk, grading, landscaping, gate relocations, and new aluminum fencing and gates. The proposal includes work in the City of Carpinteria public right way to demolish and remove an existing driveway and to install a new driveway, and includes removal and replacement in kind of an existing City maintained ginkgo biloba tree. The project will increase

Attachment D
Architectural Plans from the February 2, 2026 Planning Commission Meeting (Superseded)

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

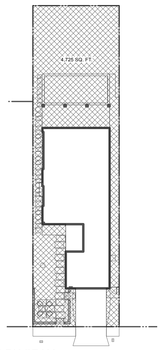
June 1, 2026

333 LINDEN AVE

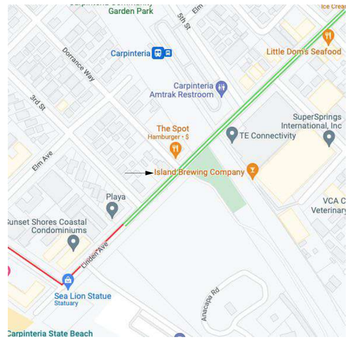
BIRDSEYE VIEW

FEMA FIRM

OPEN SPACE DIAGRAM



VICINITY MAP



GOVERNING AGENCY

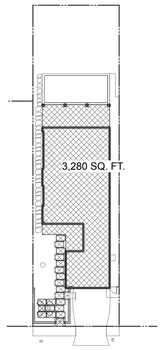
CITY OF CARPINTERIA

PROJECT INFORMATION

PROJECT ADDRESS	333 LINDEN AVE CARPINTERIA, CA 93013
ASSESSOR'S PARCEL NUMBER	003-440-028
LOT AREA	7,537.5 SQ. FT. 30%
ZONE	PRD-20
OCCUPANCY	R-3, U
BUILDING TYPE	SFR
CONSTRUCTION TYPE	V-B
FIRE HAZARD	NO
FIRE SPRINKLERS REQUIRED	YES
GENERAL PLAN	
FLOOD ZONE DESIGNATION	X
SLOPE	2%
STORMWATER MANAGEMENT PLAN	
MAX BUILDING HEIGHT	30'
PROPOSED BUILDING HEIGHT	23'-10" 7"
SETBACKS	FRONT: 50' FROM CL OF STREET or 20', SIDE 5' REAR: 15'
PARKING	2 GARAGE SPACES PROVIDED

STREET VIEW

IMPERVIOUS DIAGRAM



CODE COMPLIANCE

"FIRE SPRINKLER SYSTEM TO BE INSTALLED UNDER SEPARATE PERMIT"

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE PROTECTION CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA HISTORICAL BUILDING CODE

CITY OF CARPINTERIA MUNICIPAL CODE

SPECIAL INSPECTIONS

THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THE T-24 ANALYSIS:

1. MINIMUM AIRFLOW
2. VERIFIED EER / SEER
3. VERIFIED REFRIGERATION CHARGE
4. FAN EFFICIENCY WATTS/ CFM
5. DUCT LEAKAGE TESTING

SPECIAL INSPECTIONS: SEE SHEET S1 (STRUCTURAL OBSERVATION PROGRAM) FOR REQUIRED SPECIAL INSPECTIONS

PROJECT TEAM

OWNER	**PETER AND BARBARA COOLER** **PB LIVING TRUST** 12716 RIVERSIDE DRIVE VALLEY VILLAGE, CA 91607
ARCHITECT	**DYLAN CHAPPELL** DYLAN CHAPPELL ARCHITECTS PO BOX 8291 MAMMOTH LAKES, CA 93546

PROJECT AREAS

SQUARE FOOTAGE	**EXISTING (SF)**		**PROPOSED (SF)**	
	NET	**GROSS**	**NET**	**GROSS**
1ST FLOOR [LC]				1,945
2ND FLOOR				1,414
HOUSE TOTAL				**3,359**
GARAGE [LC]				432
1ST FLOOR COVERED PORCH				356
2ND FLOOR BALCONIES				468
LOGGIA [LC]				75

LOT COVERAGE DATA	**PROPOSED (SF)**		
SITE	7,537.5	100%	30%
BUILDING FOOTPRINT (LOT COVERAGE)	2,511	33%	13%
MAX LOT COVERAGE ALLOWED	3,769	50%	1,258
HARDSCAPE (IMPERVIOUS)	0	0%	
LANDSCAPE	3,063	41%	9%
PERMEABLE PAVERS	1,963	26%	
COMMON OPEN SPACE PROVIDED	4,725	63%	16%
COMMON OPEN SPACE REQUIRED	1,507	20%	

GRADING STATS:
REQUIRED BY OVER EXCAVATION AND RECOMPACTION
667 CY CUT, 667 CY FILL, 67 CY IMPORT

SCOPE OF WORK

A NEW TWO STORY SFR OF 3,359 SQ. FT. WITH AN ATTACHED TWO CAR GARAGE OF 432 SQ. FT. THERE WILL BE ELECTRICAL, MECHANICAL, PLUMBING AND SITE WORK.

SHEET INDEX

GENERAL

G1.0 TITLE SHEET
G2.0 SITE PHOTOS
TPPO.O TREE PROTECTION PLAN

CIVIL

C0.0 SURVEY
C1.0 COVER SHEET
C2.0 FINE GRADING PLAN
C3.0 EROSION CONTROL PLAN
C4.0 EROSION CONTROL DETAILS

ARCHITECTURAL

A1.0 SITE PLAN
A2.0 1ST FLOOR PLAN
A2.1 2ND FLOOR PLAN
A2.1 ROOF PLANS
A3.0 ELEVATIONS
A4.0 SECTIONS
A6.0 DETAILS

LANDSCAPE

L1.0 LANDSCAPE PLAN

STORMWATER

Stormwater Control Plan for Small (Tier1) Projects

Tier 1 Stormwater Control Plan Project Data

[Complete all fields]

Project Name / Case File Number	333 LINDEN AVE
Project Location [Street Address if available, or intersection and/or APN]	333 LINDEN AVE. 003-440-028
Name of Owner or Developer	PB LIVING TRUST
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	**SFR**
Total New Impervious Surface Area (square feet) [Sum of currently pervious areas that will be covered with new impervious surfaces]	3,280
Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surfaces.]	**0**
Total Pre-Project Impervious Surface Area	0
Total Post-Project Impervious Surface Area	3,280
Runoff Reduction Measure(s) Selected (Check one or more)	❑ 1. Disperse runoff from roofs or pavement to vegetated area ☑ 2. Permeable pavement ❑ 3. Cisterns or Rain Barrels ❑ 4. Bioretention Facility or Planter Box

410

Stormwater Control Plan for Small (Tier1) Projects

Measure 2: Permeable Pavement

Permeable pavements may include pervious concrete, pervious asphalt, porous pavers, crushed aggregate, open pavers with grass or plantings (turf block), open pavers with gravel, or solid pavers with open (non-grouted) joints.

Show on your site plan:

❑ Location, extent and types of pervious pavements.

Confirm the following standardsare met:

❑ No erodible areas drain on to permeable pavement.

❑ Subgrade compaction is minimal.

☑ Reservoir base course is of open-graded crushed stone. Base depth (3" or more) is adequate to retain rainfall and support design loads (more depth may be required).

☑ No subdrain is included or, if a subdrain is included, outlet elevation is a minimum of 3 inches above bottom of base course.

❑ Subgrade is level and slopes are not so steep that subgrade is prone to erosion.

❑ Rigid edge is provided to retain granular pavements and unit pavers.

❑ Solid unit pavers, if used, are set in sand or gravel with minimum 3/8 inch gaps between the pavers. Joints are filled with an open-graded aggregate free of fines.

☑ Permeable concrete or porous asphalt, if used, are installed by industry-certified professionals according to the vendor's recommendations.

❑ Selection and location of pavements incorporates Americans with Disabilities Act requirements (if applicable), site aesthetics, and uses.

❑ Additional comments:_____

Check with local Fire Department for applicability criteria using permeable pavement.

610

SUPERSEDED

FIRE DEPARTMENT NOTES

14.14.060 - BUILDING SETBACKS.

1. FRONT. NO BUILDING OR STRUCTURE SHALL BE LOCATED WITHIN FIFTY FEET OF THE CENTERLINE OF ANY STREET NOR TWENTY FEET OF THE PROPERTY LINE, WHICHEVER IS GREATER.

2. SIDE. THERE SHALL BE A SIDE YARD SETBACK ON EACH SIDE OF THE PARCEL OF NO LESS THAN FIVE FEET NOR MORE THAN TEN FEE

3. REAR. THERE SHALL BE A REAR YARD SETBACK OF NO LESS THAN FIFTEEN FEET.

(ORD. 315 § 1 (PART), 1981)

14.14.070 - DISTANCE BETWEEN BUILDINGS.

NO BUILDING SHALL BE LOCATED CLOSER TO THE OPPOSING WALLS OF ANOTHER BUILDING CONTAINING DWELLING UNITS ON THE PROPERTY THAN ONE-HALF THE SUM OF THE HEIGHTS OF BOTH SUCH BUILDINGS. THE DISTANCE BETWEEN TWO SUCH ADJACENT BUILDINGS SO LOCATED THAT THE WALLS OF ONE BUILDING DO NOT FACE THE WALLS OF THE OTHER BUILDING SHALL BE NOT LESS THAN TEN FEET. (ORD. 315 § 1 (PART), 1981)

14.14.080 - BUILDING COVERAGE.

NO MORE THAN FIFTY PERCENT OF THE NET AREA OF THE PROPERTY SHALL BE COVERED WITH ANY PORTION OF A BUILDING(S) CONTAINING DWELLING UNITS. (ORD. 315 § 1 (PART), 1981)

FIRE DEPARTMENT NOTES

1. ADDRESS NUMBERS: APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER (IF NUMBERS ARE ON THE EXTERIOR). NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.

2. SMOKE ALARM/DETECTORS: SMOKE ALARM/DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH BATTERY BACKUP, AND EMIT A SIGNAL WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.

3. CARBON MONOXIDE ALARM/DETECTORS: SHALL COMPLY WITH UL2034 AND BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND CALIFORNIA HEALTH AND SAFETY CODE SECTION 17926. CARBON MONOXIDE ALARM/DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM AND BE EQUIPPED WITH BATTERY BACKUP. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS

LAND DEVELOPMENT NOTES

1. PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN A CITY EASEMENT, THE APPLICANT SHALL APPLY FOR AND OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY ENGINEERING DIVISION (CITY PUBLIC WORKS INSPECTORS REQUIRE 48-HOUR NOTICE FOR INSPECTION).

2. STORM WATER RUNOFF SHALL NOT DISCHARGE FROM THE CONSTRUCTION SITE TO THE CITY STREETS OR MUNICIPAL STORM DRAIN SYSTEM WITHOUT TREATMENT BY A SUITABLE POLLUTION CONTROL DEVICE. STORM WATER RUNOFF DISCHARGES WITHOUT TREATMENT IS A VIOLATION OF THE CITY'S STORM WATER RUNOFF ORDINANCE. DISCHARGING ANY MATERIAL OTHER THAN UNCONTAMINATED STORM WATER RUNOFF TO THE CITY STREETS OR TO THE MUNICIPAL STORM DRAIN SYSTEM IS PROHIBITED AND IS A VIOLATION OF THE MUNICIPAL CODE.

SITE MANAGER TO CONTACT:
NAME:
PHONE:

CONDITIONS OF APPROVAL

UNDER SEPARATE PERMIT

1. FIRE SPRINKLERS
2. ALL WORK IN THE RIGHT-OF-WAY TO BE COMPLETED UNDER SEPARATE PUBLIC WORKS PERMIT.

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD
LOOMIS, CA 95650
805.852.1677

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LICENSED ARCHITECT DYLAN CHAPPELL No. C-31,307 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR
333 LINDEN AVE
CARPINTERIA, CA 93013
-
ARB PRELIMENARY APPROVAL 11-13-2025

REVISION

NO	DESCRIPTION	DATE

TITLE SHEET

G1.0

City of Carpinteria Tree Protection Guidelines

Any encroachment within the dripline of native trees shall adhere to the following standards:

i. Any paving shall be of pervious material (gravel, brick without mortar or turf block).

ii. Any trenching required within the dripline of a protected tree shall be done by hand.

iii. Any roots one inch in diameter or greater encountered during grading or trenching shall be cleanly cut and sealed.

h. All trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction.

i. No permanent irrigation shall occur within the dripline of any native tree. Drainage plans shall be designed so that tree trunk areas are properly drained.

j Only trees designated for removal on the approved Tree Protection Plan shall be removed.

k. Any native trees which are removed, relocated and/or damaged (including any encroachment into the dripline) shall be replaced onsite on a 10:1 basis with saplings grown from seed obtained from the same watershed as the project site. Where necessary to remove a tree that is feasible to replant, trees shall be boxed and replanted. A drip irrigation system with a timer shall be installed. Trees shall be planted prior to issuance of occupancy clearance and irrigated and maintained until established (five years). The plantings shall be protected from predation by wild and domestic animals and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period. Rodenticides containing any anticoagulant compounds (including, but not limited to, Vy'arfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.

TREE PROTECTION NOTES:

1. FENCE OFF ALL TREES FROM CONSTRUCTION AT THE CRITICAL ROOT ZONE OR WHERE PRACTICAL WITH 6' CONSTRUCTION FENCING. SIGNS STATING "TREE PROTECTION AREA" AT 15-FOOT INTERVALS MUST BE SHOWN ON FENCE AND INSTALLED ON THE PROJECT SITE PRIOR TO AND THROUGHOUT ALL DEMOLITION ACTIVITIES.

2. NO ACTIVITIES OR STORAGE OF CONSTRUCTION MATERIALS SHALL BE ALLOWED WITHIN THE FENCED AREAS UNLESS APPROVED BY ARBORIST.

3. ANY ROOT DISTURBANCE TO ANY OF THE PROTECTED TREES SHALL BE DONE BY HAND AND THE PROJECT ARBORIST NOTIFIED. ANY ROOTS LARGER THAN 3 INCHES IN DIAMETER THAT NEED TO BE SEVERED SHALL BE REPORTED TO AND INSPECTED BY THE ARBORIST PRIOR TO SEVERING.

4. ALL ROOTS ENCOUNTERED SHALL BE CUT CLEANLY WITH A SHARP SAW TO ALLOW FOR NEW ROOT REGENERATION, BACKFILLED IMMEDIATELY OR KEPT MOIST TO PREVENT DRYING OUT AND D'YING.

5. COMPACTION OF THE ROOT ZONE SHALL BE AVOIDED BY SPREADING 3-4' OF MULCH, IF NECESSARY PLYWOOD OR EQUIVALENT SHALL BE PLACED ON TOP.

6. DURING HOT, DRY PERIODS THE FOLIAGE MAY NEED TO BE WASHED WITH HIGH PRESSURE WATER TO REMOVE CONSTRUCTION DUST.

7. PROJECT ARBORIST SHALL BE NOTIFIED PRIOR TO ANY ACTIVITIES WITHIN THE CRITICAL ROOT ZONE.

8. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED OR OPERATED WITHIN THE PROTECTED AREA. NO FILL SOIL, ROCKS OR CONSTRUCTION MATERIALS SHALL BE STORED OR PLACED WITHIN THE PROTECTED AREA.

9. NEW UTILITIES SHALL BE LOCATED WITHIN ROADWAYS, DRIVEWAYS OR A DESIGNATED UTILITY CORRIDOR SUCH THAT IMPACTS TO TREES ARE MINIMIZED.

10. GRADING AND CONSTRUCTION SHALL BE LOCATED OUTSIDE OF THE TREE PROTECTION ZONE OF ALL PROTECTED TREES UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY ARBORIST. THE PROJECT ARBORIST SHALL NOTIFY THE COUNTY ARBORIST IF THERE IS A DESIRE TO ENTER THE TREE PROTECTION ZONE FOR THIS PURPOSE.

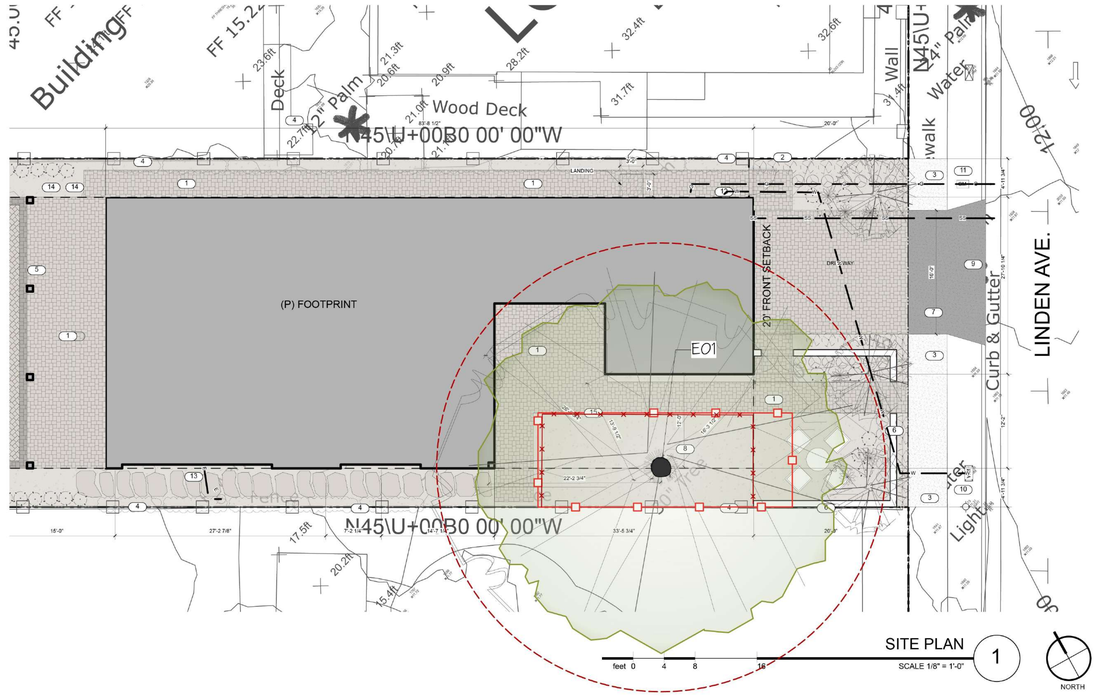
11. ANY ENCROACHMENT WITHIN THE TREE PROTECTION ZONE SHALL ADHERE TO THE FOLLOWING STANDARDS:
   A. ANY PAVING SHALL BE OF PERVIOUS MATERIAL (GRAVEL, BRICK WITHOUT MORTAR OR TURF BLOCK).
   B. ANY TRENCHING REQUIRED WITHIN THE T.P.Z. SHALL BE DONE BY HAND.
   C. ANY ROOTS ONE INCH IN DIAMETER OR GREATER ENCOUNTERED DURING GRADING OR TRENCHING SHALL BE CLEANLY CUT. NO SEALING OF ROOTS WILL BE ALLOWED. ROOTS SHALL BE CUT BACK TO A LATERAL WHENEVER POSSIBLE.

12. DRAINAGE PLANS SHALL BE DESIGNED SO THAT TREE TRUNK AREAS ARE PROPERLY DRAINED TO AVOID PONDING.

13. ONLY TREES DESIGNATED FOR REMOVAL ON THE APPROVED TREE PROTECTION PLAN SHALL BE REMOVED.

14. ANY PROTECTED TREES THAT ARE REMOVED SHALL BE REPLACED.

15. TREES TO BE RELOCATED AND THAT ARE DAMAGED SHALL BE REPLACED.



Existing Tree Report											
ID	Botanical Name	Common Name	Average Spread	Height	DBH (Inches)	No. of Stems	Condition	Action	Vigour	% CRZ Encroachment	Date Assessed
E01	Platanus racemosa	Western Sycamore	48'0"	78'0"	29.9 Inches	1	Average	Retain	Average	42.8%	10/11/2024

SUPERSEDED

LEGEND:

TREES TO BE REMOVED X

(T.P.Z.) TREE PROTECTION ZONE

TREE PROTECTION FENCING

NOTES:
- ALL TREE PROTECTION INFORMATION PROVIDED BY BILL MELLETT, CERTIFIED ARBORIST #WE-7619A.

NOTE:
- TREE TO BE PRUNED AND MAINTAINED 3' CLEAR OF ALL STRUCTURES.

