Architectural Review Board
Meeting Agenda

Thursday, August 31, 2023 at 5:30 p.m.
City of Carpinteria, Council Chamber
5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person Meeting

Attendance:

- Attend the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave).

Public Comments:

- Provide a live public comment during the in-person meeting in City Council 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 the Architectural Review Board 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) the **eComment** link on the City's agenda website (https://carpinteriaca.gov/city-hall/agendas-meetings). Please reference the agenda item to which your comment pertains. Note that written comments will not be read into the record during the meeting.

As the situation with COVID-19 continues to evolve, the City will provide updates on any changes to this policy as soon as possible. The public is referred to the City's website at www.carpinteriaca.gov for the latest COVID-19 policies and information. The City of Carpinteria thanks you in advance for taking all precautions to prevent spreading the COVID-19 virus.

Architectural Review Boardmembers:

Brad Stein, Chair
Amy Blakemore, Vice Chair
Richard E. Johnson
Richard Little
Patrick O'Connor

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

This is a time for public comments on matters not otherwise on the agenda but within the subject matter jurisdiction of the Architectural Review Board. Comments shall be limited to 15 minutes, divided among those persons desiring to speak, but no person shall speak longer than five minutes. Persons wishing to speak on a specific item will be recognized at the time the agenda item is considered.

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

PROJECT REVIEW

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
- Applicant presentation
- Public comment
- Review by ARB
- Recommendation by ARB

1. Project: 5030 Carpinteria Avenue, LLC, Project 23-2236-CDP/ARB
   Address: 5030 Carpinteria Avenue
   Applicant: Jon-Ryan Schlobohm
   Planner: Marysol Smith

   Request of Jon-Ryan Schlobohm, applicant, to consider Project 23-2236-CDP/ARB for preliminary review of an exterior remodel of an existing commercial multi-tenant building, including various building and site improvements. Proposed interior work is limited to a partial reorganization of the floor plan and other suite improvements. The property is a 12,632 square foot parcel zoned Central Business District (CB) and shown as APNs 004-041-007 and -008, addressed as 5030 Carpinteria Avenue.

2. Project: Klentner Mixed-Use Development, Project 23-2221-DP/CDP
Address: 4745 Carpinteria Avenue
Applicant: Michael Stroh, DMHA Architects, for Justin Klentner
Planner: Nick Bobroff

Request of Michael Stroh, DMHA Architects, agent/architect for Justin Klentner, to consider project 23-2221-DP/CDP for preliminary review of a new commercial / residential mixed-use development. The contemplated proposal calls for removing all existing site improvements and constructing a three-story mixed-use building comprised of 4,202 square feet of commercial space, 24 apartment units (2 one-bedroom units and 22 two-bedroom units), and a 53-space ground level parking garage. Total project square footage would be approximately 56,999 square feet and reach a maximum height of approximately 36 feet. The project seeks to utilize state density bonus provisions in exchange for setting aside a percentage of the apartment units for low-income affordable housing. The property is identified as APN 003-251-021, and addressed as 4745 Carpinteria Avenue (presently occupied by "Sun Coast Rentals").

OTHER BUSINESS

CONSENT CALENDAR

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL

MATTERS PRESENTED BY STAFF

MATTERS PRESENTED BY BOARDMEMBERS

ATTENDANCE OF BOARDMEMBERS FOR THE NEXT MEETING

ADJOURNMENT

The next regular Architectural Review Board meeting will be held on Thursday, September 14, 2023.

NOTES
For those projects that do not require Planning Commission approval, recommendations for preliminary approval by the Architectural Review Board will be forwarded to the Community Development Director for a decision. Those Community Development Director decisions that are appealable pursuant to CMC §14.12.020(2) may be appealed to the Planning Commission. Appeals must be filed with the City Clerk within 10 calendar days of the Director's action.

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 Thursday, August 24, 2023 in the Community Development Department, on the City Hall Public Notices Board, and on the Internet.

CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of August 31, 2023

Agenda Item #1

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

Project: 23-2236-CDP/ARB
Address: 5030 Carpinteria Avenue
APNs: 004-041-007 and -008
Zoning: Central Business (CB)
Applicant: Jon-Ryan Schlobohm

Planner: Marysol Smith

Project Review:
☐ Conceptual
☑ Preliminary
☐ Final

PROJECT DESCRIPTION

This is the preliminary review of a request for an exterior remodel of an existing commercial multi-tenant building, including various building and site improvements. Proposed interior work is limited to a partial reorganization of the floor plan and related improvements to create several new tenant suites with exterior access.

Exterior building improvements include new storefront doors facing the parking lot for two new tenant spaces, wooden awnings over the building entries, a new pedestrian pathway leading to the new tenant entries, exterior lighting, rooftop equipment screening, and a change of roofing material from a tile roof to a steel roof for the Carpinteria Avenue-facing awning. Site improvements are limited to refreshing existing landscaping areas and introducing new above ground planter boxes. There are no changes proposed to the number of onsite parking spaces, however the lot will be slightly reconfigured to accommodate the new pedestrian pathway against the building.

Interior improvements involve reconfiguring the half of the building that is presently unoccupied to create four tenant suites ranging in size from approximately 350 square feet to 1,000 square feet. One of the four tenant suites would retain the Carpinteria Avenue storefront, while two other suites would have new storefront doors created facing the parking lot.

Preliminary building plans are included as Attachment A.

PROJECT BACKGROUND

Project Setting

The project site is located at the northeast corner of the Linden Avenue and Carpinteria Avenue intersection. The subject property is comprised of two parcels under singular ownership. Cumulatively, the property is approximately 0.29 acres (12,632 square feet) in size.

The property is presently improved with a single-story 4,337 square foot commercial building. The remainder of the property is improved with a 13-space parking lot, drive aisles, and limited landscape planters throughout the site. The property is presently served by a one-way driveway, entering from Carpinteria Avenue, and another driveway, exiting onto Linden Avenue. Both the building and the main entry is oriented to Carpinteria Avenue. Aside from a pair of existing windows, the building's Linden Avenue frontage is largely unadorned.

Thc project site is located in the Downtown Core District (Subarea 2a), which applies to those properties located in the Downtown "T"; the center of civic and commercial life of the City. This particular property is located adjacent to a highly prominent intersection that functions as the primary gateway into the City's downtown core. Immediately adjacent to the subject property is a commercial restaurant building to the east along Carpinteria Avenue and a public parklet to the west; the rear portion of the property abuts a multifamily residential development that fronts on Linden Avenue. To the south, across Carpinteria Avenue, there are two properties, both occupied by restaurant businesses. Across Linden Avenue, to the west, is the Chrisman California Islands Center and several multifamily residential developments fronting on Linden Avenue.

The site is zoned Central Business ("CB") and has a Visitor-serving Commercial ("VC") land use designation. The property is also subject to the City's Visitor-serving Commercial ("V") Overlay district.