CONTRACTOR TO HAVE PRE-CONSTRUCTION MEETING WITH ARBORIST BEFORE ANY SITE MODIFICATIONS CAN OCCUR.

NOTES
1. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the Landscape Architect prior to the commencement of work.
2. Contractor to review all specifications prior to commencement of work.
3. Landscape construction documents based on site plan provided by Chappell Architecture on 11/01/2024.

TREE PROTECTION PLAN

SUBMITTAL SET

SCALE: 1/8" = 1'-0"

0 8' 16' 24'

All design, ideas, arrangements, and plans indicated by these drawings and specifications are the property and copyright of Bill Mellett Design and shall neither be used on any other work, nor be disclosed to any other person for any use whatsoever without written permission.

REVISIONS
1 07/21/2025

PROJECT:
MANUCRAS RESIDENCE
333 LINDEN AVENUE
CARPINTERIA, CA 93013

BILL MELLETT DESIGN
LANDSCAPE ARCHITECTURE
PO BOX 104
CUAL, CA 93924
BILL MELLETT DESIGN IS A DIVISION OF ENCINO HILL INC.
(805) 640-0168
BMDLA.COM

DATE: 11/26/2024
SCALE: AS SHOWN
DRAWN: WLM
JOB: 24158
SHEET: TPP0.0
01 of 00 Sheets

EROSION CONTROL AND BMP NOTES

Owner:

PETER COOLER
4934 DORRANCE WAY
CARPINTERIA, CA 93013

It shall be the Contractor's responsibility to maintain control of the entire construction operations and to keep the entire site in compliance with the soil Erosion Control Plan.

Detailed Erosion Control Plan preparer:

Dylan Chappell
Dylan Chappell Architects
389 PINECREST AVE. P.O. BOX 8291
MAMMOTH LAKES, CA 93546
805.205.4760

• This Plan is intended for use for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.

• The Contractor shall be responsible for monitoring erosion and sediment control measures prior, during, and after storm events. Monitoring includes maintaining a file documenting on-site inspections, problems encountered, corrective actions, and notes and a redline map of remedial implementation measures.

• Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris or any hazardous substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediate clean up shall occur.

• Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction
entranceway.

• Sanitary facilities shall be maintained on-site as appropriate.

• During the rainy season, all paved areas shall be kept clear of earth material and debris. All earth stockpiles over 2.0 CY shall be covered by a tarp and ringed with straw bales or silt fencing. The site shall be maintained so as to minimize sediment-laden runoff to any storm drainage system including existing drainage swales and water courses.

• Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.

• The facilities shown on this plan are designed to control erosion and sediment during the rainy season, **November 1 to April 15.** Facilities are to be operable prior to October
15 of any year.

• Grading operations during the rainy season which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
This will include use of straw mulch, tackifier, and erosion control blankets.

• This plan covers only the first winter following grading with assumed site conditions as shown on the Detailed Erosion Control Plan. **Prior to September 15**, the completion
of site improvement shall be evaluated and revisions made to this Plan as necessary with the approval of the City. Plans are to be resubmitted for approval prior to **August 15** of each subsequent year until site improvements are accepted by the County.

Construction Entrance:
The existing asphaltic concrete shared driveway, acting as the construction entrance onto public way, shall be kept clean and free of mud and dirt that is tracked onto it.
A gravel construction entrance shall be installed where vehicle traffic is anticipated off of unpaved areas. The responsibility for field design to meet site conditions, and
maintenance of the construction entrance remains with the construction contractor. The owner/contractor shall remain responsible for the clean up of any mud or dirt that is
tracked onto public streets or paved areas, even with the installation of gravel construction entrances.

Catch Basin Protection:
A filter system shall be used on catch basins (drop inlets) in public and private streets, or parking lots downstream of this project. See detail ON SITE PLAN.

Sediment Filters/Barriers (Silt Fences and Straw Wattles):
Sediment filters such as silt fences or straw wattles shall be installed along the down slope edge of the disturbed area, prior to the commencement of grading. The sediment filter structures shall be located so that all runoff from the construction site is filtered prior to crossing a property line, or entering the City storm drain system. Sediment filter structures are to be inspected regularly by County Inspection staff during inspections scheduled by the Contractor. Sediment shall be removed when the depth of sediment is no more than one half the height of the structure. Straw wattles should not remain in place more than 12 months after installation unless it can be determining significant deterioration has not occurred. Sediment filters shall be inspected and repaired prior to, and after every storm event. Sediment filters shall be installed level along contours, and shall have upturns into the slope for the last 5'. Silt fences and straw wattles shall be installed per detail in locations identified on the Erosion Control Plan.

Plastic Sheeting/Tarps:
Plastic sheeting shall generally not be used as an erosion control measure over large areas. Plastic sheeting may be used to protect small, highly erodible areas, or to protect temporary stockpiles of material. If plastic sheeting is used, the path of concentrated flow from the plastic must be protected.

Existing Vegetation and Revegetation:
As far as is practicable, existing vegetation shall be protected and left in place, in accordance with the clearing limits shown on the approved Building, Grading, Landscape and Erosion Control Plans. Work areas shall be carefully located and marked to reduce potential damage. Where existing vegetation has been removed, or the original land contours disturbed, the site shall be revegetated, and the vegetation established, as soon as practicable, but no later than **October 15.** If vegetation is not established by said date, see Wet Weather Measures below.

Slope Protection:
Slopes greater than 4V:1H should be protected using straw and tackifier. The installation of erosion control blankets should be considered for all disturbed slopes steeper than 2.5H:1V and greater than 30 feet in slope length. Installation of fiber rolls staked on contour should be considered for all slopes steeper than 4H:1V, with slope lengths greater than 30 feet. Straw wattles or silt fencing should be installed at the toe of all slopes steeper than 4H:1V. Fiber rolls shall be installed per the detail.

Wet Weather Measures:
If a protective ground cover is not established by **October 15**, open areas shall be protected through the winter with straw mulch and fiber rolls. Straw mulch shall be applied at a rate of 3,000 lb./ac, or wood fiber if hydroseeded 2,000 lb./ac. Fiber rolls shall be installed per the detail.

General Site Protection:
Stockpiles of earth, sand and other construction related materials must be protected from being transported from the site by the forces of wind or water. This includes sand for stucco, drywall demolition debris, drywall "mud packaging, etc.

Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage system.

Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the site.

Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a solid waste. See Erosion Control Plan for designated Concrete Washout Area. The concrete washout area shall consist of a plastic-lined dumpster, or plastic lined earthen, or straw wattle containment area.

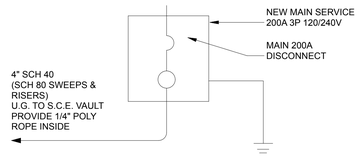
Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

Shoring, Construction Fencing, and other Site Safety:
The responsibility for design to meet site conditions, and maintenance of the construction site safety remains with the construction contractor. Any applicable engineering and permitting of shoring or other safety devices is the responsibility of the contractor. Construction fencing shown on this plan is for tree and vegetation protection only.

Protection Measure Removal:
The erosion prevention and sediment control measures shall remain in place and be maintained in good condition until all disturbed soil areas are permanently stabilized by installation and establishment of landscaping, grass, mulching, or are otherwise covered and protected from erosion.

NEW 200 AMP PANEL

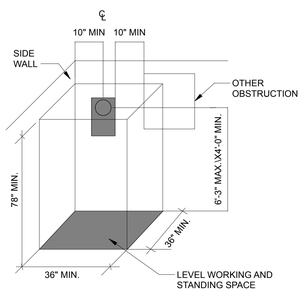
NEW LOCATION OF 200 AMP ELECTRIC SERVICE PANEL
PROVIDE BONDING & UFFER GROUND. S.C.E MSR # XXXXXXX



GROUNDING SHALL BE REQUIRED AND THE ELECTRICAL SERVICE GROUNDING ELECTRODE SHALL BE:

1. OF THE CONCRETE ENCASED TYPE.
2. LOCATED IN THE BOTTOM THREE (3) INCHES OF THE FOOTING.
3. NOT LESS THAN TWENTY (20) FEET IN LENGTH.
4. BARE COPPER CONDUCTOR, SIZED IN ACCORDANCE WITH THIS CODE, TABLE 250.66, BUT NOT SMALLER THAN NO. 4 A.W.G.
5. PANEL LOCATION NEEDS TO BE COORDINATED WITH EDISON CO

METER ASSEMBLY SEPARATION 5
0 N.T.S.



1. THE HORIZONTAL CLEARANCE FROM THE CENTERLINE OF THE METER TO THE NEAREST SIDE WALL OR OTHER OBSTRUCTION SHALL BE 10 INCHES MINIMUM. A HORIZONTAL CLEARANCE FROM THE EDGE OF THE METER PANEL TO THE EDGE OF A WINDOW OR DOORWAY (INCLUDING SLIDING GLASS DOORS) SHALL BE 10 INCHES MINIMUM. A GAS METER OR PLUMBING FIXTURE THAT DOES NOT PROTRUDE MORE THAN 6 INCHES OUT FROM THE WALL, OR EXTEND LESS THAN 18 INCHES HORIZONTALLY FROM THE OUTSIDE EDGE OF THE METER PANEL, SHALL NOT BE CONSIDERED AN OBSTRUCTION.

2. A LEVEL WORKING AND STANDING SURFACE, CLEAR AND UNOBSTRUCTED, ENTIRELY ON THE PROPERTY OF THE CUSTOMER, SHALL BE PROVIDED. THE MINIMUM WIDTH OF THE WORKSPACE SHALL BE 36 INCHES OVERALL, BUT NEED NOT BE CENTERED BENEATH THE METER. THE MINIMUM DEPTH OF THE WORKSPACE SHALL BE 36 INCHES. WHERE METERS ARE ENCLOSED IN A CLOSET OR RECESSED IN AN ENCLOSURE, THE DEPTH OF THE WORKSPACE IS MEASURED FROM THE OUTER FACE OF THE CLOSET OR RECESS. THE MINIMUM HEIGHT OF THE WORKSPACE SHALL BE 78 INCHES.

ELECTRICAL METER INSTALL 4
0 N.T.S.

ELECTRICAL SERVICE PANEL 3
0 N.T.S.

MWELO WORKSHEET

OUTDOOR water use estimate (Non-Agricultural)
Water Efficient Landscape Worksheet

Reference Evapotranspiration (ETo) Table for Carpinteria

ETo	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Annual
Carpinteria	2.0	2.4	3.2	3.9	4.8	5.2	5.5	5.7	4.5	3.4	2.4	2.0	44.9

Reference Evapotranspiration (ETo) 44.9

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape areas							
Low Water	.3	Drip	.81	.37	3102	808	11350
Medium Water	0.5	Drip	.81	.62	200	124	3451
Back Lawn	.07	Overhead Spray	.75	.75	1200	900	25054
				Totals	(A)2502	(B)1432	39,855.00
Special Landscape Areas *(edible plants, recreational areas, areas irrigated with recycled water, or water features)*				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	39,855.00
					Maximum Allowed Water Allowance (MAWA)[e]		39,855.00

[a] Hydrozone #/ Planting Description
Examples
1) Front lawn
2) Low water use plantings
3) Medium water use planting

Plant Factor
Very low water use: 0-0.1
Low water use: 0.1-0.3
Moderate water use: 0.4-0.6
High water use: 0.7-1.0

[b] Irrigation method
1) Overhead spray
2) Drip

[c] Irrigation Efficiency
1) 0.75 for spray head
2) 0.81 for drip

[d] ETWU (Annual Gallons Required)
Eto x 0.62 x ETAF x Area

Single Family Residential water features, including pools, should be documented in the Regular Landscape area with a Plant Factor of 1
Non single-family (multi-family, commercial etc.) water features, including pools, should be documented in the Special Landscape area with a ETAF of 1.0.

[e]MAWA (Annual Gallons Allowed) = (Eto) x [(0.62) x (ETAF x LA) + (1-ETAF) x SLA)]
Where 0.62 is conversion factor that converts acre-inches per acre per year to gallon per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non- residential areas

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	(B)
Total Area	(A)
Average ETAF	B ÷ A

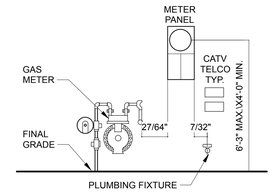
All Landscape Areas	
Total ETAF x Area	(B+D)
Total Area	(A+C)
Sitewide ETAF	(B+D) ÷ (A+C)

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

EXAMPLE
Reference Evapotranspiration (ETo) 44.9

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape areas							
Front yard	0.3	Drip	0.81	0.37	1000	370	10,300.06
Back yard	0.5	Spray	0.75	0.67	1000	670	18,651.46
				Totals	(A) 2000	(B) 1040	28,951.52
					Maximum Allowed Water Allowance (MAWA)[e]		28,951.52

4



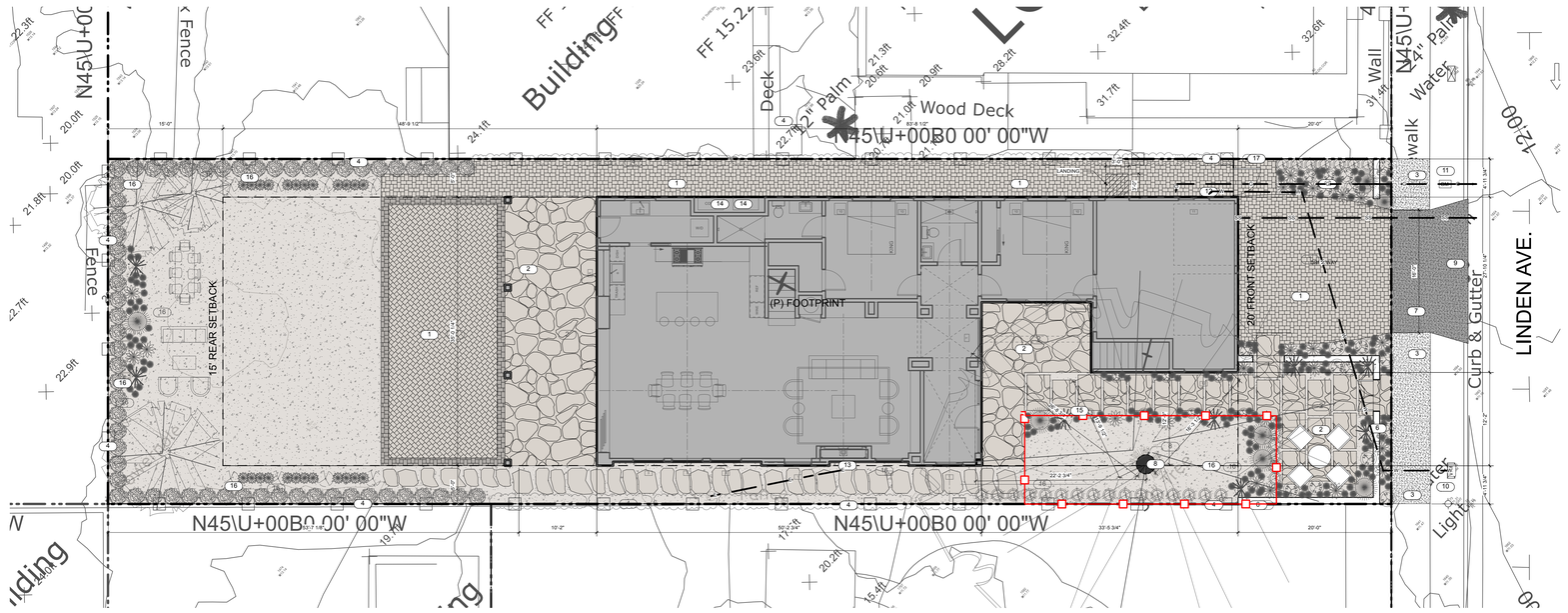
1. SIZE AND DIMENSIONS OF PANELS WILL VARY. DRAWINGS ARE NOT TO SCALE.
2. THIS DRAWING PERTAINS TO BOTH OVERHEAD AND UNDERGROUND ELECTRIC SERVICE APPLICATIONS.
3. MAINTAIN A 3-FOOT CLEAR, LEVEL, AND UNOBSTRUCTED WORKSPACE IN FRONT OF ELECTRIC SERVICE EQUIPMENT.
4. PLUMBING FIXTURES THAT EXTEND MORE THAN 6 INCHES OUT FROM WALL SURFACE MUST BE LOCATED 18-INCHES MINIMUM FROM THE OUTSIDE EDGE OF THE METER PANEL.
5. FOR NEW CONSTRUCTION ONLY, DOES NOT APPLY FOR UPGRADES.

LEGEND

- PROPERTY LINE
- SETBACK
- (N) ACCESSIBLE ROUTE
- G — GAS LINE
- E — ELEC. LINE
- S — SEWER LINE
- W — WATER LINE
- BF — BACKFLOW PREVENTER
- Minimum 5% slope for a minimum of 10' away from strucutre (2% if surface is impervious) or to approved drainage system. SBCO Grading Ordinance #4766

KEY NOTES

1. **PERMEABLE PAVER**: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA. ASHLAR PATTERN
2. **FLAGSTONE:** ON CONCRETE PAD
3. **(E) SIDEWALK:**
4. **6' TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH
5.
6. **STUCCO SITE WALL:** 30" TALL SMOOTH STUCCO SITE WALL TO MATCH HOUSE
7. **(P) CURB CUT AND APRON:**
8. **(E) 30" SYCAMORE TREE TO BE PROTECTED IN PLACE:** SEE ARBORIST REPORT
9. **(E) PALM TREE TO BE REMOVED:**
10. ***(E) WATER METER:*** *3/4" WATER METER, 1 1/2" MAIN. WATR METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT. (PROTECT IN PLACE)*
11. ***(P) GAS METER:*** *1 1/2" MAIN LINE TO BUILDING*
12. **(P) FIRE SPRINKLER RISER**
13. ***(P) N200 AMP PANEL:*** *WORKING CLEARANCE: PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANELS. CEC SEC. 110.26 (A)(1). PROVIDE 6'-6" HEAD ROOM AT SERVICE PANEL. CEC 110.26 (2) & (3).*
14. ***(P) A/C COMPRESSOR:*** *WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 50 FT FROM AIR CONDITIONER PER CMC 903.2.7.*
15. ***TREE PROTECTION FENCING:*** *SEE TPP AND ARBORIST REPORT*
16. ***3/8 " GRAVEL MULCH:***
17. **42" TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH



SITE PLAN 1
feet 0 4 8 16
SCALE 1/8" = 1'-0"
NORTH

SUPERSEDED

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD
LOOMIS, CA 95650
805.852.1677

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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-36307
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

ARB PRELIMENARY APPROVAL 11-13-2025

△ REVISION

NO	DESCRIPTION	DATE

SITE PLAN

A1.0

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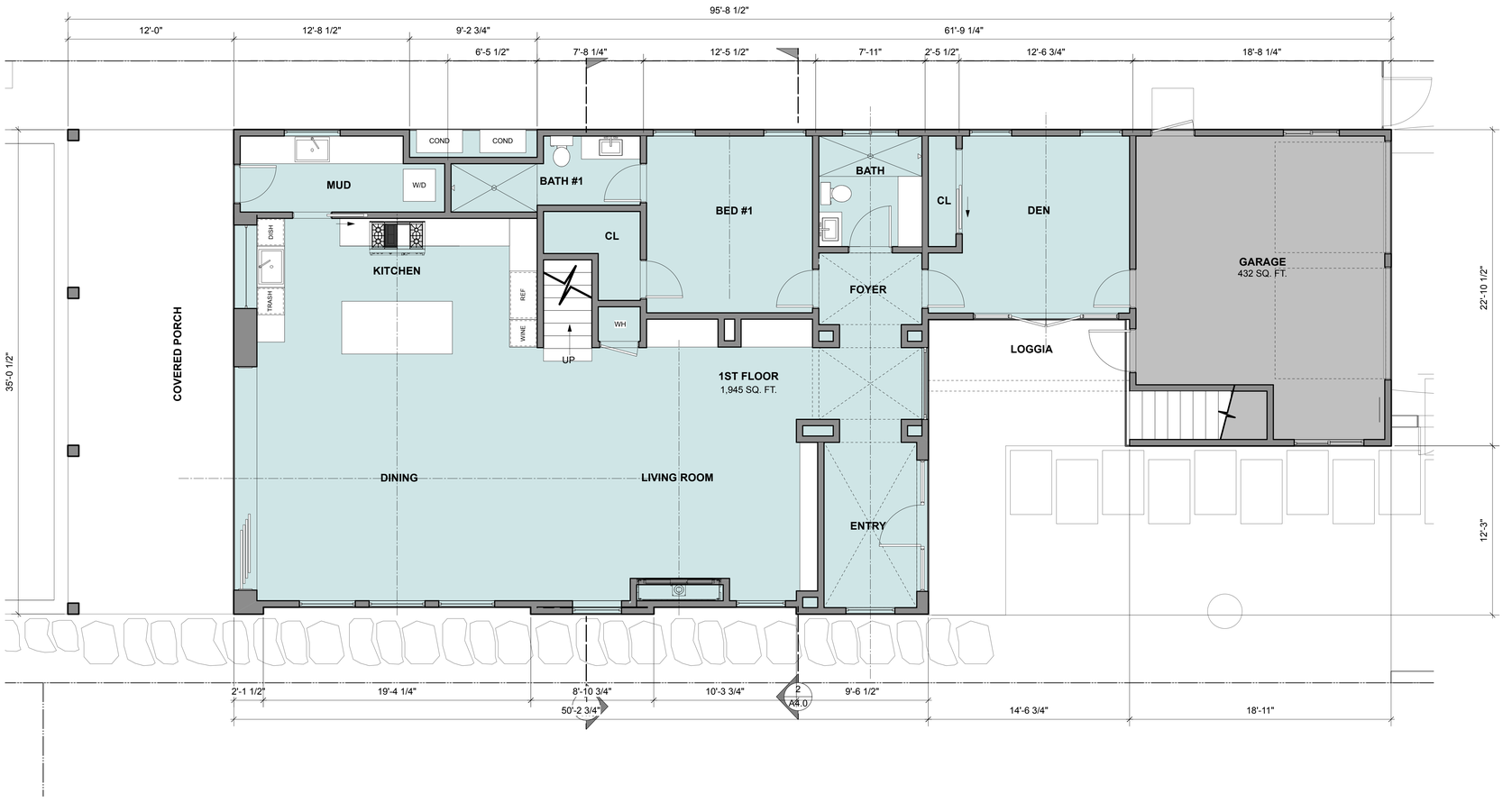
LICENSED ARCHITECT
DYLAN CHAPPELL
REG. 31207
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

SUPERSEDED



1ST FLOOR PLAN 1 SCALE 1/4" = 1'-0"
feet 0 2 4 8
NORTH

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

ARB PRELIMENARY APPROVAL 11-13-2025

REVISION

NO	DESCRIPTION	DATE

1ST FLOOR PLAN

A2.0

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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-31207
10.31.2027
STATE OF CALIFORNIA

COORDINATION SET
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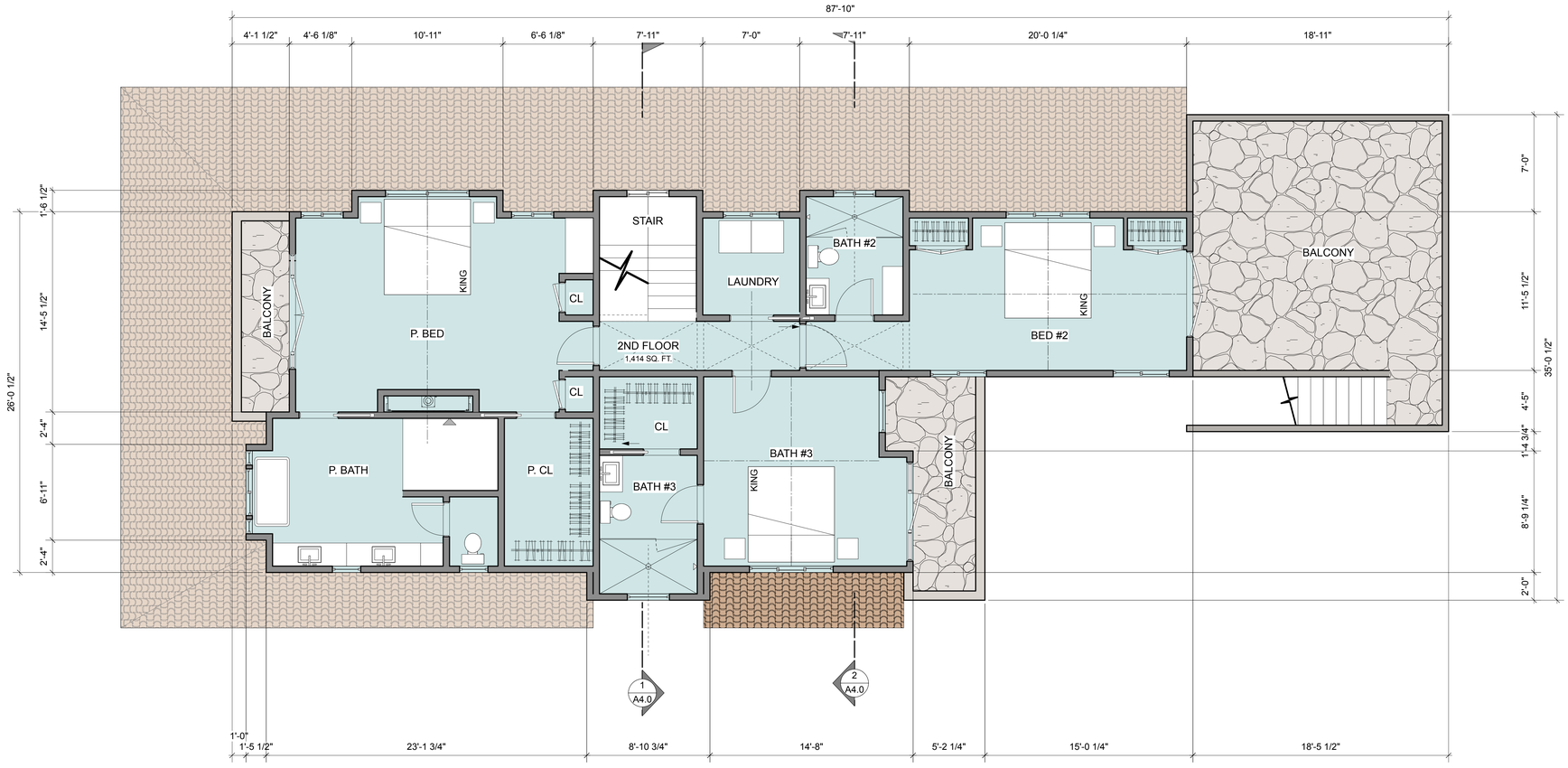
CITY CASE NUMBER
PLN2022-2232

SUPERSEDED



2ND FLOOR PLAN 1
feet 0 2 4 8 SCALE 1/4" = 1'-0"

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

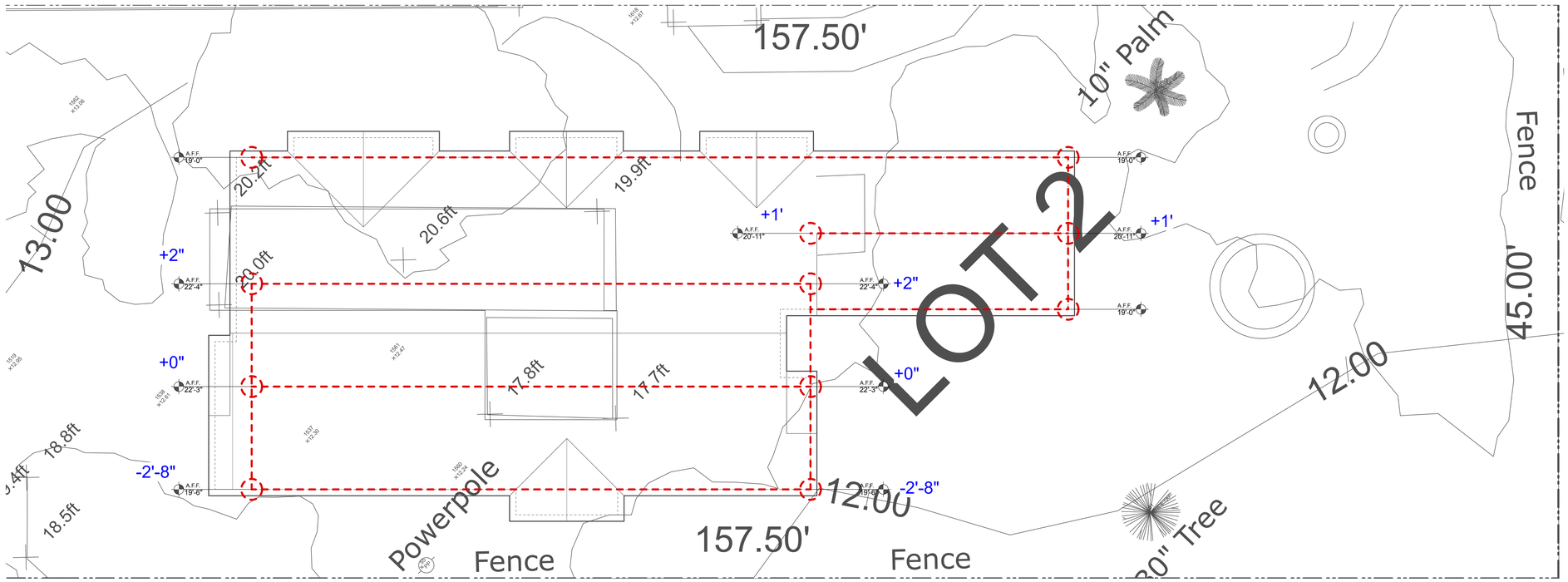
ARB PRELIMENARY APPROVAL 11-13-2025

REVISION

NO	DESCRIPTION	DATE

2ND FLOOR PLAN

A2.1

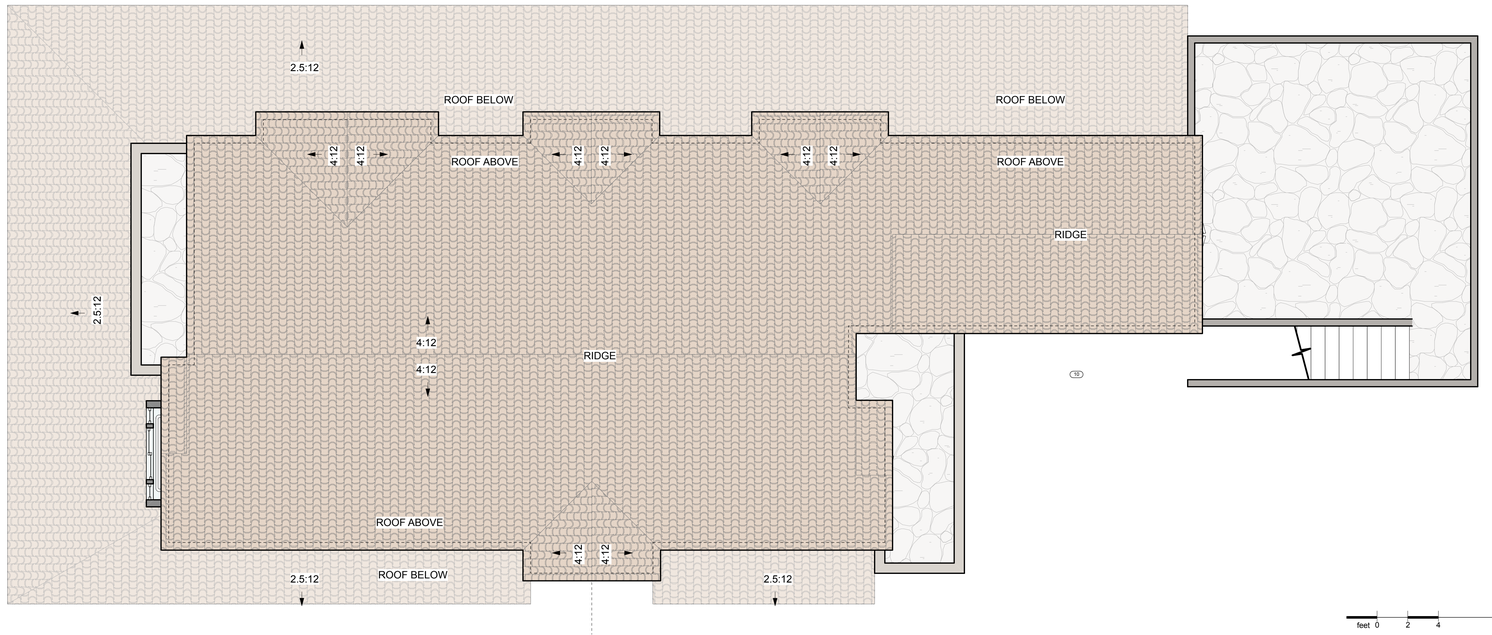


STORY POLE PLAN

feet 0 2 4 8 SCALE 1/4" = 1'-0"

2

SUPERSEDED



ROOF PLAN

feet 0 2 4 8 SCALE 1/4" = 1'-0"

1

NORTH

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COORDINATION SET
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OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

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CARPINTERIA, CA 93013
-

ARB PRELIMENARY APPROVAL 11-13-2025

REVISION

NO	DESCRIPTION	DATE

ROOF PLAN
STORY POLE PLAN

A2.2

KEY NOTES

1. **EXT. FINISH**: 7/8" STUCCO, LA HABRA , NAVAJO WHITE, P-525
2. **DOORS AND WINDOWS**: METAL WINDOW CORP, ALUMINUM, COLOR: DARK BRONZE
3. **ACCENT TILE:** Villa Azul 10" x 10" Matte Porcelain Tile in Blue
4. **BALCONIES**: WROGHT IRON FINISH
5. **EXT. LIGHTING**: DARKSKY COMPLIANT
6. **EXT. WOOD FINISH**: WOOD TRIM, CABOT SOLID STAIN, COLOR: CHESTNUT BROWN
7. **ROOF**: BORAL TILE WITH 2-PIECE BOOSTED BARCELONA CAPS ON ALL EDGES AND FOR FIRST THREE ROWS ON ALL EAVES, WITH BOOSTED CAPS MIXED IN FOR 15% OF FIELD,CASA GRANDE BLEND
8. **SANDSTONE CAP**: NATURAL SANDSTONE WALL CAPS 4" THICK
9. **SANDSTONE VENEER**: NATURAL SANDSTONE VENEER

SUPERSEDED

WEST ELEVATION

feet 0 2 4 8 SCALE 1/4" = 1'-0"

2

SOUTH ELEVATION

feet 0 2 4 8 SCALE 1/4" = 1'-0"

1

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LICENSED ARCHITECT DYLAN CHAPPELL No. C-31207 STATE OF CALIFORNIA

COORDINATION SET
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333 LINDEN AVE
CARPINTERIA, CA 93013
-

ARB PRELIMENARY APPROVAL 11-13-2025

△ REVISION

NO	DESCRIPTION	DATE

ELEVATIONS

A3.0

KEY NOTES

1. **EXT. FINISH**: 7/8" STUCCO, LA HABRA , NAVAJO WHITE, P-525
2. **DOORS AND WINDOWS**: METAL WINDOW CORP, ALUMINUM, COLOR: DARK BRONZE
3. **ACCENT TILE:** Villa Azul 10" x 10" Matte Porcelain Tile in Blue
4. **BALCONIES**: WROGHT IRON FINISH
5. **EXT. LIGHTING**: DARKSKY COMPLIANT
6. **EXT. WOOD FINISH**: WOOD TRIM, CABOT SOLID STAIN, COLOR: CHESTNUT BROWN
7. **ROOF**: BORAL TILE WITH 2-PIECE BOOSTED BARCELONA CAPS ON ALL EDGES AND FOR FIRST THREE ROWS ON ALL EAVES, WITH BOOSTED CAPS MIXED IN FOR 15% OF FIELD,CASA GRANDE BLEND
8. **SANDSTONE CAP**: NATURAL SANDSTONE WALL CAPS 4" THICK
9. **SANDSTONE VENEER**: NATURAL SANDSTONE VENEER

SUPERSEDED

EAST ELEVATION (STREET) 2

feet 0 2 4 8 SCALE 1/4" = 1'-0"

NORTH ELEVATION 1

feet 0 2 4 8 SCALE 1/4" = 1'-0"

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD
LOOMIS, CA 95650
805.852.1677

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LICENSED ARCHITECT DYLAN CHAPPELL No. C-31207 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

ARB PRELIMENARY APPROVAL 11-13-2025

△ REVISION

NO	DESCRIPTION	DATE

ELEVATIONS

A3.1

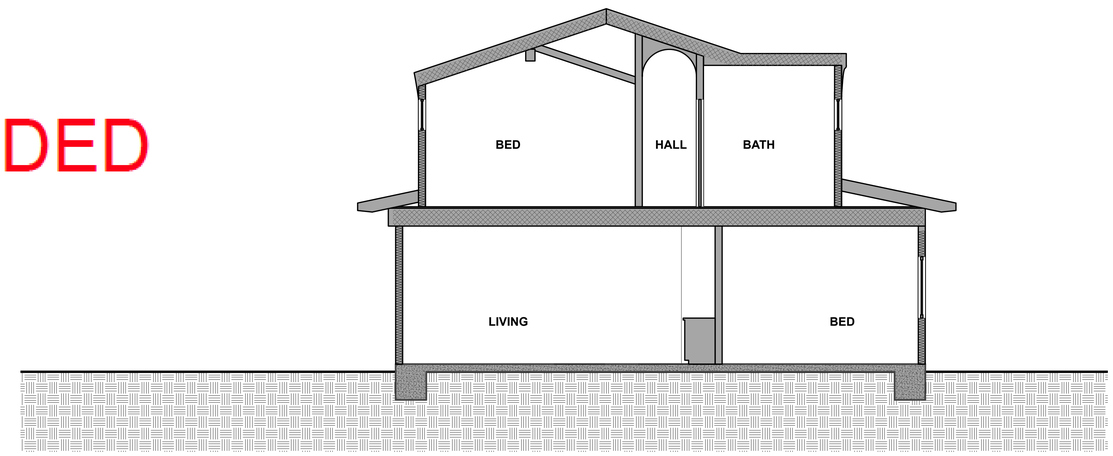
SECTION KEY NOTES

1. **ROOF SPRAY FOAM INSULATION**: R-30 HOUSE
2. **WALLS BATT INSULATION**: R-21
3. **FLOOR BATT INSULATION**: R-19 SLAB ON GRADE
4. **SLOPE**: SLOPE TO DRIVEWAY 1/8": 1' MIN.

SECTION NOTES

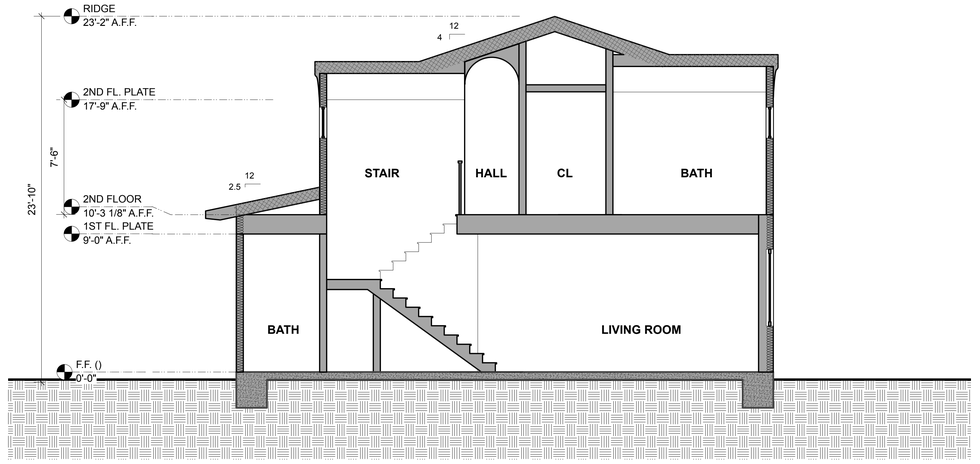
1. ALL WALLS AND CEILINGS SHALL BE 5/8" GYPSUM BOARD W/ PTD FINISH

SUPERSEDED



SECTION @ GREAT ROOM 2

feet 0 2 4 8 SCALE 1/4" = 1'-0"



SECTION @ STAIR 1

feet 0 2 4 8 SCALE 1/4" = 1'-0"

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333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

ARB PRELIMENARY APPROVAL 11-13-2025

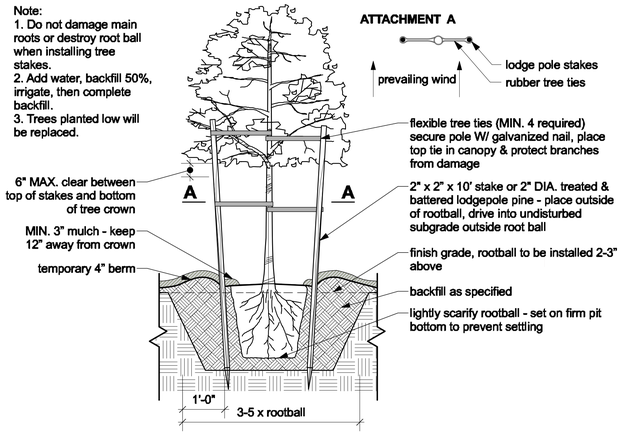
REVISION

NO	DESCRIPTION	DATE

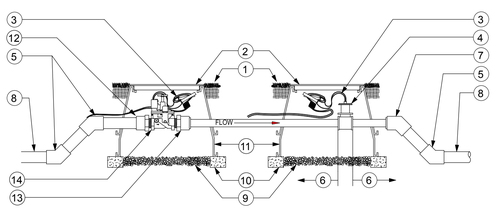
SECTIONS

A4.0

Note:
1. Do not damage main roots or destroy root ball when installing tree stakes.
2. Add water, backfill 50%, irrigate, then complete backfill.
3. Trees planted low will be replaced.