PROJECT HISORY

Architectural Review Board (ARB) - Matters by Staff

As part of a change in property ownership and a new tenant's interior remodel at the time, minor changes to the building were taken to the Architectural Review Board on January 26, 2023 for informal review as a "matters by staff" agenda item. The Board reviewed and approved the proposed new paint colors for the building:

- Benjamin Moore "Coventry Gray" (HC-169) for the body
- Benjamin Moore "Amherst Gray" (HC-167) for the accent color (used for downspouts, parking railings, etc.).
- Exposed brick would remain as-is.

PROJECT ANALYSIS

The following sections provide an analysis of the project's consistency with applicable city regulations and design policies.

Carpinteria Municipal Code ("CMC")

The subject property is zoned CB (CMC §14.22) and is subject to the V overlay district (CMC §14.44). Permissible uses in the CB zone district and V overlay district, subject to approval of a Development Plan and Coastal Development Permit, include, for example, service and retail commercial uses normally associated with the needs of visitors and which may also serve local residents (CMC § 14.44.050). There are no existing or proposed uses for the subject tenant suites involved with this project at this time. Proposed uses for each suite in the future would be reviewed by the Community Development Department for consistency with the zone and overlay districts as part of a certificate of occupancy and business license application process. The existing use in the occupied suite was already reviewed and found to be permissible, and consistent with types of uses desired in the CB zone and V overlay district.

The following table describes the project's compliance with the applicable CB zone district (CMC § 14.22) development standards.

Standard	Requirement/Allowance	Proposal
Setbacks (CMC 14.20.090)		
Front* (south- Carpinteria Ave)	35 feet from centerline of street or 5 feet from property line, whichever is greater.	30 feet from centerline of street; 6 feet from property line (architectural elements: 2 feet from the property line). No change proposed.
Side (west)	0 feet from properties zoned commercial	63 feet from the property line No change proposed.
Side (east)	0 feet from properties zoned commercial	0 feet from the property line No change proposed.
Rear (north)	10 feet min. from residentially-zoned property lines	10 feet from a residentially-zoned property line. No change proposed.

Height (CMC 14.20.100)	30 feet max.	Existing: 18 feet to the top of the architectural feature Proposed: No change Existing 11 feet to the top of the existing parapet Proposed: Height of the proposed new rooftop screening is unknown at this time.
Landscaping (CMC 14.22.050)	5% min. to 20% max. as established by Planning Commission (631 sq. ft. – 2,526 sq. ft.)	Existing: 812 square feet (6%) Proposed: 852 (6.8%)
Vision Clearance (CMC 14.50.060	10 feet	Existing plantings, proposed to remain, are predominantly low and do not impact the required vision clearance.
Parking (CMC 14.54.040)	Commercial/Office: 1 space per 500 sq. ft. (9 spaces min.)	13 spaces provided onsite

Setback Requirements

Carpinteria Municipal Code § 14.22.060 stipulates that certain development standards for the CB zone district, including but not limited to, setbacks and maximum building height, are as provided for in the Commercial Planned Development ("CPD") zone district (CMC § 14.20). In the case of setback requirements, CMC §14.20.090(1) states that "no structure shall be located less than 35 feet from the centerline of *any* street or five feet from the property line, whichever is greater. Although the building itself conforms to the setback requirement, the roof and an architectural feature extend into the front setback slightly more than the three feet allowed by Carpinteria Municipal Code § 14.50.070(1) and is therefore considered to be legal nonconforming. The proposed project is not proposing to alter the Carpinteria Avenue frontage or to structurally alter the roof overhang. The replacement of the roof tile on this overhang with the new metal roofing is considered a cosmetic change only.

For buildings in a commercial zone district that are located immediately adjacent to properties in a residential zone district, CMC §14.20.090(1) requires that a commercial building less than 20 feet in height maintain at least a 10-foot setback from the property line of residentially-zoned properties. In the case of the subject project, the property backs up to a property zoned for residential uses, and the subject building does not exceed a height of 20 feet, therefore a minimum 10-foot setback from the residentially-zoned property is required. The existing building is set back approximately 10 feet from the adjacent residentially-zoned properties, and is therefore consistent with this standard.

Design Review

The proposed site and building renovations would update the appearance of the existing multi-tenant commercial building. The overall size, scale, placement, orientation, and height of the building would not change from its current setting. Existing exterior colors, materials, finishes, and fenestration would be altered as part of a coordinated update effort for the entire building. Existing tile roofing would be removed and replaced with steel flat pan roofing in a dark bronze color. New storefront doors would be added to the side of the building facing Linden Avenue. Wooden awning features would be added to highlight the new storefront doors. The wooden accents would be carried through to other elements, including boxed planters along the new pathway. They are proposed to all feature a horizontal board design. Existing brick elements on the building would remain. Exterior lighting is proposed including wall mounted fixtures as well as under canopy style lighting. Existing wall mounted flood light(s) presently installed on the building may remain. Landscaping is limited to a few existing planters and new boxed planters. The preliminary proposal envisions agave-style species paired with black stones. Information about the proposed rooftop screening has not yet been provided for review.

Preliminary building plans are provided in Exhibit A. The Board's comments on the design of the proposed renovations are desired.

General Plan/Coastal Land Use Plan

The project site has a General Plan/Coastal Land Use Plan ("GP/CLUP") designation of Visitor-serving Commercial ("VC"). The Community Design Element of the GP/CLUP contains both general overarching policies and specific subarea policies. The project site is in Design Subarea 2a ("Downtown Core District").

The following is a list of key policies contained in the City's GP/CLUP that pertain to the proposed project, and analysis of the proposed project's consistency with those policies.

Land Use

Objective LU-1: *Establish the basis for orderly, well planned urban development while protecting coastal resources and providing for greater access and recreational opportunities for the public.*

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-3d: *Establish a commercial sector that balances the retail and service needs of citizens and tourists.*

Policy LU-3e: *Direct commercial development toward the center of town and in established commercial nodes. Exceptions include visitor-serving commercial uses in the Bluffs III sub-area, and commercial uses of a character, size and location that are intended solely to serve a specific neighborhood and thereby reduce vehicle trips.*

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-3g: *Provide for a range of business activities that bring vitality, revenue, and employment to Carpinteria and are compatible with its small town character.*

The renovation of the existing building and the site helps to preserve the established scale and character of the downtown core while taking advantage of opportunities to enhance the property to create a more visually attractive building and better relate to pedestrians as encouraged by the City's design policies for the Downtown "T." Adding new storefronts to the Linden Avenue frontage helps to also enhance the street appeal of this highly visible but inactive façade.

The proposed project can be generally supported as enhancing the aesthetics and street appeal of the building and site and should be reviewed by the Board to ensure the proposed elements achieve the desired pedestrian-oriented frontages and streetscapes for the downtown.

Visitor-serving Commercial Development

Objective LU-5: *Maintain availability of agriculture, coastal -dependent industry and visitor-serving commercial development including hotels/motels, restaurants and commercial recreation uses.*

Policy LU-5a: *The City shall continue to give priority to agriculture, coastal-dependent industry and visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation over residential, general industrial, or general commercial development.*

Policy LU-5c: *The City shall prohibit the removal or conversion of visitor-serving development unless it will be replaced by development offering comparable visitor-serving opportunities.*

Objective CDS2-2: *Preserve and enhance the downtown's historic status as the center of commercial activity by encouraging a range of uses that serve both residents and visitors.*

Objective CDS2-3: *Preserve and enhance the downtown's historic status as the center of civic activity by encouraging the construction and expansion of cultural and governmental facilities in the downtown.*

The subject property has, in part, been used as a bank, which is a service-type use consistent with the limited range of uses allowed under the V overlay district and the City's visitor-serving commercial land use provisions. The goal of the proposed renovation project would be to create

more storefront opportunities and attract visitor-serving prospective tenants for those select suites. Therefore, staff believes the proposal is consistent with the above objective and policies concerning the preservation and prioritization of visitor-serving commercial land uses in the downtown core. The Community Development Department would review prospective uses as part of a tenant's certificate of occupancy and business license applications.

Downtown Core and "Small Beach Town" Character

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.*

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.*

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 building renovation project would retain and transform the existing building. The size, bulk, scale and height of the existing building would not be altered as a result of the proposed improvements. The exterior appearance of the building would be updated with new finishes, ornamental elements, and two new storefront entries on the side elevation. Overall, it appears the proposed project would enhance the street appeal of the project site while avoiding any materially significant alterations to the size, bulk, mass or form of the existing buildings. This is critical as the existing buildings help to define the established mostly single-story scale of the City's downtown. The Board should review the proposal for consistency with the City's design policies.

Objective CDS2A-2: *Preserve and enhance the downtown's historic status as the center of commercial activity of the city by encouraging a range of uses that serve both residents and visitors.*

Policy CDS2A-b: *Ensure that intensified land uses within the subarea support a lively place to visit, live, work and shop, and that the scale and character of the District remain consistent with the city's "small beach town" image.*

Objective CD-7: *Enhance and maintain the Linden Avenue downtown core, the Carpinteria Avenue commercial core, the Eugenia Professional office area, the Casitas Village, Shepard's place Shopping Center, and the Cindy Lane-Mark Avenue industrial park districts.*

Policy CD-7a: *Retail and commercial uses should generally have large transparent "storefront" windows for display of merchandise to pedestrians. Blank sections of walls on street frontages are strongly discouraged.*

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.*

The proposed building renovations would update the appearance of the property, but would not alter the overall size, scale, or mass of the building. Although specific tenants are not being reviewed as part of this project, the proposed improvements would help improve the existing building's consistency with the City's design policies both in terms of fostering a visitor-serving district but also by helping to create a more inviting and attractive street frontage.

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.*

Policy CD-10c: *Commercial and mixed-use frontages should generally have wide sidewalks adequate to encourage customers and residents to walk, shop and linger in the public right-of-way. Commercial buildings should have large windows and entries on the street at the ground level. Residential ground floor uses should be set up or back from the street enough to afford privacy within the dwelling.*

Policy CDS2A-d: *Enhance the pedestrian character of the District's streets, plazas, paseos, parks and lanes.*

CDS2A Implementation Policy 26: *The provision of small spaces with benches, fountains, public art and other special elements that encourage people to gather and linger in public should be encouraged, particularly where they support businesses, such as sidewalk cafes.*

The project site is served by existing public sidewalks along Carpinteria Avenue. As part of the proposed project, the storefront on Carpinteria Avenue would be retained and the plantings in the planter would be revitalized. Along the side elevation, adjacent to the parking lot, new storefront doors would be added along with wooden awning features and planter boxes. A pathway would be provided alongside the same elevation, between the side of the building and the parking lot, to provide safe pedestrian access to these new suites. The proposed improvements can generally be viewed as upgrades to the property's frontage appeal and therefore can be found consistent with these design policies.

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.*

CD-13-Implementation Policy 6: *Exterior lighting on commercial development shall be designed to compliment the building and shall be at the minimum height and intensity required to ensure public safety*

Exterior lighting is proposed as part of this project, including wall mounted fixtures and under canopy fixtures. Preliminary fixture types are identified in the plans and generally appear to conform with our night-sky friendly policies, although the under canopy lighting is not completely shielded. Depending on where this style fixture is installed, it may require additional shielding to compliant with our policies. A lighting plan would be required to be submitted as part of a complete plan set.

Public Parking and Infrastructure

Policy LU-3h: *Develop land uses that encourage the thoughtful layout of transportation networks, minimize the impacts of vehicles in the community, and encourage alternative means of transportation.*

Policy LU-3i: *Ensure the provision of adequate services and resources, including parking, public transit and recreational facilities, to serve proposed development.*

CDS2A Implementation Policy 29: *On-street parking and public parking requirements for coastal access shall be considered in deciding the required amount of off-street parking. Parking lots are discouraged on street frontages and are strongly discouraged on corner lots.*

Policy C-3l: *Provide sufficient parking and loading space in commercial and industrial areas to minimize interference with efficient traffic circulation.*

The site provides for 13 on-site parking spaces. No changes are proposed to the number of parking spaces provided, although the layout of the spaces would be slightly reorganized to accommodate the new walkway. The Community Development Department would, as part of certificate of occupancy and business license review, evaluate each prospective tenant in the context of the onsite parking provided. The property does not have historic parking assessment "credits" for any additional spaces in any of the City parking lots. Available on-street public parking includes limited spaces nearby. The project site is well positioned to benefit from alternative transportation. The area is served by wide continuous sidewalks and Class II bicycle lanes along Linden Avenue and Carpinteria Avenue, connecting the property to the rest of the downtown. Onsite bicycle parking is not proposed to be incorporated onsite at this time. The project site is also located along MTD's line 20 bus route.

Public View Corridors

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).*

Objective OSC-13: *Preserve Carpinteria's visual resources.*

Objective CDS2A-1: *Preserve and strengthen the visual and physical connections between the downtown and the beach, mountains, and other neighborhoods.*

The proposed exterior building renovations will have no impact on the size, bulk, scale, or massing of the existing building. The project includes new rooftop screening for equipment. Details for the design and size of this element are not yet available. The Board would review this element for consistency with all applicable design policies as part of final design review.

SUMMARY OF ISSUES

- Exterior colors, finishes and materials;
- Building improvements, including for example the awnings;
- Landscaping elements; and
- Exterior lighting;

RECOMMENDATION

The Board should receive public comment and provide feedback on the identified issue areas. If the Board finds the project consistent with the applicable design criteria, then the Board may recommend preliminary approval with their comments to the Community Development Director.