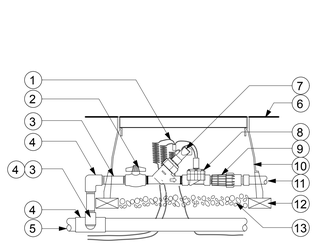


TREE PLANTING 5
feet 0 N.T.S.



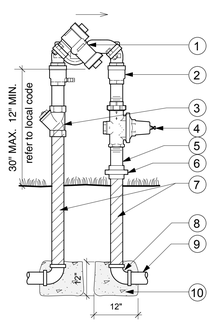
1. FINISH GRADE
2. JUMBO VALVE BOX AND COVER
3. CONTROL WIRES W/ 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS. WIRE COLORS PER SPEC.'S
4. FLOW SENSOR PER SPECIFICATIONS
5. PVC 45 DEGREE ELL, TYP.
6. MINIMUM 10x PIPE DIA. UPSTREAM AND MIN. 5X PIPE DIA. DOWNSTREAM OF STRAIGHT PIPE
7. PVC 45 DEGREE ELL (TYP.) BUSH DOWN TO FLOW METER SIZE AS NECESSARY
8. PVC MAIN LINE-LENGTH AS REQUIRED
9. GRAVEL (1 CU. FT.)
10. CONTINUOUS BRICK SUPPORTS
11. VALVE BOX EXTENSIONS AS REQUIRED
12. PVC MALE ADAPTER
13. PVC MALE ADAPTER-BUSH DOWN TO FLOW METER SIZE AS NECESSARY
14. MASTER VALVE PER SPECIFICATIONS

MASTER VALVE 4
feet 0 N.T.S.



1. 30" LENGTH OF WIRE, COILED, W/WATERPROOF CONNECTION
2. BALL VALVE
3. PVC SCH 80 NIPPLE, LENGTH AS REQUIRED
4. PVC SCH 40 ELL, OR TEE
5. PVC MAINLINE PIPE
6. FINISH GRADE TOP OF MULCH
7. WYE FILTER
8. CONTROL ZONE VALVE
9. PRESSURE REGULATOR
10. VALVE BOX WITH COVER
11. LATERAL PIPE
12. BRICK, 4 TOTAL
13. 3" MIN. DEPTH OF 3/4 GRAVEL

DRIP VALVE 3
feet 0 N.T.S.



1. REDUCED PRESSURE TYPE BACKFLOW PREVENTER
2. SHUT-OFF BALL VALVE
3. BRASS WYE STRAINER
4. BRASS PRESURE REGULATOR (IF SOURCE PRESSURE IS OVER 100 PSI)
5. BRASS THREADED NIPPLE
6. BRASS UNION
7. 6 MIL. PIPE WRAP
8. BRASS ELBOW, TYP.
9. PVC MAINLINE-CONNECT TO BRASS ELBOWS WITH PVC MALE ADAPTERS (NOT SHOWN)
10. 1 CF CONCRETE SUPPORT; POUR IN PLACE AROUND BRASS PIPE

BACKFLOW PREVENTER 2
feet 0 N.T.S.

KEY NOTES

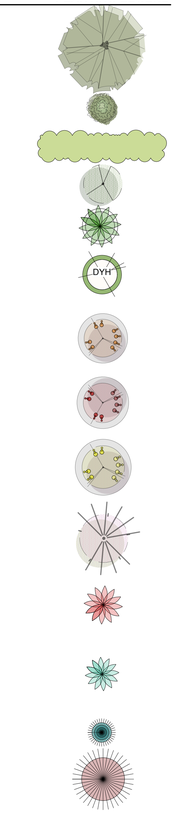
1. **PERMEABLE PAVER**: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA. ASHLAR PATTERN
2. **FLAGSTONE:** ON CONCRETE PAD
3. **(E) SIDEWALK:**
4. **6' TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH
5.
6. **STUCCO SITE WALL:** 30" TALL SMOOTH STUCCO SITE WALL TO MATCH HOUSE
7. **(P) CURB CUT AND APRON:**
8. **(E) 30" SYCAMORE TREE TO BE PROTECTED IN PLACE:** SEE ARBORIST REPORT
9. **(E) PALM TREE TO BE REMOVED:**
10. ***(E) WATER METER:*** *3/4" WATER METER. 1 1/2" MAIN. WATR METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT. (PROTECT IN PLACE)*
11. ***(P) GAS METER:*** *1 1/2" MAIN LINE TO BUILDING*
12. **(P) FIRE SPRINKLER RISER**
13. ***(P) N200 AMP PANEL:*** *WORKING CLEARANCE: PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANELS. CEC SEC. 110.26 (A)(1). PROVIDE 6'-6" HEAD ROOM AT SERVICE PANEL. CEC 110.26 (2) & (3).*
14. ***(P) A/C COMPRESSOR:*** *WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 50 FT FROM AIR CONDITIONER PER CMC 903.2.7.*
15. ***TREE PROTECTION FENCING:*** *SEE TPP AND ARBORIST REPORT*
16. ***3/8 " GRAVEL MULCH:***
17. **42" TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH

SUPERSEDED

PLANTING LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOLS	NOTES
TREES					
OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE	4	24" BOX	VERY LOW	
SHRUBS					
FICUS 'GREEN GEM'	INDIAN LAUREL	61	15 GAL	MED	
GREWIA OCCIDENTALIS -ESPALIER STALKED	LAVENDER STAR	19	15 GAL	MED	
BUXUS MICROPHYLLA JAPONICA "GREEN BEAUTY"	BOXWOOD	8	15 GAL	MED	
IRIS 'NADA'	BUTTERFLY IRIS	24	1 GAL	LOW	
RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORN	26	15 GAL	LOW	
ANIGOZANTHOS ' ORANGE CROSS'	ORANGE CROSS KANGAROO PAWS	6	5 GAL	MED-LOW	
ANIGOZANTHOS ' RED CROSS'	RED CROSS KANGAROO PAWS	10	5 GAL	MED-LOW	
ANIGOZANTHOS 'YELLOW GEM'	YELLOW GEM KANGAROO PAWS	7	5 GAL	MED-LOW	
PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	8	5 GAL	LOW	
PHORMIUM ' AMAZING RED'	NEW ZELAND FLAX	6	5 GAL	LOW	
SUCCULENTS					
AGAVE ATTENUATA	FOX TAIL AGAVE	16	15 GAL	LOW	
GRASSES					
CAREX DIVULSA	BERKELEY SEDGE	160	1 GAL	LOW	
CHONDROPETALUM TECTORUM 'EL COMPO'	CAPE RUSH	7	5 GAL	LOW	
GROUNDCOVER					
DYMONDIA MARGARETAE	SILVER CARPET	50	4"	LOW	@ FLAGSTONE JOINTS

PLANTING LEGEND



MATERIAL LEGEND

PEA GRAVEL 3/8" DEL RIO OR HANDLY GOLD

DECOMPOSED GRAITE

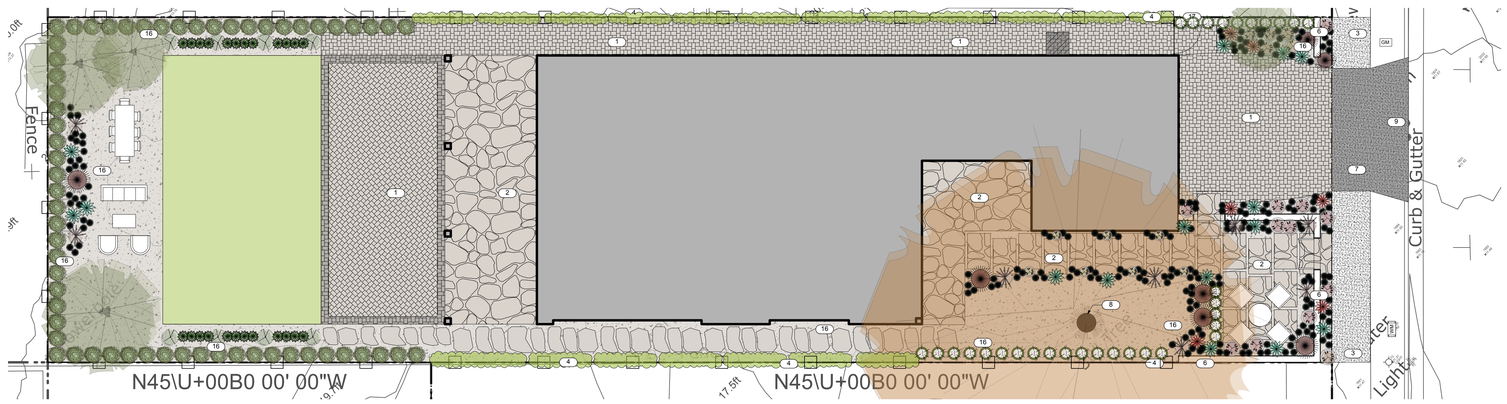
SYNTHETIC LAWN

FLAGSTONE: BUCKSKIN OR OKLAHOMA

PERMEABLE PAVER: ANGELUS PERMEABLE COURTYARD PAVERS. SAND-STONE-MOCHA. ASHLAR PATTERN

IRRIGATION LEGEND

ID	MODEL	LENGTH	MANUFACTURER	PSI	NOTES
—— ——	5/8" Polyethylene Dripline	500 LINEAR FEET	DURA-POL	30	



LANDSCAPE PLAN 1
feet 0 SCALE 3/16" = 1'-0"

NORTH

CHAPPELL ARCHITECTURE
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LICENSED ARCHITECT DYLAN CHAPPELL 18626 10-31-2027 STATE OF CALIFORNIA

COORDINATION SET NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

ARB PRELIMENARY APPROVAL 11-13-2025

△ REVISION

NO	DESCRIPTION	DATE

LANDSCAPE PLAN

L1.0

Attachment E
Minutes from the February 2, 2026 Planning Commission Meeting

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

June 1, 2026

firewalls and sprinklers should be imposed on projects encroaching on setbacks. He suggested having a safety trigger when non-conformances are being used as a mechanism to significantly redevelop projects. Nathan Pratt said he emailed a request for verbal updates on major meetings and thanked Nick for doing it. He noted there is a ballot issue for capital funds for trees and landscape maintenance. He spoke about how there is significant value in landscaping and said two big trees in front of a house create a 5-7% increase in value. Regarding fire suppression, he expressed support for firewalls, fire-rated windows and sprinklers. Chair Allen pointed out to Mr. Pratt that updates on projects and development are given at the end of the meeting under the Director's Report.	
CONSENT CALENDAR **1) Minutes of the regular Planning Commission meeting held December 1, 2025** MOTION Upon a motion by Commissioner La Fevers, seconded by Commissioner Benefield, the Planning Commission voted unanimously to approve the minutes of the regular Planning Commission meeting of December 1, 2025, as submitted.	CONSENT CALENDAR
NEW PUBLIC HEARING **2) Coeler New Residence, 333 Linden Avenue** **Planner: Syndi Souter** **Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler Address: 333 Linden Avenue** **Hearing at the request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2232-DP/LLA/CDP/ARB (application filed July 13, 2023) for approval of a Development Plan, Lot Line Adjustment, and a Coastal Development Permit to construct a new 3,434 square foot two-story single-family residence with an attached 432 square foot two-car garage, for a total size of 3,866 square feet and a maximum height of 23.83 feet, and a Lot Line Adjustment with the adjacent property at 355 Linden Avenue that would result in two 7,537 square-foot parcels under the provisions of Carpinteria Municipal Code (CMC) §14.14- Planned Residential Development District, §14.68- Development Plan,**	NEW PUBLIC HEARING

and §16.12- Map Provisions; and to approve an Exemption pursuant to §15303, §15304, §15305, and §15332 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APNs 003-440-027 and -028, addressed as 333 and 355 Linden Avenue.

DISCLOSURE OF EX-PARTE COMMUNICATIONS
Commissioner Moyer said he drove by the site a couple of times, Chair Allen said he is familiar with the property, and Commissioner La Fevers said he visited it.

Senior Planner Syndi Souter presented the staff report. She reviewed the action options and said staff was recommending approval as presented. She proceeded to answer commissioners' questions.

Commissioner VanAntwerp asked if Linden Avenue's continuous civic corridor from the foothills to the beach had been weighed when evaluating the scale and ground level design. She also commented there is a scale and pedestrian experience that needs to be considered.

Souter said most of the analysis was based on the surrounding Beach Neighborhood structures where two-stories is the dominant theme for that section of Linden. She also noted the house will be set back at 20 feet, which is more than other structures on the street.

Commissioner Benefield asked if the owner indicated it would be a short-term rental, and Chair Allen asked if conditioning for future application of short-term rentals is a discretionary action.

Community Development Director Nick Bobroff explained short-term rentals are allowed in the Beach Neighborhood provided a property owner obtains a license, and the homeowner could apply for and pursue such a license when one comes available.

In response to a question from Chair Allen whether it's under the commissioners' discretion that one residence versus another could not apply based on circumstances, City Attorney Cody Sargeant said his initial thought aligns with Mr. Bobroff's. He said because it is an allowable use in this zone and there are no standards in the city code prohibiting it, he is not sure what standards the commission would be relying on in applying that condition of approval. He added he would get back with better information.

Community Development Director Nick Bobroff elaborated that the neighborhood has a certain number of available licenses and is further divided into four subdistricts with each having a certain number of licenses

allotted. He said a couple of the districts still have licenses available and others are fully occupied, with this home located in a district that currently has a waiting list.

Commissioner La Fevers asked if consideration was given to reconfiguring the driveway to save the palm tree, and Senior Planner Syndi Souter explained there was a trade-off where it was being removed to save an onsite native sycamore.

Commissioner VanAntwerp asked for information on the design guideline for garage façades, and Souter said no more than 50% of the building frontage can be garage doors. She shared her math where calculations resulted in 46% with it at 19-feet wide.

Chair Allen brought to attention that the home has 4 bedrooms and 5 bathrooms, with a room located adjacent to a bathroom labeled as a den. He pointed out it can be used as a bedroom, making the project a 5-bedroom house with potential for greater use. He asked if the home's intention was to be a vacation rental.

Senior Planner Syndi Souter agreed the den could technically be used as a bedroom. Regarding the project's intended use, she said all four of the Coeler projects are on a waiting list to be used as vacation rentals.

PUBLIC HEARING OPENED

Marilyn Jenkins, 301 Linden Avenue, said the project is 3,866 sq. ft., 5 bedrooms, 5 bathrooms, and two stories, while she lives next door in a one and a half story, 1900 sq. ft. house and the home behind her is 1200 sq. ft. She said this couple is proposing three houses, all over 3,000 sq. ft., all two-story, and all on a list to be short-term rentals. She predicted 15 total people would rent them while two-car garages only accommodate two people. She complained about problems backing out of her house. She also expressed concern that her view of the mountains will be impeded, noting state law says if a view has existed a long time that it should not be impeded by new development. The view from her home and others nearby has been available since 1923. She spoke about how she was forced to combine two lots when building a house in 2008. She said this project will be five feet from the Stein House which is also owned by the Coelers and was the first hotel in town that has been there since the 1920s. She believes it will be torn down because they have let it rot, and they should be forced to tell us what they plan to do with it. She complained the project does nothing to alleviate the housing problem and is designed to be a short-term rental.

Architect Dylan Chappell described the project as being in a unique location in Carpinteria in one of the most visible corners in the beach neighborhood. Regarding why the garage faces the street, he explained that a wider lot of at least 55 feet was needed to be able to do a side-loaded garage. He described the project as the least dense on the block, nowhere near the maximum development allowed and said they could legally have come in with 3 homes and 2 ADUs on the lot. He then provided estimations about setbacks of surrounding structures. Regarding the room labeled den, he explained you are not legally allowed to have a bedroom off a garage, which is why it's called a den, and because the home is near the beach, an extra bathroom is helpful. He said the applicant's homes were put on the vacation rental waiting list because they didn't know at the time what they would be doing with them. He believes this home will be a personal home for the owners.

George Manuras, agent for the applicant, clarified the Stein House is on Dorrance Way and Lot 1 and Lot 5 (behind Lot 1) are one parcel. Regarding questions about the lot coverage, Chappell said there is 2000 sq. ft. they could apply and still be within code.

Commissioner VanAntwerp commented that other homes don't build up to the full envelope of the parcel, which is what keeps development in compliance with the neighborhood itself and the General Plan. She said even though it is 2/3^{rds} of the lot, it's pushing up there with respect to neighborhood compatibility. She asked what elements they'd be willing to reduce if a materially smaller building envelope was required.

Architect Dylan Chappell said although he could do anything as an architect, they are already the smallest on the street. He proceeded to compare the project to others in the area, saying his house is not the biggest. Regarding re-designing to save the palm tree, he said they are always open and willing to save trees. He noted the tree is not on their property and there are back-out safety issues.

George Manuras, agent for the applicant, stated they would be willing to relocate the tree to make it work.

Patrick O'Connor, District 5 resident and ARB member said the project originally was proposed as a duplex then shifted to a single-family home in 2025, and the lot line adjustment was not discussed during most of those reviews. He said the ARB was reviewing structures too big for the lots, which is why discussions were wonky. Regarding the tiering of heights from the Stein House to Ms. Jenkin's house, he said, among other things, Ms. Jenkin's property deserves respect as a gateway property that is also important. He explained there was in fact access on Dorrance Way for the

lot that is now taken away and believes a lot line adjustment could allow for a driveway off it. He said design guideline DG-4 should be addressed.

Chair Allen asked if three lots will become two, and Souter explained there were three lots; however, Lots 1 and 5 were transferred together for so many years that the City Surveyor confirmed they had become one legal lot, and with Lot 2 one legal lot, making for a total of two.

Nathan Pratt expressed concern about the historical façade of downtown. He said based on the renderings it could go from a finely handcrafted home to a cheesy tract home. He said he was not bowled over by the renderings which could be an apartment in the Valley, Westlake Village, or anywhere; and he doesn't see anything that relates to the beach community about the look. He said it's a red herring that they cannot run a driveway through the back, and the palm tree can easily be moved or replaced. He said the project doesn't fit the vibe of what everyone is trying to do with the town, and he wishes they would take more time, look at all the projects and get a global build out perspective.

Eileen Marcussen (via Zoom and also submitted a letter) reminded George Manuras that his father Harry Manuras spoke a dozen years ago before the Planning Commission regarding the former Islands Apartment remodel project, now a short-term rental property at Linden and Third. She said he went on record saying the Coelers were going to use the second-floor unit as their home, and it didn't happen, so when she hears Chappell saying the Coeler plan is to make it their home, she has to express skepticism. She said a hotel in disguise is right on the money, and the beach neighborhood doesn't need any more beach rentals.

PUBLIC HEARING CLOSED

Commissioner Benefield said the house is 3,900 sq ft. and not the average or the vibe for the neighborhood, and she really resents the backing out onto Linden Avenue, which could have been figured out so easily. She thinks the home is too big, explaining that they bootstrap on the last one, then make one a little bigger, while the area has a lot of small bungalow houses. She described it as too big, too large and imposing, and said it will be a short-term rental for sure. She said she fully denies it and does not want to condition it.

Commissioner La Fevers expressed support. He said heights are kept to a reasonable level compared to elsewhere in the neighborhood and other parts of the city. It's a lot of square footage and bedrooms, but he believes property owners should be able to build the homes they want, assuming the zoning and guidelines are met. He said the architectural design is positive,

and he expects it to be a nice-looking building. He agreed it is large but would rather not speculate on how it will be used in the future. He sees no reason why they cannot work out creating an easement to the back for the garage and said it could be done with a lot line adjustment or recorded easement. He doesn't see an advantage to having the garage on the front facing Linden and a relocation avoids the conflict of traffic, the busy sidewalk and protects the iconic palm tree.

Chair Allen said he agreed with most of La Fevers' comments but would like to hear from the applicant. He thinks it is doable and appropriate to have an easement or lot line adjustment allowing a garage in the rear. He said it's not good design to be backing out on Linden, and it's not in keeping with our preferred streetscape design. He recognizes the size, bulk, and scale are within our city guidelines and the garage is back 20 feet. He doesn't like Spanish style for the beach neighborhood and prefers craftsman. He said he would like to see it come back with a side entrance and doesn't find the square footage offensive. He believes it will be a short-term rental, noting it's historically in an area where they have been approved.

Regarding short-term rentals, City Attorney Cody Sargeant explained they are allowed but noted we have a short-term rental program which has a waitlist. He explained an outright ban of short-term rentals has been struck down by the CA courts and believes it would be challenged.

Commissioner Moyer said he pretty much agrees with La Fevers. He doesn't like the traffic situation with the garage, because there are a lot of cars, pedestrians and bikes at the same time. He pointed out that the Planning Commission denied a project on Eighth Street because the applicant wanted the garage in front where they could watch their kids play basketball. He noted we have short-term rental guidelines and rules. He spoke positively about the Coelers' past projects, pointing out that it is expensive to build here ($1000/sq ft.) and so much of the housing stock needs to be rebuilt. He said the roof was boosted Boral which is not cheap, and there is no cutting back on any of it.

Commissioner VanAntwerp said she didn't hear discussion about sea level rise other than in the staff report and meant to ask the applicant about it. She said it's common-sense stewardship to look at utilities, flood resistant ground floor materials and not rely on future armoring. She added that Linden Avenue warrants heightened sensitivity, and compatibility must consider the entire corridor and not just two neigborhoods. She thinks the project size and mass feels out of proportion to nearby homes, and the ground floor experience matters more than just the façade averaging discussed earlier. She thinks there are some real poor design concerns and

has policies she is prepared to quote, but it pretty much comes to excessive size, bulk and scale. About the garage-dominant ground floor, ways were discussed to get around it. It has weak pedestrian orientation, and the street rhythm is off because of it. She said she's not able to support the project.

Community Development Director Nick Bobroff was asked to provide direction for a motion. He recommended continuance of the project to a future Planning Commission hearing with direction to the applicant to revise the project in such a way that the garage is relocated to the rear of the lot, with access taken from Dorrance Way at the discretion of the applicant through an easement or lot line adjustment, with a further condition or limitation that in the readjustment of the site plan and the structure itself should not move any closer to Linden than where it's presently located, meaning the 20-foot setback from the property line would be preserved, with the living area brought to that 20-foot setback line rather than the garage at that setback line.

MOTION
Commissioner La Fevers moved, and Commissioner Moyer seconded, to continue the item to a future Planning Commission meeting and to direct staff to work with the applicant to make adjustments as elaborated by staff, with the intent to locate the garage to the rear of the lot, with access to the garage obtained from Dorrance Way, and for the location of the footprint of the residence to remain essentially the same. La Fevers asked to incorporate Community Development Director Nick Bobroff's specific language into the motion. Motion passed 3-2 (Benefield and VanAntwerp opposed) by the following roll call vote: VanAntwerp voted no, La Fevers voted yes, Benefield voted no, Moyer voted yes, and Chair Allen voted yes.

BREAK - Chair Allen Called for a 5-minute break.

3) **Verizon Wireless Communications Facility**
Planner: Bret McNulty
Applicant: Celeste Magennis, Centerline Communications, for Verizon Wireless, LLC
Address: 912 Linden Avenue, (other addresses 944, 954, 962, and 970)

Hearing on the request of Celeste Magennis, Centerline Communications, for Verizon Wireless, LLC to consider Project 25-2336-CUP/CDP/ARB (application filed on March 6, 2025) for approval of a Conditional Use Permit and Coastal Development Permit to allow for installation of a new wireless telecommunications facility with screening on the roof top of an existing single-story retail-commercial building, including two

Attachment F
CEQA Notice of Exemption

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

June 1, 2026

Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Santa Barbara
105 East Anapamu Street
Santa Barbara, CA 93101

From: (Public Agency): City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013
(Address)

Project Title: Coeler New Residence

Project Applicant: Dylan Chappell, Chappell Architecture

Project Location - Specific:

333 & 355 Linden Avenue, Carpinteria, CA 93013 (APN 003-440-027 & -028)

Project Location - City: Carpinteria Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:
The proposed project would allow the construction of a new 3,520 square foot two-story single-family residence with a detached 840 square foot three-car garage and a lot line adjustment to the common lot line with the adjacent property at 355 Linden Avenue.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Peter and Barbara Coeler, property owners

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: §15303, §15304, §15305, & §15332
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:
The project includes only the construction of a new SFD, garage, and a minor LLA that does not create a new parcel, wherein the project is consistent with the City's GP/LCP & Zoning Code, is within city limits on a site of no more than 5 acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects.

Lead Agency Contact Person: Syndi Souter, Senior Planner Area Code/Telephone/Extension: (805) 755-4405

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Syndi Souter Date: 6/1/2026 Title: Senior Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Revised 2011

June 2026

June 2026

Mo	Tu	We	Th	Fr	Sa	Su
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

July 2026

Mo	Tu	We	Th	Fr	Sa	Su
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
Jun 1 5:30pm 9:00pm Planning Commission Meeting - TELEVISED	2 3:00pm 4:00pm Public Facility Site Acquisition-Development Committee Meeting (Council Chamber) - John Ilasin	3 3:00pm 4:30pm HOST Meeting 5:00pm 7:00pm Fire District Board Meeting	4 8:30am 10:00am DTBAB Meeting (Council Chambers) 2:00pm 3:00pm PW Dept Staff Meeting (Council Chamber) - John Ilasin	5
8 3:00pm 8:00pm City Council Meeting - Televised	9 5:30pm 7:30pm School District Board Regular Mtg (TV)	10 5:30pm 8:30pm Water Distrct Board Mtg - Televised (Council Chamber)	11 2:00pm 3:00pm PW Dept Staff Meeting (Council Chamber) - John Ilasin 4:30pm 5:30pm Canceled: Interdepartmental Coordination 5:00pm 8:00pm ARB	12
15	16 5:30pm 7:00pm School District Board Regular Mtg (TV)	17	18 2:00pm 3:00pm PW Dept Staff Meeting (Council Chamber) - John Ilasin 3:30pm 5:00pm Economic Vitality Committee (Tent.)	19
22 3:00pm 8:00pm City Council Meeting - Televised (Carpinteria City Hall Council Chambers) - Council Room	23	24 5:30pm 8:30pm Water District Board Meeting - Televised	25 2:00pm 3:00pm PW Dept Staff Meeting (Council Chamber) - John Ilasin 5:00pm 8:00pm ARB	26
29	30 4:00pm 10:00pm Bluffs Scoping Meeting	Jul 1	2	3

City of Carpinteria
Planning Activity Summary

May 2026

1. In 30-day review process
2. Incomplete
3. Schedule for ARB
4. Director's Decision
5. Schedule for PC
6. PC approved
7. Schedule for CC
8. CC Approved
9. Schedule for final ARB
10. Final ARB Approval
11. Schedule for CCC
12. In plan check
13. BP issued
14. Under construction
15. C of O issued

Last Edited 5/27/2026

Project #	Owner / Applicant	Address	Street	Project Description	Activity	Planner	Status	Code Violation
26-2397-CDP/ADU	John Beverly & Roslyn Jones	5556	Canalino Drive	Convert exisitng 562sf storage structure to a 562sf ADU	Submitted 5/20/2026. Under review.	Syndi	1	
26-2395-CDP/ADU	Joel & Erin Patterson	3972	Via Real	Convert existing 400sf garage to a 400sf ADU	Submitted 5/14/2026. Under review.	Syndi	1	
26-2393-CDP/ADU	Dario Pini	5585	Carpinteria Avenue	Convert existing non-habitable space to a 335sf ADU	Submitted 5/7/2026. Under review.	Syndi	1	
26-2392-CDP/ADU	Dario Pini	5585	Carpinteria Avenue	Convert existing non-habitable space to a 354sf ADU	Submitted 5/7/2026. Under review.	Syndi	1	
26-2380-CDP/ADU	Mary Lu Murphy	4744	Fifth Street	New 650sf ADU above new garage	Submitted 2/24/2026. Incomplete 3/19/2026.	Syndi	2	
26-2379-CDP	Mary Lu Murphy	4744	Fifth Street	New 650sf two-car garage	Submitted 2/24/2026. Incomplete 3/19/2026.	Syndi	2	
26-2378-DP/CDP/ARB	City of Carpinteria Parks and Recreation		Monte Vista Park	Permanent off leash dog park	Submitted 2/23/26. Incomplete 3/25/26. Awaiting resubmittal.	Megan	2	
26-2376-CDP/ADU	Kyle Wigley	4937	Nipomo Avenue	New 100sf detached ADU	Submitted 1/14/2026. Incomplete 2/13/2026.	Syndi	2	
25-2367-DPR/CDP/ARB	Forrest A. Carter	5201	Sixth Street	New Palm Avenue driveway, fencing/gates, and landscaping.	Submitted 9/29/2025. Incomplete 10/24/2025.	Syndi	2	

25-2358-DP/CDP/TPM/ARB	Carpinteria Group LLC	5115	Ogan Road	18-Story, 130-Unit, Multifamily Residential SB 330 Submittal	Submitted 6/26/2025; Incompleteness letter sent to applicant 7/18/2025; Applicant provided a GC 65589.5(h)(6)(D)(ii) notice and City response filed with County Clerk, posted on City website on 8/11/2025. 2nd application submitted 9/29/2025, 2nd application incomplete letter 10/28/2025, new 60 day resubmittal period ends 12/27/2025 and 90 days ends 01/26/2025;GC 65589.5(h)(6)(D)(ii) City response to applicant sent on 10/29/2025; Applicant's designer's email questions received on 11/12/2025 and under review; Applicant resubmitted application and responses on 11/25/2025; City issued 3rd Incompleteness Letter on 12/23/2025; Applicant provided a second GC 65589.5(h)(6)(D)(ii) notice and City response filed with County Clerk, posted on City website on 1/8/26; Public and agency comment period for second GC 65589.5(h)(6)(D)(ii) ended 3/9/2026; comments from agencies and public posted on project website; On February 24, 2026, Carpinteria Group LLC filed a Petition for Writ of Mandate and Complaint against the City of Carpinteria in the Santa Barbara County Superior Court (Carpinteria Group LLC v. City of Carpinteria, Case No. 26CV01232).	Bret	2	
25-2353-SIGN	Dylan Chappell for the Nugget	892	Linden Avenue	1 hanging sign, 1 painted sign	Submitted 6/9/2025. Corrections sent to applicant. Pending resubmittal.	Marysol	2	
24-2315-DPR/CDP/ARB	The Towbes Group	1001-1025	Casitas Pass Road	Site access improvements, modify trellis and central landscape area	Submitted 10/28/24. Under Review. Incomplete 11/15/24. Resubmittal 8/6/25 with reduced project scope. Waiting for additional applicant info.	Megan	2	
24-2304-SIGN	Santa Barbara Signs for OneLegacy	4180	Via Real	Wall mounted sign, 3 dimensional letters, non-illuminated.	Submitted 7/19/2024. Under review. Incomplete. Pending resubmittal.	Marysol	2	
23-2215-SIGN	Neon Plus Signs / Fancy Floors	1015	Casitas Pass Road	1 wall electric channel letter sign and 1 hanging sign	Submitted 3/23/2023. Incomplete. Resubmittal 4/26/2022. Incomplete. 7/31/2023. Incomplete 8/2/2023.	Marysol	2	
21-2099-CUP	Family Baptist Church	5026	Foothill Road	New portable classrooms for elementary school	Submitted 3/15/2021. Incomplete 4/13/2021. Resubmitted 5/26/2021. Incomplete 6/24/2021. Prelim ARB 6/17/2021, continued to 7/1/2021 with comments. Project on hold per applicants.	Marysol	2	
20-2073-SIGN	Ramiro Vega	830	Maple Avenue	New illuminated sign (as-built)	Submitted 11/6/2020. Incomplete 12/3/2020. Pending resubmittal.	Marysol	2	Yes

20-2033-SIGN	Yummy Yogurt	1005	Casitas Pass Road	New sign	Submitted 2/7/2020. Incomplete 3/6/2020. Resubmitted 4/10/2020. Under review. Pending resubmittal.	Marysol	2	Yes
19-2018-FENCE	Ernesto Verburgt	4516	El Carro Lane	7 foot side yard fence (resulting from grade difference)	Submitted 10/25/2019. Incomplete. Partial resubmittal 12/10/2019. Building Permit in plan check. Awaiting solution for last incompleteness item.	Marysol	2	
26-2384-SIGN	Freedom Signs	5030	Carpinteria Avenue	New sign program for the property, rebranding as Mill's Corner	Submitted 3/19/2026. Complete. Scheduled for ARB 5/28/2026.	Marysol	3	
26-2381-CDP/ARB	Nell & Billy Grokenberger	5398	El Carro Lane	475sf addition and remodel to (e) SFD	Submitted 3/3/2026. Incomplete 3/31/2026. Resubmittal 4/6/2026. Complete 5/6/2026. Tentatively scheduled for ARB on 6/25/2026.	Syndi	3	
25-2356-DP/CDP/TTM	Spencer Kallick	5885	Carpinteria Ave.	191 housing units	Submitted 6/17/2025. Incomplete 7/17/25. Resubmittal 10/15/25. Incomplete 11/13/2025. Deemed Complete 12/30/25. Conducting EIR consultant selection.	Mindy	3	
25-2352-DP/TTM/CDP/ARB	Nick Patterson for City Ventures	6380	Via Real	96 new townhomes & associated tract map improvements	Submitted 5/29/2025. Incomplete 6/25/2025. Resubmittal 9/2/2025. Incomplete #2 9/26/2025. Resubmittal 1/6/2026. Incomplete #3 2/4/2026. Resubmittal 4/10/2026. Complete 5/8/2026. Tentatively scheduled for ARB 7/16/2026.	Syndi	3	

25-2336-CUP/CDP/ARB	Verizon Wireless	912	Linden Ave	New Telecom Facility on roof	Incomplete 4/01/25. Phase II submittal 8/25/25. Incomplete 9/16/25. ARB scheduled for 10/16/25 per Spectrum Act shot clock; ARB continued the item on 10/26/25; applicant initiated shot clock tolling after meeting beginning 9/17/25 and extended PC hearing date to 12/2/25; applicant's attorney extended 2nd tolling again to move the PC hearing date to 01/05/26; applicant sent 3rd email to City with recommendation to extend the tolling to reschedule PC hearing to the 2/26 PC hearing and awaiting Verizon's concurrences, Applicant looking into hiring As historical architect, alternative locations, and different types of stealth for the antennas including flag pole type. As of 10/28/25, awaiting revised submittal from applicant to set a schedule for the ARB meeting continued on 10/16/25. Existing tolling expires 11/11/25. New tolling agreement signed and emailed to Verizon attorney on 10/29/2025; revised plan set received on 11/13/2025 and scheduled for 12/11/2025 ARB meeting that was previously continued from 10/16/2025. ARB Preliminary Review approved with comments 12/11/25, Applicant submitted revised Plan Set on 1/23/26, PC hearing date, 2/2/2026; item continued by PC on 2/2/2026 to 6/1/2026 PC hearing to allow Verizon opportunity to explore alternative location. Verizon /applicant submited letteron 3/25/2026	Bret	3	
23-2207-DP/LCPA/TPM/CDP	Carp Bluff, LLC	5669 &5885	Carpinteria Avenue	New 99-room resort and 41-unit apartment building.	Submitted 2/3/2023. Incomplete 3/3/2023. Resubmitted 7/19/2023. 2nd Incomplete 8/18/2023. Resubmittal 10/12/2023. 3rd Incomplete 11/8/2023. Resubmittal 11/16/2023. Complete 11/21/2023. To ARB on 1/25/2024 for prelim review-continued with comments. RFP for EIR out for bids on 5/20/2024. Three bids received. Project on hold per agent.	Syndi	3	
26-2387-CDP/ADU	Facundo Carrillo-Vasquez	4595	Aragon Drive	Convert (e) 824sf second story to an 824sf ADU	Submitted 4/14/2026. Director Approval 5/13/2026.	Syndi	4	
26-2386-CDP/ADU	Scott & Arti Stanley	1245	Vallecito Road	Convert (e) 450sf detached garage to a 450sf ADU	Submitted 3/27/2026. Director approval 4/24/2026.	Syndi	4	
26-2383-CDP/ADU	Matt & Toby Theule	4925	Eighth Street	Convert (e) 540sf detached garage to a 540sf ADU	Submitted 3/9/2026. Director approval 4/8/2026.	Syndi	4	
25-2359-SIGN	Jaclyn Kucharski	5212	Carpinteria Avenue	(1) 3'x3' black metal wall sign. Non-illuminated	Submitted 7/7/2025. Director approved.	Marysol	4	

25-2351-CDP	Santa Barbara County Flood Control District		5800 Via Real, 893 Concha Loma Drive, 615 Concha Loma Drive, 5400 6th Street, 447 Concha Loma Drive, and 5446 Eighth Street	Annual Routine Maintenance of Carpinteria Creek, Annual Routine Maintenance Plan Update 2025-2026, Sites 12-19	Submitted 6/2/2025. Director Review; Director Approval 7/2/2025; No Local Appeal; FLAN sent 7/18/25; Received CCC Notice of Appeal Rec 7/28/25; FLAN issued. CCC Appeal period ends 8/1/2025; No CCC Appeal filed. Project ready for annual implementation by County.	Bret	4	
25-2350-TUP	Reality Church/Adam Smith	5315	Foothill	Request for 1 year TUP extension for church use at existing Girls Inc. campus	Submitted 5/29/2025. Director review. TUP Approved with conditions 9/12/2025	Bret	4	
25-2349-CDP/ADU	Mark Gonzales	1159	Church Lane	New 554sf attached ADU	Submitted 5/22/2025. Incomplete 6/18/2025. Resubmittal 7/10/2025. Director approval 8/7/2025.	Syndi	4	
25-2345-CDP/ADU	Jerry & Christi Anderson	5664	Calle Pacific	Convert (e) 443 garage to an ADU	Submitted 4/30/2025. Director approval 5/23/2025.	Syndi	4	
25-2334-DPR	Shepard Place Apts Improvements	1069	Casitas Pass Road	Exterior improvements	Submitted 2/24/25. Incomplete 3/25/2025. Complete on 6/23/25. Prelim ARB review completed 10/16/2025.Scheduled for Director's decision.	Mindy	4	Yes
24-2326-CDP/ADU	Sara Brito	1232	Vallecito Road	Convert 320sf garage and add 220sf for a new 540sf ADU	Submitted 12/18/2024. Director Approval 1/16/2025. TEX approval 1/7/2026.	Syndi	4	
24-2305-DPR/CDP	Noormand and Sons, Inc.	5205	Carpinteria Ave	Private parklet	Submitted 7/23/24. Under review. Complete 8/14/24. Director approval 10/08/24. . BP application submitted.	Bret	4	
23-2269-CDP/ARB	George & Marijo De Mattos	413	Calle Dia	290sf bedroom & kitchen addition and 900sf remodel, & new driveway	Submitted 12/7/2023. Incomplete 1/5/2024. Resubmitted 5/2/2024. Complete 5/14/2024. Revised project submitted 1/28/2025. To ARB for prelim review 3/27/2025. Awaiting revised plans w/ ARB comments.	Syndi	4	
21-2116-ARB	Motel 6	5550	Carpinteria Avenue	Lighting and landscaping	Submitted 7/14/2021. Incomplete 8/12/2021. Resubmitted 11/10/2021. Incomplete 12/9/2021. Resubmittal 12/20/2021. Incomplete 1/19/2022. Pending Resubmittal. ARB 4/28/2022. Director approved 7/5/22. Coastal Commission Appeal period ends 8/4/2022. Property ownership has changed. New property owner has been informed on next steps to clear violation 04/25/2023. New project team preparing resubmittal starting 5/2023. In progress.	Marysol	4	
21-2112-LCPA	City of Carpinteria		Citywide	Downtown Design Overlay Program	RRM Drafting DDO amendments. Edits and comments to Ch 14 resubmitted to RRM.	Nick/RRM	4	
19-1986-LCPA	City of Carpinteria		Citywide	Development Design and Housing Regulation Changes	See 21-2112 for Downtown Overlay.	Nick/Mindy	4	