ATTACHMENTS

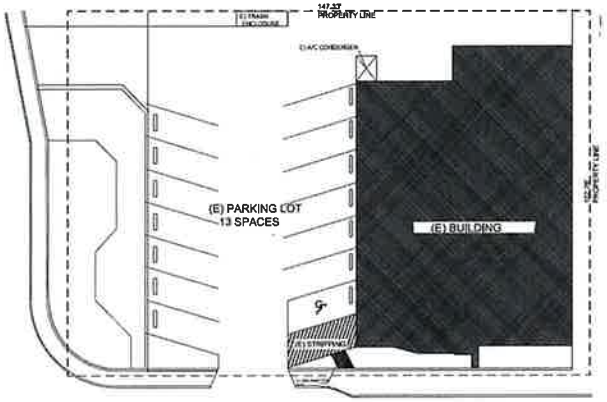
Attachment A- Preliminary building plans

Attachment A

Preliminary Building Plans

5030 Carpinteria Avenue
Project 23-2236-CDP/ARB
August 31, 2023 Preliminary ARB Review

THE SCHLOBOHM PROPERTY
5034 CARPINTERIA AVE
CARPINTERA CA 93013



CARPINTERIA AVE

SITE PLAN
SCALE: 1/16" = 1'-0"

PROJECT NOTES:

NOTE:
AN APPROVED COUNTY SORTING/ RECYCLING FACILITY MUST BE UTILIZED FOR CONSTRUCTION WASTE REDUCTION AND RECYCLING PROVISIONS OF CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 4.408 (MINIMUM 65% NON HAZARDOUS MATERIALS RECYCLED AND OR SALVAGED FOR REUSE)
CGBSC 4.408

APPROVED PROVIDER
MARBORG
728 E Yanonali St ·
SANTA BARBARA , CA
(805) 963-1852

APPLICABLE CODES:

2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA BUILDING CODE (CBC)
2022CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)
2022 CALIFORNIA THE CITY OF CARPINTERIA [C,B,C.,[A]107.2.1]

CS

DATE: 7-10-23

PROJECT DIRECTORY:

OWNER:
JON-RYAN SCHOBOHM
805-450-3307

DESIGNER:
C.L. DESIGNS
CHAVA RILEY
512 E CARRILLO ST SANTA BARBARA CA
805-705-4212

PROJECT DATA:

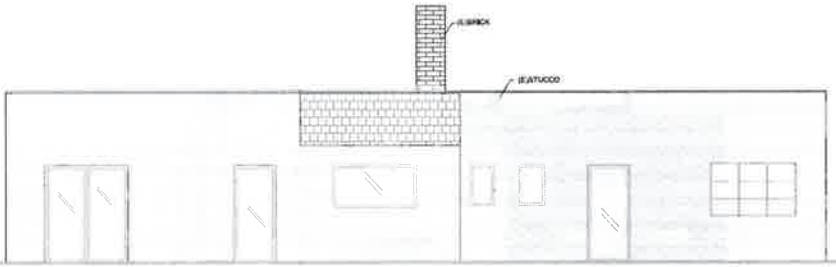
ZONE:	
A.P.N. :	004-041-008
HIGH FIRE:	NO
SLOPE:	>1%
TYPE OF CONSTRUCTION	V
OCCUPANCY:	BUSINESS GROUP B (CBC 304)
LAND USE	VC
LOT SIZE:	.15 ACRE
EXISTING COMMERCIAL SPACE	4,337 GROSS S.Q.F.T.
EXISTING LANDSCAPING OR PERMEABLE PAVERS:	812 S.Q.F.T.

SCOPE:
REPLACE EXISTING WINDOW WITH NEW DOORS ON NORTH ELEVATIONS OF THE BUILDING. ADD NEW AWING ABOVE NEW DOORS AND BACK AREA. ADD A NEW SIDEWALK TO NORTH (SIDE) SIDE OF BUILDING FOR FOOT TRAFFIC. ADD A NEW WOOD PANEL TO COVER (E) ELECTRICAL METER PANEL TO MATCH AWNINGS. NEW STEEL ROOF WEST (FRONT) ELEVATION OF BUILDING. RELOCATE EXISTING A/C CONDENSER ON ROOF PAD AND ADD SCREENING

SHEET INDEX:

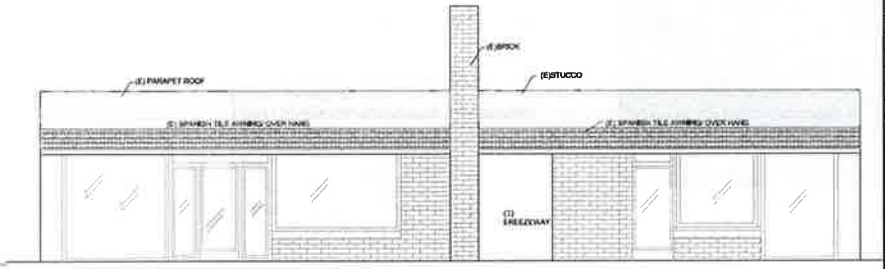
CS	COVER SHEET
A-1	EXISTING ELEVATIONS & PHOTOS
A-2	PROPOSED ELEVATIONS
A-3	PROPOSED ELEVATIONS
A-4	EXISTING AND PROPOSED FLOOR PLAN
A-5	PROPOSED PARKING LOT PLAN

VICINITY MAP N.T.S.



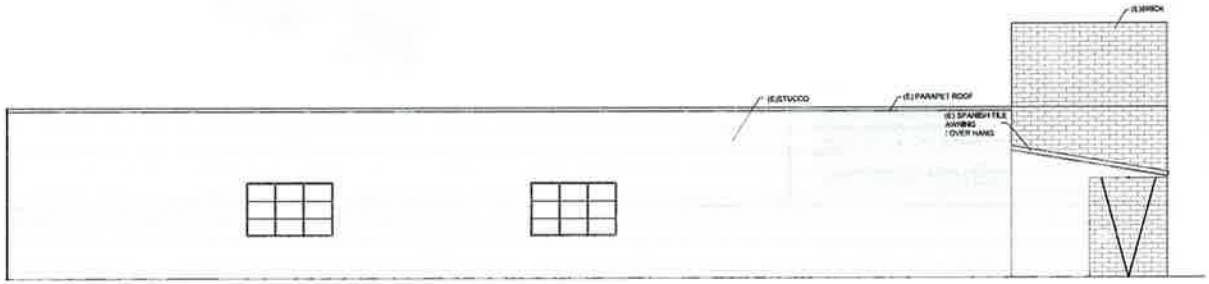
EXISTING EAST ELEVATION

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



EXISTING WEST ELEVATION

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



EXISTING NORTH ELEVATION

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

PHOTO NORTH ELEVATION

N.T.S.

PHOTO WEST ELEVATION

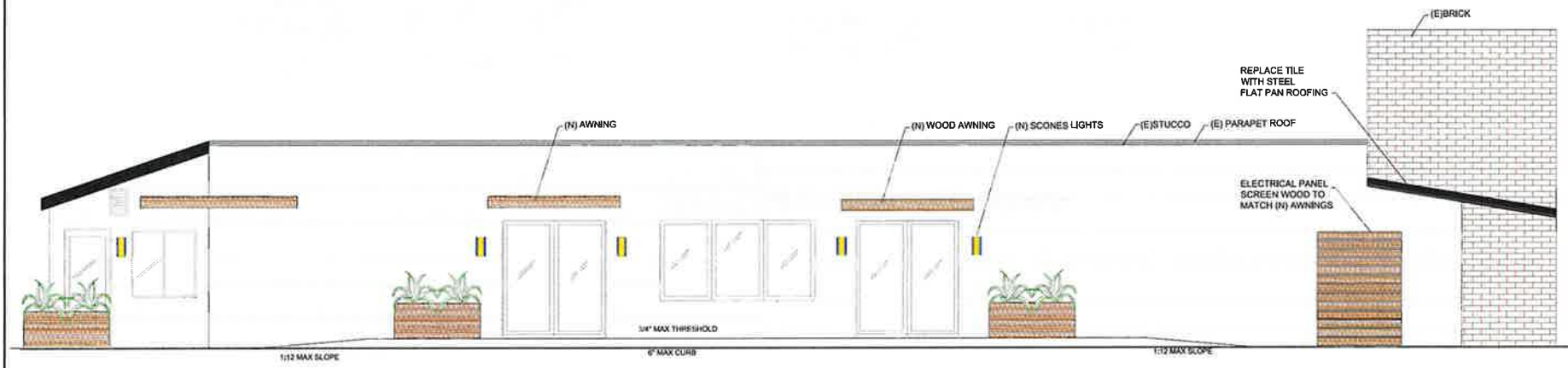
N.T.S.

DESIGNER: C.L. DESIGNS
CHAVA RILEY
312 E CARRILLO ST
SANTA BARBARA CA 93101
805-753-4212

OWNER: THE SCHLOBOHM PROPERTY
5034 CARPINTERIA AVE
CARPINTERA CA 93013

SHEET CONTENT: EXISTING ELEVATIONS
PHOTOS

Scale: SEE PLAN
Drawn: C. RILEY
Date: 7-10-2
Sheet: A-1
Of Sheets



PROPOSED NORTH ELEVATION

N.T.S.

DESIGN DETAILS

AWNING CONCEPT

PLANTER CONCEPT

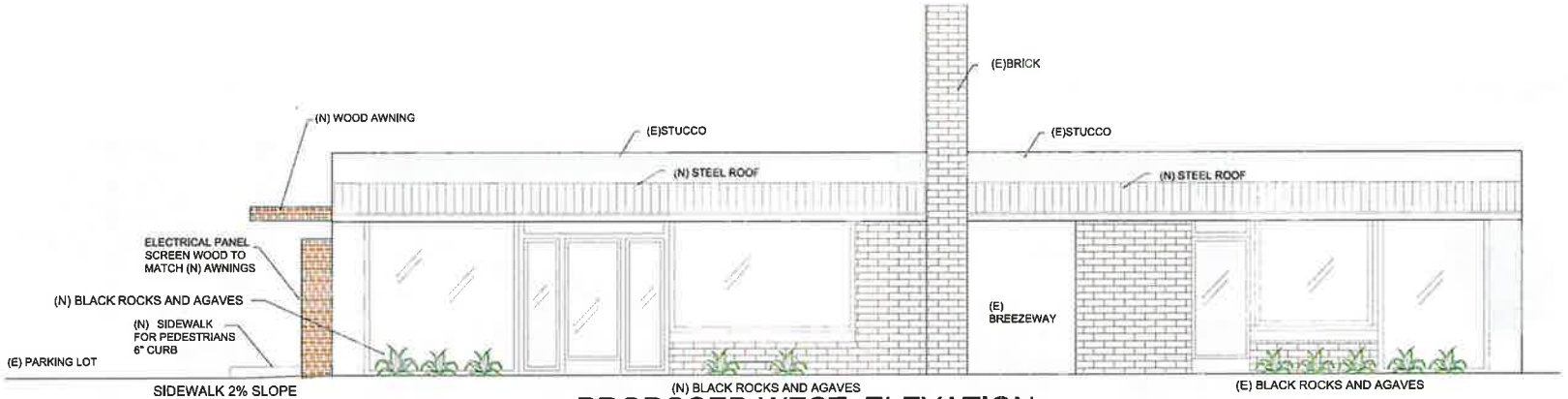
LIGHTING

DESIGNER: C.L. DESIGNS
CHAVA RILEY
1-12 E CARRILLO ST
SANTA BARBARA CA 92101
805-703-4272

OWNER: THE SCHLOBOHM PROPERTY
5034 CARPINTERIA AVE
CARPINTERIA CA 93013

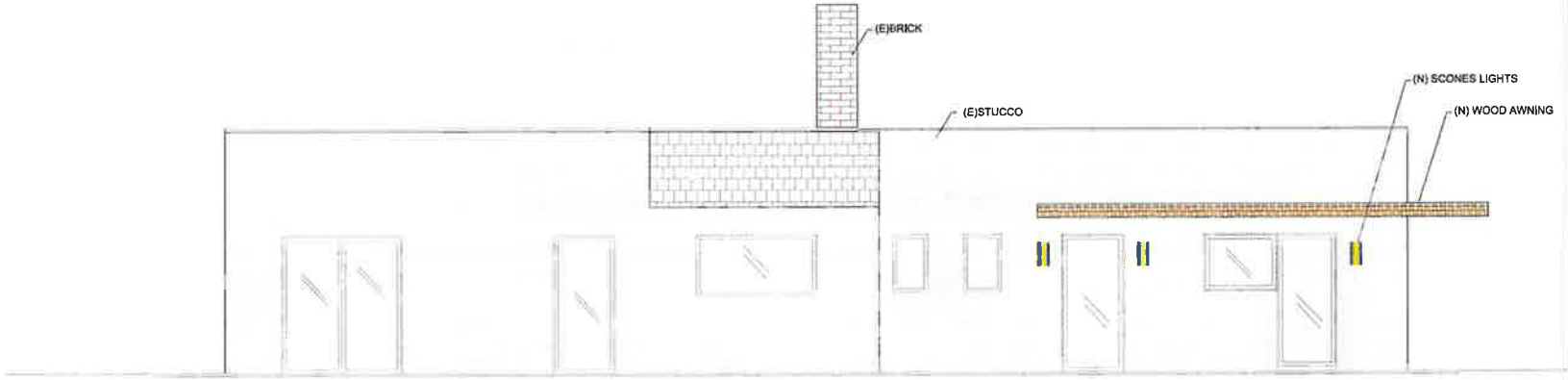
SHEET CONTENT: PROPOSED NORTH ELEVATION

Scale: SEE PLAN
Drawn: C. RILEY
Date: 7-10-23
Sheet: A-3



PROPOSED WEST ELEVATION

SCALE: 3/8"=1'-0"



PROPOSED EAST ELEVATION

SCALE: 3/8"=1'-0"