25-2331-DP/CDP	Surf Cottages, LLC	4716	Seventh St	Remodel (E) SFD, construct carport, construct 2 (N) 2-story residential units.	Submitted 2/24/25. Incomplete 3/12/25. Resubmittal 8/5/25. Incomplete 9/2/25. Resubmittal 11/24/25. Deemed complete 12/8/25. ARB 1/29/26 continued to 2/26. ARB granted prelim approval 2/26. To PC on 6/1/26.	Megan	5	
23-2254-DP/CUP/CDP/ARB	499 Linden Managers LLC	499 & 399	Linden Avenue	New 36-room two-story hotel with roof deck and new 83-space parking lot	Submitted 9/13/2023. Incomplete 10/13/2023. Resubmittal 5/9/24, under review. Incomplete 6/7/24. Resubmitted 7/18/24. Under review. Complete 8/15/24, ARB preliminary review 12/12/24. Preliminary ARB complete 12/12/24. EIR RFP distributed 1/22/25. EIR consultant selected and agreement approved 4/14/25. EIR Kickoff by 5/1/25. NOP 5/29/25 to 6/27/25. Draft EIR Public Review scheduled: 1/22/26 to 3/9/26. Preparing Final EIR with Responses to Comments.	Mindy	5	
23-2248-CUPR	St. Joseph Catholic Church	1532	Linden Avenue	CUP revision to allow for an elementary school, address parking and circulation safety, and events.	Submitted 8/30/2022. Incomplete 9/28/2023. Resubmitted 11/2/2023. Complete 12/28/2023. Met with applicant on 11/12/2025 to review draft COAs; recievied comments from Alayna Frazzer on 12/21/2025; met with Fr. Marini onsite and received amplified sound explanation document 2/6/2026; met with Alayna Frazer to discuss COAs draft on 2/19/2026; follow up meeting scheduled for 3/4/2026; site vist by Bret and Mike LoMonaco and Ron Davisson to assess parking and vehicl circulation safety related to the retail shop and storage trailer, new bollard and new trailer locations identified 4/16/2026.	Bret	5	
23-2232-DP/CDP/ARB	Peter Coeler	333	Linden Avenue	New 2-story SFD on a vacant lot	Submitted 7/13/2023. Incomplete 8/10/2023. Resubmitted 3/15/24. 2nd Incomplete 4/15/24. Resubmitted 12/06/24. 3rd Incomplete 1/02/25. Resubmittal 1/16/2025. Complete 2/13/2025. Prelim ARB on 5/1/2025. Cont'd Prelim ARB on 11/13/2025. To PC on 2/2/2026- continued for revisions to project. Scheduled for PC on 5/4/2026, continued to 6/1/2026.	Syndi	5	
23-2231-ORD/LCPA	City of Carpinteria		Citywide	ADU Ordinance amendments to address changes to state law.	Initiated by CC 08/28/23. PC rec'd approval 3/4/24. CC approved first reading 7/8/24. Submitted to Coastal Commission 8/13/24. Postponed from September '24 CCC agenda. To be scheduled for PC in early 2026 to review new changes.	Megan	5	

16-1810-LCPA	City of Carpinteria		Citywide	General Plan/Coastal Land Use Plan Update	kick off meeting April 27, 2016. Ongoing through 2025. GPUC reconvened 3.18.24. All draft elements reviewed by GPUC. Complete public draft released 6/8/25. Public Workshop held 7/8/25. GPUCs concluded Oct 2025. Scoping for PEIR May-June 2026.	Mindy/Megan/ Nick/WSP	5	
05-1210-ZTA/LCPA	City of Carpinteria		Citywide	Zoning Code Update	Kick-off meeting 4/20/05. Joint Study Session 5/16/05. All administrative draft chapters delivered 5/12/06. Ongoing.	Nick	5	
22-2194-DP/CDP	City of Carpinteria	5775	Carpinteria Avenue	New 1,500sf storage building	Submitted 10/12/2022. Incomplete 11/9/2022. Resubmittal 11/29/2022. Complete 12/28/2022. To ARB for prelim/final on 1/26/2023. Approved by PC on 5/1/2023. Expires 5/1/2026.	Syndi	6	
20-2072-CUP/CDP	Ben Paul	4652	Fourth Street	Exterior and interior remodel of two existing detached dwelling (as-built).	Submitted 10/20/2020. Incomplete 11/19/2020. Resubmittal 01/08/2021. Prelim/Final ARB 01/14/2021. Incomplete 2/4/2021. Resubmittal 3/8/2021. Complete 3/25/2021. Planning Commission 6/7/2021. Approved. Pending Building Permit submittal.	Marysol	6	yes
25-2370 FENCE	Arbor Trailer Park	4677	Carpinteria Avenue (Ninth Street)	New frontage fences	Prior permit 15-1783 SIGN/FENCE submitted 08/05/2015 withdrawn with new submittal on 10/28/2025.ARB MBS on 1/29/2026 ARB recommended approva, Fence permit issued, fence contructed 4/1 to 4/14/2026.	Bret	7	
21-2111-LCPA	City of Carpinteria		Citywide	Density Bonus Program	PC rec'd approval 6/3/24. On hold pending legislative info and Coastal Commission collaboration.	Nick/Mindy/M egan	7	
19-2015-CUP/CDP	City of Carpinteria		Carpinteria Ave	Construct Carpinteria Rincon Trail	Submitted 10/17/19. AB52 Notification 10/29/19. Release of public draft MND 11/1/19. To ERC 11/14/19. PC acceptance & certification of MND 1/6/20. Appeal of PC filed 1/15/20. Appeal set aside. NOP Released for EIR 10/30/20. NOP Scoping Hearing 11/17/20. NOP Scoping Period closed 11/30/20. Draft EIR released for 45-day review period 3/12/21. To ERC 4/13/21. DEIR commented period ended 4/26/21. ARB Prelim Approval 10/28/21. Proposed Final EIR published 1/3/22. PC approved 1/18/22. Appeals filed 1/28/22. City Council conceptually upheld appeals 3/28/22. Stakeholder outreach underway. CC selected Alt 3 to proceed 5/15/23. Back to CC.	Nick	7	

19-1982-MCA	City of Carpinteria		Citywide	Seismic Retrofitting of Soft-Story Buildings	Initiated by the City Council on 5/13/19. To City Council for first read on 1/13/2020. Public Workshop held 2/22/2020. Revised first read to CC 1/8/24. Staff to hold public workshop & then return to CC.	Dan / Nick	7	
24-2313-CUP/CDP	Carpinteria Valley Water District	Various		Carpinteria Advanced Purification Project (CAPP)	Submitted 9/09/24. Under review. Incomplete 10/08/24. Resubmitted 2/07/25. 2nd Incomplete 3/6/2025. Complete 4/29/2025. ARB Final 5/15/2025. Tentatively scheduled for PC on 9/2/2025. Approved by PC on 9/2/2025. No City Council or Coastal Commission appeals filed, Minor Administrative CUP Revision approved to eliminate from the project a previously approved exterior electrical equipment installlation within the Olive Avenue Right of Way. Equipment will now be located within the existing WTP 4/21/2026, CAPP conveyance construction team meeting to discuss schedule for construction 4/29/2026	Bret	8	
24-2302-DPR/CDP	Ebbink/Little Dom's	686	Linden Ave	Private parklet	Submitted 7/03/24. Under review. Incomplete 7/23/24. Sent intent to close letter 1/02/25. Phone call with agent 1/09/25, intend to resubmit, keep open. Resubmitted 2/25/25, under review. Complete 3/06/25. ARB Prelim/Final 3/27/25.Director Review Approved 3/24/2025, no appeal. FLAN issued 5/20/2025.Building Permit submitted 04/29/2026	Bret	8	

16-1822-DP/CDP	Via Real Hotel	4110	Via Real	New 110-room hotel	Resubmittal 7/14/16. Incomplete 8/11/16. Resubmittal 9-12-16. Incomplete 10/11/16. Resubmitted 10/31/16. Complete 11/30/16. Prelim ARB 12/15/16, cont'd to future meeting. In-progress ARB review 2/16/17. Prelim ARB approval 3/30/17. Env. review underway. Reviewed updated biological/wetland reports; CCC determined creek regulations apply. Site visit w/ CCC 6/8. Revised project submitted 7/24/19; under review. Revised preliminary ARB review 8/29/19; continued to 11/21/19 ARB meeting. Revised prelim ARB approval 11/21/19. Draft MND released for 30-day public comment period 10/15/22. ERC recommended approval of MND 11/1/22 to PC. Proposed Final MND underway. PC approved 4/3/23. CCC appeal period ends 5/2/23. Awaiting Building Permit submittal. BP, submitted Time Extension request 10/28/24. Scheduled for PC 12/02/24. PC Approved 12/02/24. FLAN sent 12/17/24. BP submitted 9/24/24, Planning corrections required on 11/4/24 and prior to routing for plan check. Applicant proceeded with at risk plan check without addressing 11/4/24 comments. Applicant asked PW to pause plan check 9/16/25 due to potential redesign due to underway Geotechnical report; applicant informed no permit extension option available on 12/5/25; on 12/10/25 met with applicant who asked for permit	Bret	9	
25-2360-ARB/CDD	Kolbe	4445	La Tierra Lane	Garage door and driveway relocation, landscape and fencing plans, hardscaping, and work in the City ROW to replace City tree and sidewalk areas	Submitted 7/8/25; Incomplete 9/8/25; Resubmitted 10/13/25. In 2nd completeness review as of 10/28/25; ARB recommended preliminary/final approval w/conditions 11/13/2025. Building Permit 2nd submittal 3/23/2026, awating BV comments.	Bret	10	

14-1719-CUP/CDP	City of Carpinteria		Carpinteria Ave Bridge	Replace Carpinteria Ave Bridge over Carpinteria Creek	NOP & Scoping Document released 7/3/14. Scoping Hearing 7/22/14. Project overview to PC 9/2/14. Project update to CC 11/10/14. ARB CON 2/12/15. EIR released for public comment 3/25/16. ERC 4-26-16. Public Comment Period closed 5-9-16. Prelim ARB approval 9/15/16. PC approved 11/7/16. Sent to CCC 11/18/16. PW completing 65% drawings 3/17. Utility relocation coordination underway 3/17. Construction easement acquisition underway Spring 2018. Entitlements expired, need CEQA Addendum to address CSD Siphon relocation. Final ARB 11/21/19. PC approval for reauthorization of CUP/CDP and acceptance of CEQA Addendum 6/01/20.	Nick	10	
17-1896-LCPA/ORD	City of Carpinteria			Citywide commercial cannabis regulations	12/11/17 briefing to CC. 1/22/18 briefing to CC. 4/23/18 CC initiates Ord development. PC 10/1/18 cont'd. 11/5/18 PC recommended approval to CC. CC approved 1st reading 11/26/18. CCC Approved LCPA 2/7/19. Ordinance 2nd reading approved by CC 3/25/19. Consultant contract for licensing program awarded by CC 4/08/19. CCC acceptance of LCPA 5/9/19. Drafting of Licensing program underway.	Nick	11	
26-2375-CDP/ARB	Barbara Eliades	5452	Cameo Road	131sf addition and remodel to SFD	Submitted 1/8/2026. Director Approval 2/5/2026. BP#15082 ready to issue 5/14/2026.	Syndi	12	
25-2371-SIGN	Shawn Godkin for Ojai Rotie Deux	5003	Carpinteria Avenue	Two new wall signs. Metal, illuminated.	Submitted 11/5/2025. ARB matters by staff 11/13/2025. Approved 11/24/2025. Building Permit submitted for TI, sign included, 12/16/2025. In plan check.	Marysol	12	
25-2369-CDP/ADU	Dave Moore	5550	Calle Ocho	Convert 970sf of (e) residence to an attached 970sf ADU.	Submitted 10/23/2025. Incomplete 11/20/2025. Resubmittal 12/8/2025. Director Approval 12/15/2025. BP #15035 submitted 1/13/2026.	Syndi	12	
25-2366-CDP/ADU	Jose Martinez	1061	Cramer Road	New detached 1000sf ADU with an attached 268sf one-car garage.	Submitted 9/2/2025. Incomplete 9/25/2025. Resubmittal 10/13/2025. Director approval 11/12/2025. BP#15074 submitted 2/12/2026.	Syndi	12	
25-2364-CDP/ADU	Leo Cruz	4996	Foothill Road	New detached 800sf ADU with a 223sf covered porch above new garage.	Submitted 8/12/2025. Incomplete 9/12/2025. Resubmittal 9/15/2025. Director approval 10/14/2025. CCC appeal period ends 11/19/2025. BP #15005 submitted 11/20/2025.	Syndi	12	

25-2363-CDP	Leo Cruz	4996	Foothill Road	New detached 1,337sf 4-car garage & storage bldg.	Submitted 8/12/2025. Incomplete 9/12/2025. Resubmittal 9/15/2025. Director approval 10/14/2025. CCC appeal period ends 11/19/2025. BP #15004 submitted 11/20/2025.	Syndi	12	
25-2341-CDP/ADU	Bernardo Cruz	1028	Cramer Road	New detached 573sf ADU	Submitted 3/25/2025. Director approval 4/29/2025. TEX approved 3/13/2026. BP #14952 submitted 11/18/2025.	Syndi	12	
25-2339-CDP/ARB	Alan Smith	5560	Calle Ocho	Addition and remodel of an existing SFD	Submitted 3/17/2025. Under review. Incomplete 4/16/2025. Complete 6-5-2025. ARB 7/31/2025. Director approved. Final ARB 11/13/2025. Building permit submitted 12/11/2025. In plan check.	Marysol	12	
24-2323	Carp-Summerland Fire	911	Walnut	Addition and interior remodel.	Submitted 11/27/24. Under Review. Incomplete 12/18/24. Complete 1/16/25. Director approval 3/04/25. Flan send 3/18/25. In plan check.	Brian	12	
24-2300-CDP/VAR	City of Carpinteria Pubic Works	5775	Carpinteria Ave	Equipment Carport	Submitted 6/20/24. Complete 07/17/24. Scheduled for PC 10/7/24. PC approved, CCC appeal period expires 11/07/24. Awaiting BP submittal. BP 14624 submitted 1/15/24, in plan check.	Brian	12	
24-2297-DPR/CDP	Smigel/Sunburst Parklet	5080	Carpinteria Ave	Private parklet	Submitted 6/07/24. Under review. ARB Matters by Staff 7/11/24. Director approval 7/30/24. Waiting for Bldg permit submittal. BP 14520 submitted 9/20/24, ready to issue.	Brian	12	
24-2292-CUP	Dish Wireless	6267	Carpinteria Avenue	(N) Wireless Facility	Submitted 4/11/24. Incomplete 5/2/24. Resubmitted 7/05/24. Complete 7/10/24, preliminary ARB 8/15/24. Scheduled for PC 12/02/24. PC Approved 12/02/24. Flan send 12/17/24. Scheduled for Final ARB 1/16/25. Final ARB approval 1/16/25, awaiting BP submittal. BP 14660 submitted, in plan check. Awaiting revised plan set for plan compliance review.	Brian	12	
24-2281-DP/CDP/ARB	City of Carpinteria	Franklin	Creek Trail	Landscaping & hardscape improvements to trail b/t Carpinteria Avenue & Seventh Street	Submitted 2/26/2024. Incomplete 3/27/2024. Resubmittal 7/31/2024. 2nd Incomplete 8/30/2024. Resubmittal 9/9/2024. Complete 10/10/2024. Prelim review at ARB 4/17/2025. PC approved on 7/7/2025. Final ARB on 10/16/025. BP #14940 submitted 9/18/2025.	Syndi	12	

23-2234-DP/CDP/ARB	Peter Coeler	4934	Dorrance Way	New 2-story SFD, demo existing SFD	Submitted 7/13/2023. Incomplete 8/11/2023. Resubmitted 12/1/23. 2nd Incomplete 12/27/23. Resubmitted 6/10/24. 3rd Incomplete 7/10/24. Resubmitted 12/18/24. 4th Incomplete 1/14/2025. Resubmittal 1/16/2025. 5th Incomplete 2/14/2025. Resubmittal 2/24/2025. Complete 3/24/ 2025. Prelim ARB on 5/1/2025. PC approved on 8/4/2025. Final ARB on 12/11/2025. BP #15027 submitted 12/18/2025.	Syndi	12	
23-2233-DP/CDP/ARB	Peter Coeler	4949	Dorrance Way	New 2-story SFD, demo existing SFD	Submitted 7/13/2023. Incomplete 8/11/2023. Resubmitted 12/1/23. 2nd Incomplete 12/27/23. Resubmitted 6/10/24. 3rd Incomplete 7/10/24. Resubmitted 2/26/2025. 4th Incomplete 3/28/2025. Complete 4/11/2025. Prelim ARB on 5/1/2025. PC approved on 8/4/2025. Final ARB on 12/11/2025. BP #15028 submitted 12/18/2025.	Syndi	12	
23-2218-ARB/CDP	Joseph Cardenas	5401	Cameo Road	New 587 sf 2nd story addition, 460 sf garage conversion, new 587 sf garage.	Submitted 4/4/2023. Incomplete 5/3/2023. Complete 6/21/2023. ARB P/F 7/27/2023. Director approved 10/24/2023. Building Permit application submitted to plan check 10/26/2023. On hold at applicant's request 05/2024.	Marysol	12	
23-2209-CDP/ARB	Mark & Megan Pfaff	5559	Calle Arena	New 2,631 sf 2-story SFD with a 401sf attached 2-car garage.	Submitted 2/8/2023. Incomplete 3/10/2023. Resubmittal 4/13/2023. Incomplete #2 5/12/2023. Resubmittal 5/24/2023. Complete 6/22/2023. To ARB on 8/17/2023 for prelim review-continued with comments. Resubmittal 4/18/2024. Cont'd prelim review at ARB on 7/11/2024. Director approval 9/17/2024. CCC appeal period ended 10/21/2024. Final ARB on 2/13/2025. BP #14956 submitted 10/7/2025.	Syndi	12	
22-2164-DPR/CDP	Parga Construction for The Spot	389	Linden Avenue	Patio Cover over steel structure and canvas shades	Submitted 6/23/2022. Incomplete 7/21/22. Resubmittal 12/22/2022. Incomplete 1/19/2023. ARB 3/16/2023. Pending resubmittal in response to comments. Resubmittal 7/17/2023. Director Approval 01/16/2024. Final ARB 02/29/2024. Building Permit submitted 11/7/2024, in plan check. Corrections back to applicant, pending response. Resubmittal received 1/9/2026, in plan check.	Marysol	12	

21-2129-DPR/CDP	The Storage Place	6250	Via Real	New storage units (modular)	Submitted 10/27/2021. Incomplete 11/24/2021. Resubmitted 12/10/2021. Complete 1/4/2022. PC 3/7/2022. Building Permit in plan check. Plan check on hold at applicant's request.	Marysol	12	
20-2057-DP/CUP/CDP	Martha Marquez	4684	Seventh Street	Construct a 258 SF addition and new entry porch to Unit A on the existing duplex.	Submitted 7/22/2020. Incomplete 8/21/2020. Resubmittal 3/23/2021. Incomplete 4/21/2021. Resubmittal 3/16/2022. Complete 4/15/2022. To ARB for preliminary review on 5/26/2022. Approved by PC on 12/5/2022. Final ARB on 4/27/2023. BP#14153 submitted 10/16/2023. TEX for Planning & BP submitted 6/20/2024. TEX to PC on 10/7/2024. BP#14153 issued 9/4/2025. Project scope changed to demo/rebuild. Approved by PC on PC 5/4/2026. BP revison in progress.	Syndi	12	
18-1903-DP/CDP	Procore	6303	Carpinteria Ave	Renovation of exterior building facade, landscape and driveway/parking lot	Submitted 1/16/18. Incomplete 02/14/2018. Resubmitted 08/15/2018. Incomplete 9/14/2018. Concept ARB review 10/11/18. Continued Conceptual ARB review 11/15/2018. Complete 01/11/2018. Prelim ARB 02/13/2019. PC 07/01/2019. Final ARB 9/12/2019. In plan check, pending resubmittal. Proposal to proceed with partial relandscaping only under review. Project on hold at applicant's request.	Marysol	12	
15-1781-DP/CDP	Bernardo Cruz	4675	Carpinteria Ave	Construct (N) 2-story mixed use building	Submitted 07/09/2015. Incomplete 8/06/15. Concept ARB review 03/29/20. Resubmittal 07/22/20. Incomplete 8/21/20. Resubmitted 2/8/21. Incomplete 3/8/21. Resubmitted 5/17/21. Prelim ARB Approved 9/16/21. PC approved 2/6/23. In-Progress ARB 6/29/23. Scheduled for Final ARB 11/14/24. Final ARB approved 11/14/24. Awaiting BP submittal. In Plan check 4/1/25.	Brian	12	
25-2374-CDP/ADU	David & Valerie Powdrell	5503	Calle Arena	Convert 362sf of (e) residence and a 144sf addition to create a 506sf attached ADU	Submitted 12/22/2025. Director Approval 1/21/2026. BP #15031 issued 5/15/2026.	Syndi	13	
25-2368-CDP/ADU	Michael Wiltshire	1550	Myra Street	Demo an (e) 192sf shed and construct a new 400sf detached ADU (City Prototype Plan #1).	Submitted 10/10/2025. Director approval 11/7/2025. BP #15016 issued 4/30/2026.	Syndi	13	

25-2365-SIGN	Extra Mile at Chevron	4290	Via Real	sign replacement (illuminated). Repainting.	Submitted 8/21/2025. Matters by Staff 9/25/2025. Director Approved. Building Permit submitted 11/18/2025, in plan check. 12/10/2025 final processing, pending applicant. Building Permit issued 1/27/2026, pending payment and pickup.	Marysol	13	
25-2328-CUP/CDP/ARB	Gordon Burgess	748	Maple Avenue	Remodel, 726sf 1st floor addition, & 1190sf new 2nd story to a 997sf SFD	Submitted 1/28/2025. Incomplete 2/25/2025. Resubmittal 3/20/2025. Complete 4/11/2025. Prelim ARB review on 7/31/2025. To PC on 11/3/2025- approved. Scheduled for PC on 12/1/2025 to modify conditions of approval- no action taken and request withdrawn. Final ARB on 1/29/2026. BP #15019 issued 5/18/2026.	Syndi	13	
23-2253-SIGN/ARB	Extra Space Storage	6250	Via Real	New illuminated monument sign	Submitted 9/5/2023. Incomplete. Resubmittal 3/6/2024. Incomplete. Resubmittal 5/22/2024. Complete. Schedule for P/F ARB 5/30/2024. Director Approval 6/27/2024. Building Permit issued.	Marysol	13	
23-2228-CDP/ARB	Emma Davis	5459	Shemara Street	New covered porch, new trellis over garage, garden wall, fence	Submitted 6/20/2023. Incomplete 7/20/2023. Resubmitted 8/31/2023. Complete 9/28/2023. P/F ARB 10/26/2023. Pending resubmittal. Director Approved 3/8/2024. Building Permit in final processing 10/2024. Building Permit ready for pick up 11/21/2024. Revision submitted 3/18/2025. Corrections to applicant. Pending response.	Marysol	13	
22-2145-ARB/CDP	Heather & Sean Findley	864	Arbol Verde Street	Garage conversion to living space and 567sf addition with new garage and foyer.	Submitted 3/15/2022. Incomplete 4/14/2022. Resubmittal 5/24/2024. 2nd Incomplete 6/24/2024. Resubmittal 8/1/2024. Complete 8/2/2024. Director approval 8/19/2024. CDP TEX to 8/19/2026. BP#14687 issued 3/17/2026.	Syndi	13	
21-2128-DP/CDP	Chevron	5675	Carpinteria Avenue	Decommissioning and Remediation of the Carpinteria Oil and Gas Processing Facilities	Submitted 10/25/2021. Labels Submitted 11/10/21. Complete 3/8/22. NOP Issued 8/1/2022. IS comment period extended to 9/30/2022. Draft EIR comment period underway until 1/31/24. ERC meeting held 12/18/23. PC approved 5/5/25. Appeal filed 5/15/25. CC approved 7/15/25. NOD & FLAN filed 7/18/25. Appeal filed with CCC 7/30/2025. SI Hearing w/ CCC scheduled 10/8/25. Demo Permit issued 1/23/26.	Nick/Luis	13	

19-1985-ARB	Brian Pera, HLW for Procore	6303	Carpinteria Ave	Renovation of exterior facade of an existing 1,315 accessory structure	Submitted 5/15/2019. Complete 6/12/2019. Substantial Conformity Determination 8/1/2019. Building Permit Application submitted 9/4/2019. BP issued.	Marysol	13	
25-2361-CDP/ADU	Tom Burns	4819	Dorrance Way	Convert (e) 471sf detached garage/storage to a 471sf ADU	Submitted 7/24/2025. Director approval 6/21/2025. BP#14907 issued 12/11/2025.	Syndi	14	
25-2357-CDP/ADU	Linda Hernandez	1471	Trenora Street	Demo (e) trellis and construct a new 600sf detached ADU	Submitted 6/17/2025. Director approved 7/17/2025. BP #14889 issued 12/3/2025.	Syndi	14	
25-2348-SIGN/ARB	Front Signs for Seaside Apartments	4573	Carpinteria Avenue	1 non-illuminated wall sign, new design, new location	Submitted 5/22/2025. Schedule for ARB. Director Approval 8/13/2025. Building Permit in process. Issued 9/4/2025.	Marysol	14	
25-2343-SIGN	Saurabh Bajaj, Fastsigns for Aloha Dental	1145	Eugenia	1 non-illuminated 47" x 6" tenant sign on existing directory ground monument. Aloha Dental Care	Submitted 4/7/2025. Director approved 4/21/2025.	Marysol	14	
25-2342-CDP/ADU	Robert Burlison	5035	Seventh Street	New 480sf detached ADU (City Prototype Plan #2)	Submitted 4/1/2025. Resubmittal 4/30/2025. Director approval 5/9/2025. BP #14751 issued 7/31/2025.	Syndi	14	
25-2337-SIGN	Goleta Signs for 700 Linden	700	Linden	New signage for Linden Square and individual signs for each tenants	Submitted 3/7/2025. Under Review. Incomplete. Resubmitted 3/25/2025. Approved 3/27/2025. Building Permits for each tenant in Plan Check. Issued 4/24/2025. Pending revisions and final sign off.	Marysol	14	
25-2335-DP/CDP/ARB	4956 Fifth, LLC	4956	Fifth Street	Renovations to (e) 7-unit apartment building.	Submitted 3/6/2025. Incomplete 4/3/2025. Resubmittal 4/24/2025. 2nd Incomplete 5/23/2025. Resubmittal 6/23/2025. 3rd Incomplete 7/18/2025. Resubmittal 8/12/2025. Complete 9/11/20205. Prelim ARB review on 10/16/2025. Project revised to 7 units. Final ARB on 1/29/2026. BP #14960 issued 4/24/2026.	Syndi	14	
25-2329-DP/CDP/ARB	CUSD	4545	Carpinteria Ave	New Kindergarten building at Aliso School	Submitted 1/17/25. Incomplete 2/12/25. Complete 4/30/25. ARB preliminary approval 7/31/25. PC approved 10/6/25. Final ARB approval 3/12/26. Under construction.	Megan	14	
25-2327-SIGN	Conejo Valley Signs	901-B	Linden	New signage for Haru Massage & Spa	Submitted 1/6/2025. Under review. Incomplete. Approved 3/10/2025. Building Permit Plan Check. Issued 3/19/2025, pending payment and pickup. Picked up 4/15/2025.	Marysol	14	
24-2325-CDP/ARB	Tom Brown	600	Arbol Verde Street	New 127sf addition & exterior alterations	Submitted 12/11/2024. Incomplete 1/9/2025. Resubmittal 2/11/2025. 2nd Incomplete 3/13/2025. Resubmittal 3/17/2025. Complete 4/10/2025. Prelim ARB on 5/15/2025. Director approval 5/23/2025. BP #14791 issued 7/8/2025.	Syndi	14	

24-2320-CDP/ADU	Barbara McNally	5511	Calle Ocho	Garage conversion and addition to create attached ADU.	Submitted 11/21/24. Under Review. Complete 12/19/24. Approved 1/07/25. BP 14590 submitted 12/05/24, BP Issued 2/27/25.	Syndi	14	
24-2319-CDP	Barbara McNally	5521	Calle Ocho	Addition to SFD	Submitted 11/21/24. Under Review. Complete 12/17/24. Approved 1/07/25. BP 14591 submitted 12/05/24, BP Issued 2/27/25.	Syndi	14	
24-2318-CUP/CDP	Mark Llamas	1082	Elm Avenue	Interior remodel to legal nonconforming SFD	Submitted 11/20/2024. Incomplete 12/20/2024. Resubmittal 1/21/2025. Complete 2/19/2025. PC approved on 4/7/2025. BP #14745 issued 9/2/2025.	Syndi	14	
24-2303-DP/CDP/ARB	701 Linden LLC	701	Linden	Palms Restaurant Renovation	Submitted 7/15/24. Under review. Incomplete 8/14/24. Complete 9/24/24. Preliminary ARB approval 9/26/24. Scheduled for PC 12/02/24. PC Approved 12/02/24. Flan sent 12/17/24. Awaiting Final ARB plans. Scheduled for Final ARB 2/13/25. Final ARB approved 2/13/25. Application for Director Decision on Deli Annex Revision 4/16/25. Director Approval 5/27/25. No Appeals Filed on 6/9/25. FLAN 6/9/25. BP submittals on 6/12/2024 and 7/17/25. Shell BP planning review, COA changes to plans required 10/30/25; COA changes and lighting specifications added, Planning Approval to Core and Shell Plans on 11/19/2025. Applicant informed Deli plans must have rooftop screening on 12/18/2025. Deli cleared Planning review on 1/ Applicant submitted rooftop screening approved and applicant notified 12/22/25, Deli BP passed Planning Review on 1/9/26, awaiting submittal of sign permit application as of 1/26/26. Construction began with scaffolding PW permit 3/35/2026.	Bret	14	
24-2286-CDP/ADU	Aaron Johnson	4975	Sawyer Ave	New 747 sf detached ADU	Submitted 3/26/24. Under review. Incomplete 4/23/24. Resubmittal 5/22/24, under review. Complete 6/18/24. Director approved 7/23/24, waiting for Bldg. permit submittal. Bldg. permit submitted 9/30/24, in plan check. BP issued 2/13/25. Under construction.	Syndi	14	

24-2285-CDP/ARB	Aaron Johnson	4975	Sawyer Ave	Demo unpermitted acc. Structures, new attached garage, new spa	Submitted 3/15/24. Under review. Incomplete 4/15/24. Resubmittal 5/28/14, under review. Complete 6/18/24, preliminary/final ARB 7/11/24. Director approved 7/23/24, waiting for Bldg. permit submittal. Bldg. permit submitted 9/30/24, in plan check. BP issued 2/13/25. Under construction.	Syndi	14	Yes
24-2283-ARB	Eric Nystrom	1477	Manzanita	Exterior Remodel	Submitted 2/26/24, under review. Complete 3/26/24. Scheduled for 4/11 ARB. ARB Approved 4/11/24. In plan check. BP issued 7/24/24, under construction.	Brian	14	
24-2282-CDP/ADU	Mark Rolph	4715	Aragon Drive	New 749sf ADU attached above (e) garage.	Submitted 2/26/2024. Incomplete 3/27/2024. Resubmitted 3/28/2024. Director approved 4/26/2024. TEX requested 4/24/2025 and approved 5/9/2025. BP #14533 issued 4/28/2025.	Syndi	14	
24-2276-FENCE	Amber & Jenny Scouras	1493	Trenora Street	New 6' wooden fence on top of 2.5' retaining wall for pool.	Submitted 2/6/2024. Director approval 2/13/2024. BP#14172 issued 6/18/2024. Under construction.	Syndi	14	
24-2275-CDP/ADU	Mauricio & Angelina Rosales	4585	El Carro Lane	Convert (e) 634sf attached garage/workshop to an ADU	Submitted 2/6/2024. Incomplete 3/5/2024. Resubmitted 3/27/2024. Director approved 4/26/2024. TEX approved. BP#14301 issued 10/8/2024.	Syndi	14	
24-2273-CDP/ADU	Rafael Hernandez	4954	Fifth Street	Convert (e) 496sf detached garage with a 110sf add'n to a 606sf ADU.	Submitted 1/9/2024. Incomplete 2/5/2024. Resubmittal 2/20/2024. Director approved 3/21/2024. BP#14270 issued 2/19/2025.	Syndi	14	
23-2263-CUP	Sanchez Rebuild CUP	5091	Foothill Road	Rebuild Residence	Submitted 11/20/2023, under review. Incomplete 12/18/23. Complete 1/25/24. Scheduled for PC on 3/4/24. PC approved, waiting for Bldg. permit submittal. Bldg. permit submitted 9/26/24, in plan check. BP issued 2/01/25, under construction.	Syndi	14	
23-2262-CDP/ADU	Jonathan Paola	730	Olive Avenue	Convert (e) 957sf acc. bldg. to a 744sf ADU and 213sf craft room.	Submitted 11/6/2023. Incomplete 12/6/2023. Resubmittal 12/18/2023. Director approval 1/24/2024. CDP TEX approved thru 1/24/2026. BP#14364 issued 2/24/2025; with BP TEX expires 12/16/2025 w/o inspection prior.	Syndi	14	
23-2257-DPR	Carp Business Park	4185 & 4195	Carpinteria Avenue	Landscape Improvements	Submitted 10/09/2023. Incomplete 11/3/2023. Resubmittal 11/13/2023. Complete 11/21/2023. Prelim ARB complete. Director approved 1/9/24. Final ARB 02/29/24. In plan check. BP Issued 1/30/25, under construction.	Brian	14	

23-2237-CUP/CDP/ARB	Brandon Bono & Lorraine Pulido	4788 &4792	Dorrance Way	New 371sf 2nd-story addition to duplex & remodel	Submitted 7/21/2023. Incomplete 8/17/2023. Resubmittal 9/22/2023. Complete 10/17/2023. To ARB for prelim on 12/14/2023. Approved by PC on 4/1/2024. Final ARB on 7/11/2024. BP#14347 issued 3/13/2025.	Syndi	14	
23-2236-ARB/CDP	Schlobohm	5030	Carpinteria Avenue	Facade improvements to the building	Submitted 7/18/2023. Incomplete 8/17/2023. Prelim/Final ARB 8/31/2023. Resubmittal 11/28/2023. Director Approved 03/29/2024. Building Permit in Plan Check. Building Permit issued 11/2024. Under construction. Inspection 12/2025, corrections.	Marysol	14	
23-2221-DPR/CDP	Justin Klentner	4745	Carpinteria Ave	Revision to 4,304 sq.ft.commercial space to keep 3,404 sq. ft. commercial and change 2,807 sq.ft. to 6 hotel rooms.	Submitted 5/5/2025. Complete 5/20/2025. Director Decision Approved 6/6/2025. Appeals filed 6/16/2025. PC scheduled 8/4/2025. PC Denied Appeals 8/4/25. BP issued 9/26/25.	Bret/Nick	14	
23-2221-DPR/CDP	Justin Klentner	4745	Carpinteria Ave	Mixed Use development: 24 apartments & 4,304 sq. ft. commercial space. Applying State Density Bonus provisions. DPR for conversion of commercial to hotel use (6) units.	Submitted 4/14/23. Incomplete 5/12/23. Conceptual ARB Review 5/25/23. Resubmittal 6/22/23. Incomplete 7/21/23. To Prelim ARB 8/31/23. Cont'd to Prelim ARB 10/26/23. Prelim ARB Approval 10/26/23. Awaiting submittal of final incomplete item. Complete 11/28/23. PC approved 2/5/24. CC appealed, schedule for CC. CC approved 3/26/24. Demo permit issued. Grading permit under review. Final ARB 8/15/24. Building permit in Plan Check review. Grading permit issued. Pre-Con meeting 9/26/24. Demo/Grading in progress. BP Issued 12/12/24, under construction. DPR for commercial to hotel use (6 units). Complete letter issued 5/5/25, CCD approval 6/6/2025, PC appeals filed 6/16/2025, PC appeal denied 8/4/2025.BP issued for 6 hotel units 9/23/2025, under construction; 1/21/26 applicant requested routing slip for responsible agencies review; City delivery of routing slip pending week 1/26/26; routing slip for COO sent to applicant and agency representatives on 2/23/2026;	Bret	14	

22-2184-DP/CDP/ARB	Gregg & Beth Scerni	4610	Fourth Street	New 2,257sf 2-story SFD with 504sf detached 2-car garage	Submitted 9/13/2022. Incomplete 10/13/2022. Resubmittal 3/6/2023. Complete 3/21/2023. To ARB on 4/27/2023. Approved by PC on 9/5/2023. VM recorded 9/15/2023. Final ARB on 12/14/2023. BP#14198 issued 8/26/2024. Under construction.	Syndi	14	
22-2183-ARB/CDP	Tyler Mayer	5557	Calle Arena	Addition to SFD	Submitted 9/12/2022. On hold pending project redesign. Resubmittal 12/14/2022. Incomplete 1/11/2023. Resubmittal 5/26/2023. 2nd Incomplete 6/23/2023. Resubmittal 7/27/2023. 3rd Incomplete 8/15/2023. Resubmittal 8/25/2023. Complete 8/28/2023. To ARB on 9/14/2023 for prelim review-continued with comments. Resubmittal 2/26/2024. To ARB for cont'd prelim review on 5/16/2024. Approved by PC on 8/5/2024. Final ARB 3/27/2025. BP #14682 issued 5/14/2025.	Syndi	14	
22-2182-ARB/CDP	Mark Rolph	4715	Aragon Drive	1,375sf two-story addition to (e) SFD	Submitted 9/6/2022. Incomplete 10/6/2022. Resubmittal 11/6/2022. 2nd Incomplete 12/7/2022. Resubmittal 12/12/2022. Complete 1/3/2023. Prelim review at ARB on 2/16/2023. Continued prelim review at ARB on 5/25/2023. Director approval 6/20/2023. TEX requested 4/9/2024 and approved on 5/7/2024; new expiration date is 6/20/2025. BP #14532 issued 4/28/2025.	Syndi	14	
22-2172-ARB/CDP	Flourish Trust	5637	Calle Pacific	New swimming pool & shade trellis.	Submitted 7/20/2022. Incomplete 8/19/2022. Resubmitted 8/24/2022. Complete 9/8/2022. To ARB for Preliminary review 9/29/2022. Resubmittal 11/9/2022. Final ARB review on 12/15/2022. Resubmittal 2/8/2023. Director approval 3/21/2023. BP#13895 issued 6/2/2023. Under construction.	Syndi	14	
22-2163-SIGN	City of Carpinteria	5141	Carpinteria Ave	New ground sign for the Carpinteria Community Library	Submitted 6/10/2022. Approved. Building Permit issued	Marysol	14	
22-2162-DP/CDP/ARB	John Howard	4818	Dorrance Way	New 1,895sf 2-story SFD and a detached 471sf garage with a 408sf workshop above.	Submitted 6/9/2022. Incomplete 7/8/2022. Resubmitted 9/8/2022. 2nd Incomplete 10/3/2022. Resubmittal 12/7/2022. Complete 12/28/2022. To ARB on 3/16/2023. Resubmittal 6/8/2023. To PC on 8/7/2023-continued due to lack of a quorum. Approved by PC on 9/5/2023. Final ARB on 5/16/2024. BP#14261 submitted 3/19/2024. TEX submitted on 8/27/2024, to PC on 10/7/2024. BP#14261 issued 12/19/2024.	Syndi	14	