DESIGN DETAILS

BLACK ROCKS

AGAVES

ROOF COLOR

STEEL ROOF

LIGHTING ATTACHED UNDER EAVE

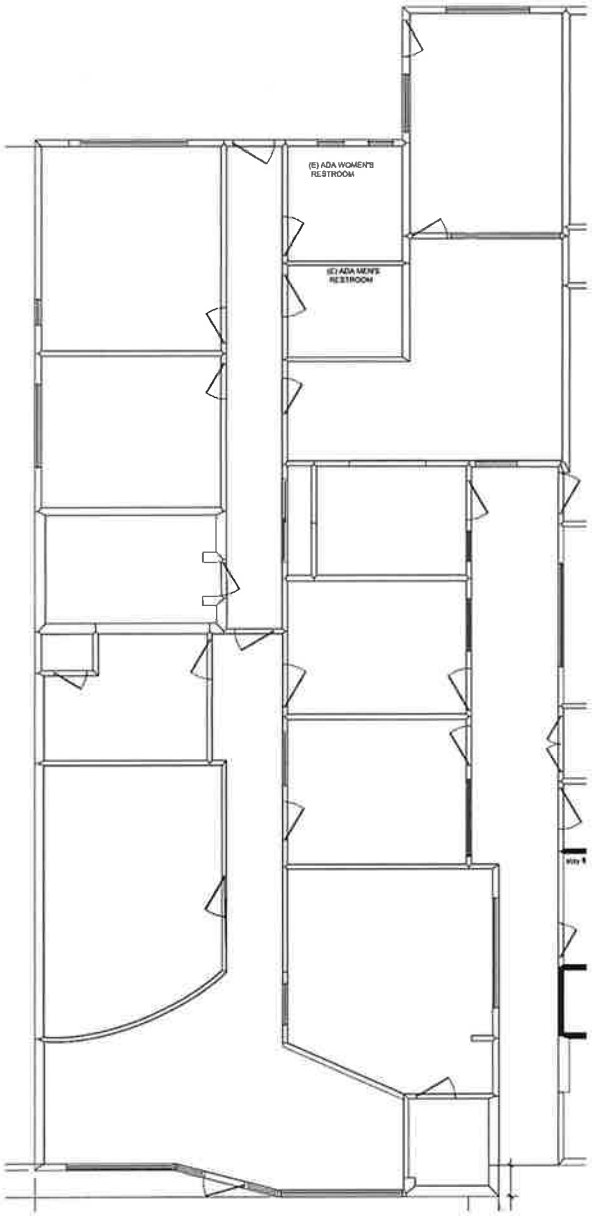
Revisions by

DESIGNER: C.L. DESIGNS
CHAVA RILEY
5112 E CARRILLO ST
SANTA BARBARA CA 93101
805-753-4213

OWNER: THE SCHLOBOHM PROPERTY
5034 CARPINTERIA AVE
CARPINTERA CA 93013

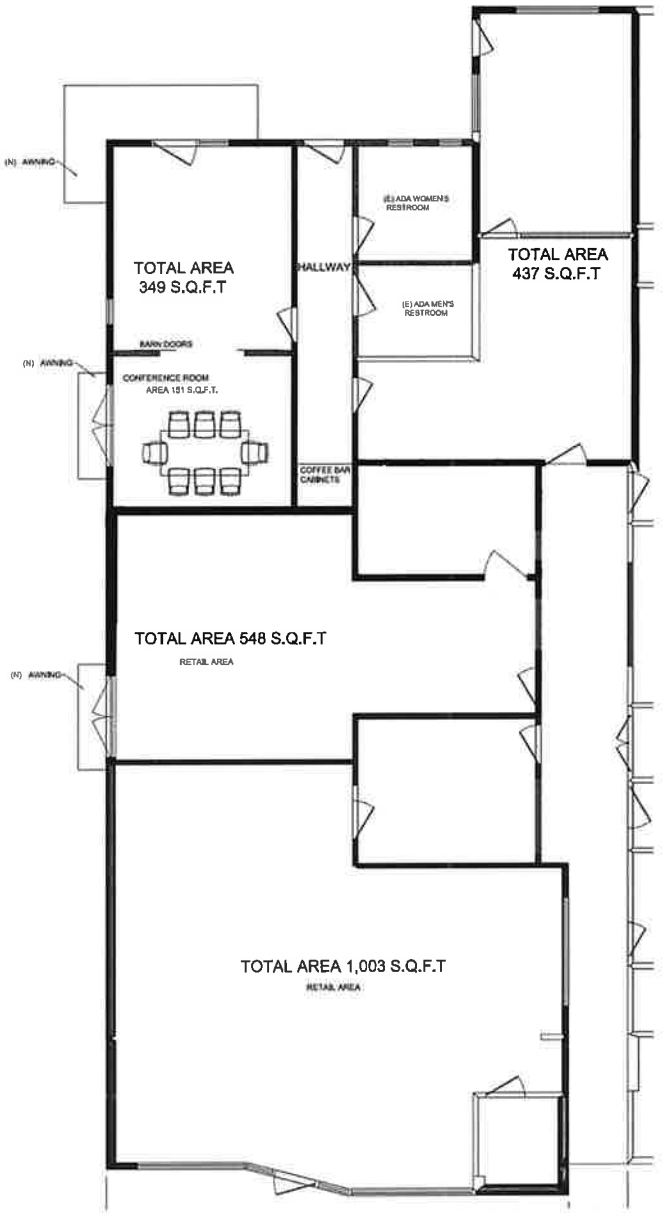
SHEET CONTENT: PROPOSED ELEVATIONS

Scale: SEE PLAN
Drawn: C. RILEY
Date: 5-23-21
Sheet: A-2
Of Sheets



EXISTING FLOOR PLAN

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



PROPOSED FLOOR PLAN

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

Revisions	by
Date: 6-5-23	

DESIGNER: C.L. DESIGNS
CHAVA RILEY
5121 E CARRILLO ST
SANTA BARBARA CA 93101
805-729-4212

OWNER: THE SCHLOBOHM PROPERTY
5034 CARPINTERIA AVE
CARPINTERA CA 93013

SHEET CONTENTS: FLOOR PLAN

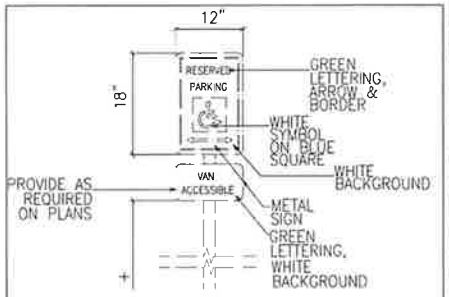
Scale: SEE PLAN
Drawn: C. RILEY
Date: 7-10-23
Sheet: A-4
Of Sheets

Be at least 96 inches wide
Have an access aisle at least 96 inches wide
Have no more than a 1.49 (2.08%) slope in all directions
Provide at least 98 inches of vertical clearance for the parking space, access aisle and vehicular route
Have a surface that is firm, stable and slip-resistant

Have two signs, mounted at least 60 inches above the ground (measured to the bottom of the sign)