22-2161-SIGN	Ben Mascari / Carpinteria	873	Linden Avenue	Redesign and reinstall previous hanging sign	Submitted 6/1/2022. Approved. Pending inspection.	Marysol	14	
22-2152-SIGN	Reese Corp Signs / Carp Physio	5432-34	Carpinteria Avenue	New signage	Under review. Complete. Director approved 6/28/2022. Building permit issued, pending inspections. Building Permit expired.	Marysol	14	
22-2143-DPR	Bega	1000	Bega Way	Energy storage system & sound wall	Submitted 2/7/2022. Complete 3/8/2022. Approved 4/5/2022. Building Permits issued 7/2022 (Phase 1 and 2). Phase 1 signed off. Pending Phase 2.	Marysol	14	
21-2107-CUP/CDP/ARB	City of Carpinteria/S&S Seeds	6155	Carpinteria Avenue	Coastal Vista Trail Segment	Submitted 4/28/2021. Incomplete 5/27/2021. Resubmitted 12/28/2021. Complete 1/13/2022. Prelim/Final review at ARB on 3/31/2022. Approved by PC 5/2/2022. CCC appeal period ended 5/31/2022. Demo permit BP#13860 issued 1/9/2023.	Syndi	14	
21-2092-SDU/CDP	J. Bradley Stein	1315	Casitas Pass Road	Validate (E) guest house as SDU & permit remodel of SDU & attached accessory structures	Submitted 2/26/2021. Complete 3/19/21. Prelim ARB approved 3/25/21. Director approved 6/1/21. BP issued 6/23/21. Under construction. BP extension granted. Revision approved 10/10/24, under construction.	Brian	14	
21-2083-DP/TPM/CDP/ARB	Jerry & Lisa Zins	4905	Eighth Street	New condominium triplex	Submitted 1/13/2021. Incomplete 2/12/2021. Owners have decided to do condos instead of apts. Resubmitted 9/17/2021. 2nd Incomplete 10/11/2021. Revised duplex apt. project submitted 2/4/2022. Complete 3/7/2022. To ARB for prelim 4/28/2022. Revised plans for 3 condos submitted 6/27/2022. Revised plans submitted 8/30/2022. To ARB for cont'd prelim review on 9/15/2022. Revised plans submitted 11/15/2022. Approved by PC on 2/6/2023. PM to City Surveyor for review 10/12/2023. BP#14159 submitted 10/19/2023. Final ARB on 12/14/2023. CC accepted map 12/9/2024. Map recorded 12/26/2024. BP issued 9/8/2025.	Syndi	14	
20-2066-SIGN	Singing Springs	5455	Eighth Street	New monument sign	Submitted 8/17/2020. Director approval 9/15/2020. Building Permit issued 1/2021. Under construction, pending landscaping re-installation.	Marysol	14	
20-2061-ARB/CDP	Brandon and Julia Wheatley	1150	Vallecito Road	Master bedroom addition	Submitted 7/31/2020. Under review. Incomplete 8/25/2020. Incomplete 10/9/2020. Prelim/Final 10/29/2020 ARB. Incomplete 11/16/2020. Complete 01/14/2021. Director Approval 2/2/2021. BP issued. Under construction. Revision 1 issued.	Marysol	14	

19-2029-DPR/CDP	Carpinteria Arts Center	855	Linden Avenue	Courtyard improvements: new hardscape, landscaping, a living wall, storage, utility sink, fencing, and trash enclosures	Submitted 12/20/2019. Complete 01/16/2020. Prelim ARB 2/27/2020. Approvals pending. BP submitted 10/23/2020. BP issued.	Marysol	14	
19-2012-DPR	Mac Partners / Jeremy Rogers	6384	Via real	Building facade renovation, addition of new patio areas, new permeable area for future parking area.	Submitted 10/7/2109. Incomplete 11/6/19. Partial resubmittal 12/4/19; under review. Incomplete 12/16/2019. Resubmitted 01/14/2020. Incomplete 02/13/2020. Complete 06/03/2020. Prelim ARB 06/25/2020. In Progress ARB 10/29/2020. PC 12/7/2020. Final ARB 5/13/2021. Building Issued. Under construction. Exterior light demonstration under review ARB matters by staff 3/3/2022. Minor revision pending.	Marysol	14	
19-1965-DPR/CDP	Carpinteria Business Park	4185-4195	Carpinteria Ave	Exterior architectural façade improvements to five of the buildings within the Flood Hazard and Coastal Appeals Overlay.	Submitted 2/5/2018.Incomplete 3/19/2019. Resubmitted 3/28/2019. Incomplete 4/25/2019. Prelim ARB 06/13/2019. Complete 6/21/2019. Resubmittal 8/23/2019. Director Approval 9/26/2019. Final ARB 10/31/2019. Building Permit application submitted 12/17/2019. Building Permit issued. Under construction. Revision to lights approved by ARB 1/14/2021. Minor awning revision 8/2021. Monument sign revision 11/2021. Final Building Permit revisions submitted for review 04/2023.	Marysol	14	
18-1938-CDP	CA State Parks	205	Palm Avenue	Sewer replacement, Santa Rosa Campground	Submitted 9/25/2018. Complete 10/23/2018. NOE submitted. Approved 3/1/2019. Conditions of Approval and final plans received. Under construction.	Marysol	14	
17-1850-CDP	CA Dept. of Parks and Recreation	205	Palm Avenue	State Beach Phase II ADA Improvements	Submitted 1/3/2017. Incomplete 1/31/2017. Resubmittal 5/22/2017. Complete 6/15/2107. Director Approval 9/13/2017. Pending resubmittal of minor modifications and signed Conditions of Approval. Received 9/6/2018. Time Extension approved 7/31/2019. Under construction.	Marysol	14	

15-1804-CDP	Hawkins	5567	Calle Arena	Construct (N) SFD w/ attached two-car garage	Submitted 12/29/15. Incomplete 1/28/16. Meeting w/ new agent 6/26/17. Concept ARB 8/17/17. Revised submittal 12/13/17. Incomplete 1/12/18. Concept ARB 2/15/18. Resubmitted 4/13/18. Incomplete 5/3/18. Resubmitted 5/9/18. Scheduled for Prelim ARB Review 5/31/18. Cont'd to Prelim 7/12/18. Cont'd to Prelim 7/26/18. ARB Prelim Approval 7/26/18. Complete 9/27/18. Revised ARB Prelim Approval 11/15/18. Director approval issued 12/18/18. Appeal filed 12/28/18. PC denied appeals 3/4/19. Appeal of PC decision filed 3/14/19. CC denied acceptance of appeal 4/22/19. FLAN sent to CCC 4/24/19. Appeal filed with CCC 5/9/19. CCC Appeal hearing 7/10/19, CCC found no substantial issue. City approvals stand. Final ARB approval 8/29/19. BP submitted 4/2/19. BP issued 12/19/19, under construction.	Brian	14	
04-1172-DP/CDP	Franssen	750	Palm Avenue	Construct one new SFD and create two condominiums	Revised plans submitted 9/15/06. Incomplete 10/9/06. Resubmitted 10/30/06. Prelim ARB 11/30/06. Complete 12/21/06. To PC 1/2/07. Revised Prelim ARB 1/25/07. PC approved 2/5/07. CC approved map clearance 12/10/07. PC approved one year TEX 2/4/08. Grading Permit issued 2/4/09. Final ARB for Unit 2 10/1/09. BP issued, under construction. CofO issued on rear unit.	Nick	14	
25-2362-SIGN	Taco Bell	1045	Casitas Pass Road	1 illuminated wall sign (channel letters and logo)	Submitted 8/6/2025. Comments back to applicant. Pending resubmittal. Resubmitted. Director approved 11/24/2025. Building Permit submitted 12/01/2025. Issued 12/10/2025. Completed 03/23/2026	Marysol	15	
24-2316-SIGN	Sutter-Sansum Clinic	4806	Carpinteria Avenue	Replace existing signs with new signs, updated business name	Under review 11/7/2024. Incomplete. Approved 12/24/2024. Building Permit Plan Check. Building Permit Issued 2/18/2025. Corrections and revision. Final sign off 11/04/2025.	Marysol	15	
24-2322-SIGN	Fastsigns Ventura for Edward Jones	1145	Eugenia	Non-illuminated sign plate on an existing directory ground sign	Under review 11/25/2024. Approved 12/18/2024.	Marysol	x	
24-2317-TPM/CDP	Frontier California Inc.	5115	Ogan Road	Two Way Lot Split	Submitted 11/14/2024. Incomplete 12/12/2024. Closed 5/21/2026.	Syndi	X	
24-2309-SIGN	Santa Barbara Hives	516	Palm Avenue # C	2 non-illuminated wall signs	Submitted 7/31/2024. Approved 8/15/2024. Building Permit issued 8/19/2024. Under construction.	Marysol	x	

24-2301-SIGN	CB & G Sign Solutions, Inc. for property owner	1145	Eugenia Place	New sign program for the property	Submitted 6/27/2024. ARB 8/15/2024.	Marysol	x	
24-2279-LCPA/ORD	City of Carpinteria		Citywide	Housing Element rezones and associated Title 14 amendments	Planning Commission 11/04/24, City Council first reading 11/25/24. City Council second reading 12/9/24. Coastal Commission Hearing with modification 3/14/25. City Council accepted mods 4/14/25. Now in effect.	Mindy/Megan	X	
23-2347-SIGN	Kasey Clark for T Mobile	1006	Casitas Pass Road	illuminated wall sign and non illuminated hanging sign	Submitted 5/13/2025. Corrections. Resubmittals. Director approved 6/3/2025. BP issued.	Marysol	x	
23-2271-ORD	City of Carpinteria	Citywide		Multifamily Housing Smoking No-Smoking regulations	CC feedback 3/11/24 CC 1st read 6/24/24 CC 2nd read 7/8/24. Outreach underway Spring 2025. Ordinance in effect 7/1/2025	Megan/Mindy/ David	X	
23-2241-SIGN	Mollie's Italian Deli	1039	Casitas Pass Road	Acrylic wall mounted sign and a hanging blade sign	Submitted 8/1/2023. Corrections. Resubmittal under review. Approved 9/14/2023. Building Permit for one sign issued. Deferred building permit for second sign in plan check 01/22/2024. Building Permit ready for issuance, pending pickup 3/18/2024. Permit still pending pickup 09/30/2024. Expired.	Marysol	x	
23-2238-SIGN	Super Springs International	5251	6th Street	New signage	Submitted 7/21/2023. Incomplete. Resubmitted 8/22/2023. Under review. Approved 9/21/2023. Building Permit issued 12/04/2023.	Marysol	x	
22-2187-SIGN	West Coast Signs for Channel Islands Center	4994	Carpinteria Ave	(2) non-illuminated wall signs, individual letters	Submitted 10/06/2022. Approved 10/13/2022. Building Permit 10/27/2022. Pending inspection.	Marysol	x	
22-2180-SIGN	Goleta Signs for Lao Thai Restaurant	1017	Casitas Pass Road	Wall sign and hanging sign	Submitted 8/30/2022. Approved 9/13/2022. Building Permit submitted and approved 9/26/2022. Under construction, pending inspection.	Marysol	x	
22-2150-SIGN	US Bank	5420	Carpinteria Avenue	New signs	Submitted 4/27/2022. Incomplete. Resubmittal 09/30/2022. Complete 1/24/2023. Director Approved 1/26/2023. Building Permit in plan check. BP issued 2/1/2023.	Marysol	x	
22-2142-SIGN	John Crispis for Albertsons	1018	Casitas Pass Road	New illuminated wall sign and parking lot signs	Submitted 1/20/2022. Incomplete. Resubmittal 12/1/2022. Complete. Director approved 1/2023. Building Permit issued 1/23/2023.	Marysol	x	
14-1722-TPM/CDP	Godfrey	1056	Eugenia Place	Subdivide (e) mixed use building into three condominiums	Submitted 6/19/14. Incomplete 7/17/14. Resubmitted 10/20/14. Complete 10/29/14. PC approved 11/3/14. FLAN sent 11/18/14. Expired.	Nick	X	
				Last updated	5/28/2026 13:44			

BUILDING PERMIT REPORT

05/01/2026 - 05/28/2026

Permit #	Application Submittal Date	Permit Issued	Parcel #	Site Address	Owner Name	Project Description	Valuation	Status	Code Compliance Violation	Fire Permit Required
15142	5/26/2026		005-430-064	3972 Via Real	PATTERSON, JOEL BENJAMIN	AT RISK SUBMITTAL: ADU - Convert (e) garage to ADU	50,000	Pending - Adv Plan Check Fee		
15141	5/19/2026	5/19/2026	003-153-016	1075 Linden Ave #C	OLIVER, DALE	STOP WORK: Repair deck like for like using the original approved plans as reference. Demo shed roof cover within setback to no longer encroach into setback. All work subject to Field Inspector's verification and approvals.	10,000	Issued	Yes	
15140	5/19/2026		004-007-015	5182 Concord Pl	WILSON REVOCABLE LIVING TRUST 04/15/1996	(ELC-R-26-001) • ENERGY STORAGE SYSTEM: (1) TESLA: POWERWALL 3 1707000-XX-Y, 13.5KWH, 11.5KW INVERTER OUTPUT, LITHIUM-ION BATTERY (WEIGHT: 291.2 LB EACH) • POWER-CONTROLLED SYSTEM (PCS) ENABLED EQUIPMENT INSTALLED, SEE PV-4.0 FOR INTERCONNECTION DETAILS • EXISTING SOLAR SYSTEM INSTALLED. MICROGRID INTERCONNECT DEVICE: BACK UP SWITCH (1624171-xx-y)	0	In Review Building - BV		
15139	5/14/2026		001-070-058	5320 Carpinteria Ave	SHEPARD PLACE LTD	Cottage Primary Care: This project is an interior remodel in an existing building. The scope of the project includes new interior non-load bearing walls, offices, exam rooms, employee lounge, and other support spaces. Upgrades include a new accessible restroom. Scope also includes coordinating mechanical, plumbing, and electrical upgrades.	750,000	In Review Building - BV		
15138	5/12/2026		003-481-022	4838 Sandyland Rd	BLACKBURN, DAVID W TRUST 4/7/92	Like for like second floor balcony walkway repairs and staircase	36,905	Pending - Incomplete App		
15137	5/12/2026	5/11/2026	004-008-062	1480 Santa Ynez Ave	DAHLQUIST, JESPER D	Solar App SA20260511-7273-15-7-A:PV+ST 24 ELNSM54M-HC-N-450 solar modules 1 1707000-XX-Y {11.5kW} inverter 2 1707000-XX-Y {11.5kW} ESS System Size: 10.8 kW DC (11.5 kW AC)	52,077	Issued SolarApp		

15136	5/12/2026	4/15/2026	003-541-001	1458 Sterling Ave	CERVANTES, ELENA	Solar App: SA20260415-7273-10-7-A: PV+ST 14 ELNSM54M-HC-N-450 solar modules 1 1707000-XX-Y {11.5kW} inverter 1 1707000-XX-Y {11.5kW} ESS+ 1 1807000-XX-Y DC battery expansion Main Panel Upgrade: Yes System Size: 6.3 kW DC (11.5 kW AC)	41,072	Issued SolarApp		
15135	5/12/2026	4/30/2026	003-600-046	1455 Azalea Dr	MAENHOUT WALMSLEY FAMILY TRUST 8/30/19	Solar App SA20260430-7273-14-11128-A:PV+ST 4 REC460AA Pure-RX solar modules 4 IQ8X-80-M-US {240V} microinverters 1 1707000-XX-Y {11.5kW} ESS Existing System: Yes New Busbar count - 1 System Size: 1.84 kW DC (1.52 kW AC)	15,000	Issued SolarApp		
15134	5/12/2026	4/27/2026	001-300-006	5432 Cameo Rd	CARL, BONNIE KEYS REVOCABLE TRUST 11/14/00	Solar App SA20260427-7273-11-7-A PV+ST 11 SIL-440QD solar modules 1 1707000-XX-Y {11.5kW} inverter 1 1707000-XX-Y {11.5kW} ESS New Busbar count - 2 System Size: 4.84 kW DC (11.5 kW AC)	22,613	Issued SolarApp		
15133	5/12/2026	3/14/2026	001-292-013	5422 Dariesa St	PEARCE, LORI REVOCABLE FAMILY TRUST 06/11/2011	Solar App SA20260313-7273-7-7-A: PV+ST 6 ELNSM54M-HC-N-450 solar modules 1 1707000-XX-Y {11.5kW} inverter 1 1707000-XX-Y {11.5kW} ESS New Busbar count - 2 System Size: 2.7 kW DC (11.5 kW AC)	17,322	Issued SolarApp		
15132	5/12/2026	4/29/2026	004-012-021	5294 El Carro Lane	NORTON, DOUGLAS A/REBECCA L TRUST OF 2013 5/8/2013	Issued by Solar App SA20260428-7273-13-7-A: PV+ST 41 ELNSM54M-HC-N-450 solar modules 2 1707000-XX-Y {11.5kW} inverters 1 1707000-XX-Y {11.5kW} ESS 1 1707000-XX-Y {11.5kW} ESS 1 1707000-XX-Y {11.5kW} ESS New Busbar count - 2 System Size: 18.45 kW DC (23 kW AC)	82,162	Issued SolarApp		
15131	5/12/2026	4/28/2026	004-012-017	5246 El Carro Lane	MATISZ-CORDERO MICHAEL/CHARISSE	Solar App: SA20260428-7273-12-7-A:PV+ST 15 ELNSM54M-HC-N-450 solar modules 1 1707000-XX-Y {11.5kW} inverter 1 1707000-XX-Y {11.5kW} ESS Main Panel Upgrade: Yes System Size: 6.75 kW DC (11.5 kW AC)	37,938	Issued SolarApp		
R-ROOF-26-0005	5/12/2026	5/15/2026	004-012-021	5294 El Carro Ln	Doug Norton	Tear off existing Composition. Install Certainteed Landmark 30 year.	35,350	Issued		

DOOR-26-0001	5/6/2026	5/13/2026	003-171-017	5378 Star Pine	Brent & Martha Wood	Replacing 1 window and 1 door with no change to size or location.		Issued		
MEC-R-26-0001	5/6/2026	5/13/2026	001-350-032	1045 Palmetto Way B	Brian Wienke	New Ductless mini split system - Installing 3 zone Mitsubishi ductless with (3) MLZKX09, 9,000 BTU one-way ceiling mount fan coils in 3 upstairs bedrooms. One outdoor multi zone model MXZ-4C36 outdoor condenser on back of home (patio)	12,000	Issued		
C-ROOF-26-0011	4/27/2026	5/7/2026	004-014-031	1262 Cravens Lane	The Villas of Carpinteria	Like for like reroof. Tile reset reusing existing tile. Tiles are not grouted and weight of roofing materials are not changing. Remove roofing down to existing sheeting. Apply 2 plies of 40# UDL. Reinstall existing tile.	17,962	Issued		
C-ROOF-26-0010	4/26/2026	5/7/2026	004-014-031	1256 Cravens Lane Units 1-3	The Villas of Carpinteria	Like for like reroof. Tile reset reusing existing tile. Tiles are not grouted and weight of roofing materials are not changing. Remove roofing down to existing sheeting. Apply 2 plies of 40# UDL. Reinstall existing tile.	43,811	Issued		
C-ROOF-26-0009	4/26/2026	5/7/2026	004-014-031	1250 Cravens Lane Units 1-3	The Villas of Carpinteria	Like for like reroof. Tile reset reusing existing tile. Tiles are not grouted and weight of roofing materials are not changing. Remove roofing down to existing sheeting. Apply 2 plies of 40# UDL. Reinstall existing tile.	48,428	Issued		
C-ROOF-26-0008	4/26/2026	5/7/2026	004-014-031	1252 Cravens Lane Units 1-3 Carpinteria CA 93013	The Villas of Carpinteria	Like for like reroof. Tile reset reusing existing tile. Tiles are not grouted and weight of roofing materials are not changing. Remove roofing down to existing sheeting. Apply 2 plies of 40# UDL. Reinstall existing tile.	49	Issued		