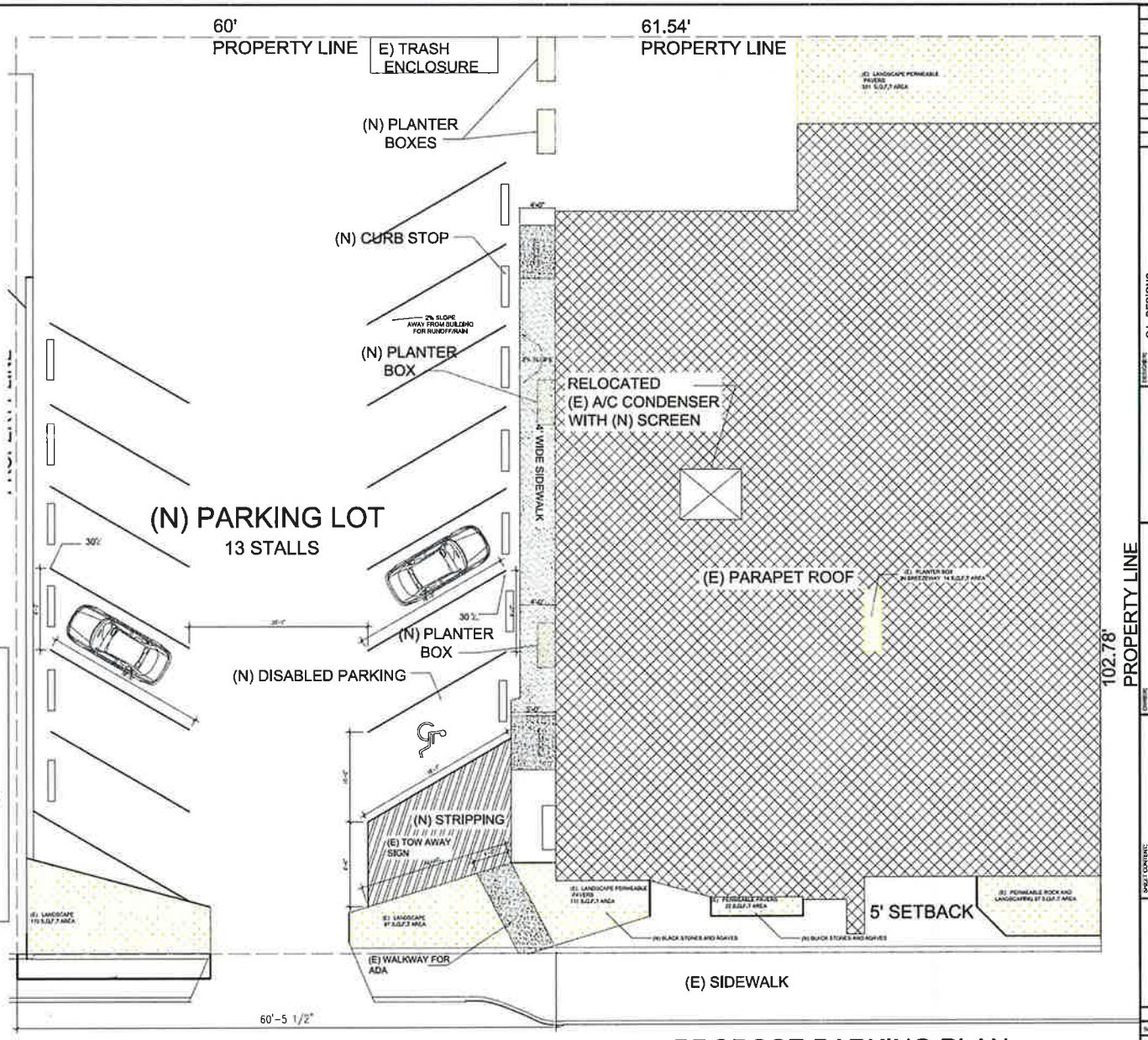
First sign: International symbol of accessibility
Second sign: stating that the space is van accessible

PARKING NOTES:



HANDICAPPED PARKING SIGN-DETAIL 09

EXISTING LANDSCAPING OR PERMEABLE PAVERS:
812 S.Q.F.T.



PROPOSE PARKING PLAN

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

C.L. DESIGNS
CHAVA RILEY
312 E CARRILLO ST
SANTA BARBARA CA 93101
805-705-6712

THE SCHLOBOHM PROPERTY
5034 CARPINTERIA AVE
CARPINTERIA CA 93013

PROPOSED PARKING LOT AND WALKING PATH

Scale: SEE PLAN
Drawn: C. RILEY
Date: 7-10-23
Sheet: A-5

CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of August 31, 2023

Agenda Item #2

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

Project: 23-2221-DP/CDP **Planner:** Nick Bobroff
Address: 4745 Carpinteria Avenue
APN: 003-251-021
Zoning: Commercial Planned Development ("CPD") / Planned Residential Development ("PRD-13")
Applicant: Michael Stroh, DMHA Architects for Justin Klentner

Project Review:
☐ Conceptual
☑ Preliminary
☐ Final

PROJECT DESCRIPTION

This is the preliminary review of a proposal to redevelop the property at 4745 Carpinteria Avenue (currently occupied by Sun Coast Rentals) into a new three-story mixed-use (commercial / residential) development. The proposed mixed-use development would be comprised of a 24-unit 30,862 square foot apartment complex built around and atop a ground-level 22,500 square foot concrete parking podium, and a 4,202 square foot two-story commercial building fronting Carpinteria Avenue. All existing site improvements would be removed to facilitate the proposed development. Cumulative square footage for the proposed project would total approximately 56,999 square feet. Maximum building height to the top of the proposed three-story element would be approximately 36 feet.

The contemplated 24-unit apartment complex would be comprised of 2 one-bedroom units, 18 two-bedroom units, and 4 two-bedroom "townhouse" units facing Ninth Street. The 2 one-bedroom units would comprise approximately 2,016 square feet (~1,008 square feet each); the 18-two-bedroom units would comprise approximately 23,094 square feet (~1,211 square feet each); and the 4 two-bedroom "townhome" units would comprise approximately 5,752 square feet (~1,354 square feet each). The four "townhouse" units and one of the one-bedroom units (Unit 5) would be two-story units fronting on Ninth Street. Of the remaining units, Units 6 through 15 would be second floor flats and Units 16 through 24 would be third floor flats. All units would be provided with a second- or third-level private deck oriented toward the perimeter of the property.

The proposed two-story commercial building would be located along the property's Carpinteria Avenue frontage. It would contain a ground level commercial space of 1,469 square feet and an upper level commercial space of 2,733 square feet. The commercial square footage is proposed to be divided into (up to) five tenant suites, with a single ground floor space and the remaining

four spaces on the second floor. The ground floor commercial space would feature a covered patio area along the Carpinteria Avenue frontage.

The ground-level covered parking podium would provide a total of 53 parking spaces onsite to serve both the proposed commercial and residential elements of the project, and would rely upon a mix of "standard" and "compact" spaces. The applicant is requesting approval of a Development Plan Modification to allow up to 30% of the total parking spaces provided onsite to be designated "compact" spaces. Bicycle storage, trash enclosures, and utility/mechanical closets would be provided within the covered parking podium area. Vehicular access to the parking would be provided from a "primary" driveway on Carpinteria Avenue and a "secondary" driveway entrance from Ninth Street, at the rear of the project site. An additional six parallel spaces are proposed to be provided in the Ninth Street right-of-way for public on-street parking as part of contemplated frontage improvements.

Open space and landscaping for the project would be provided along the west side of the property within the required 50-foot setback buffer from the adjacent Franklin Creek channel. The buffer area would feature bioretention swales that can doubly serve as part of the restored protective creek buffer and stormwater measures for the proposed development. A meandering walking path would lead through the buffer, connecting Ninth Street and Carpinteria Avenue. Spaces for ornamental landscaping would also be provided along the project's two street frontages and along the interior side property line. Additional open space and landscape areas for the use of apartment residents would be provided in centralized courtyard spaces on the second and third levels, in a "rooftop" deck space in the rear corner of the third level, and on a "green roof" space above the ground floor commercial space's covered patio.

The proposal calls for utilizing the state's Density Bonus Law (Gov. Code §§ 65915-65918) (Density Bonus Law) to allow for the inclusion of additional dwelling units beyond what the City's maximum density would allow for under the current zoning designation in exchange for designating a certain number of the apartment units as income-restricted rentals. More specifically, the project calls for setting aside three units for households that fall within the low-income level (50% to 80% of the area median income ("AMI")) in exchange for a density bonus of six additional units. These additional granted units and the low-income restricted units are included the project figures described above. Of the three low-income restricted units, two are proposed as one-bedroom units and one is proposed as a two-bedroom unit. The locations of the proposed low-income units are indicated in the proposed plans.

Pursuant to Density Bonus Law, the proposal requests the use of incentives or concessions from the local jurisdiction's development standards in order to facilitate the construction of the project and/or to accommodate the increased density. In this case, the project proposes to utilize the reduced required parking rates for residential developments subject to density bonus provisions, and to request the two following concessions or waivers: 1.) Allow for increased building height beyond the maximum allowed by the City; and 2.) Allow for building lot coverage in excess of City zoning requirements for the Planned Residential Development ("PRD-13") zoned portion of the property.

A copy of the proposed preliminary plans, including streetscape perspective drawings are provided as Attachment A. A copy of the applicant's project description letter is provided as Attachment B. Story poles were erected the week of August 14th, 2023. Photographs of the story poles from various public vantages are provided in Attachment C.

PROJECT BACKGROUND

Project Setting

The 0.87-acre (38,053 square feet) site is located at the western edge of the City's downtown core on Carpinteria Avenue. The project site is defined as a "through lot" with street frontages along both Carpinteria Avenue (to the front) and Ninth Street (to the rear). The project site is bordered by the Franklin Creek channel along its western boundary. To the east, the project site is adjacent a commercial property (Pacific Auto Body) along the Carpinteria Avenue frontage, and a multi-family apartment complex (4760 Ninth Street) along the Ninth Street frontage. To the north, across Carpinteria Avenue from the subject property sits a pair of smaller multi-family residential developments, and the entrance to the "All Around Irrigation" commercial property. To the south, across Ninth Street sits half of the Arbor Trailer Park development and a two-unit apartment development (4751/4755 Ninth Street).

Presently, the project site is occupied and used by "Sun Coast Rentals" as an equipment rental business and storage yard. A small 850 square foot commercial building and approximately 650 square feet of outbuildings are located near the northeast corner of the property, nearest the driveway entrance on Carpinteria Avenue. The remainder of the site is used for open storage of equipment, machinery and vehicle parking.

The project site has a somewhat complicated mix of land use and zoning designations: The site is split-designated Visitor-serving Commercial ("VC") and General Commercial ("GC") on the City's General Plan/Coastal Plan Land Use Map (see Figure 1, below), with the VC designated approximately one-third of the property located along the Carpinteria Avenue frontage and the remaining GC-designated portion of the property located on the remaining southerly two-thirds of the property. The property is identified in the Community Design Element of the General Plan/Coastal Land Use Plan as being located within Community Design Subarea 2a: the Downtown Core District.

Figure 1. Land Use Designations

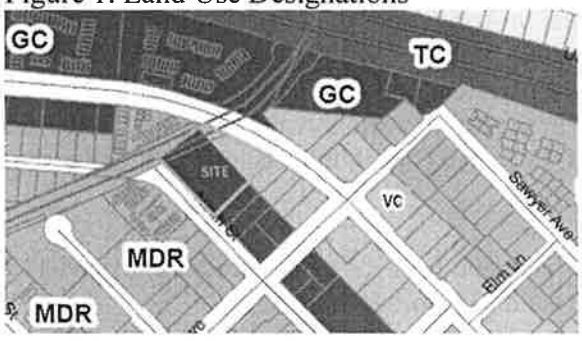
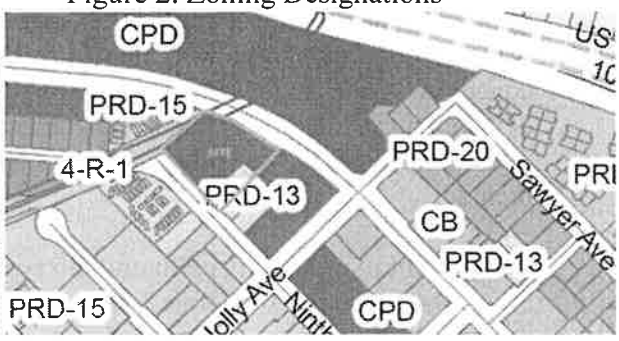


Figure 2. Zoning Designations



The property is also split-zoned: the majority (approximately eighty percent) of the property is zoned Commercial Planned Development ("CPD"), however the southeastern corner of the property along Ninth Street and adjacent a multi-family residential development is zoned Planned Residential Development ("PRD-13") (see Figure 2, above). The property is also subject to the following overlay districts: 1.) Visitor-serving Commercial ("V") Overlay for the portion of the property designated VC on the land use map; 2.) Flood Hazard ("FH") Overlay due to the property's location within the 100-year floodplain (zone AE) according to current Federal Emergency Management Agency ("FEMA") flood insurance rate map ("FIRM") for the area; and 3.) Coastal Appeals ("CA") Overlay due to the property's adjacency to Franklin Creek and its location within the California Coastal Commission's ("CCC") appeals jurisdictional area.

PROJECT HISTORY

Joint City Council, Planning Commission, and Architectural Review Board Concept Review

A similar concept proposal for the redevelopment of the subject property into a mixed use development was reviewed by the Architectural Review Board ("ARB"), Planning Commission ("PC") and City Council ("CC") at a special December 19, 2022 joint meeting.

The original conceptual proposal elicited mixed reactions from City decision-makers. While most of the decision-makers agreed that the site was appropriately-located for a mixed-use rental development, and appreciated the provision of the large creek buffer, there were a number of concerns raised with the mix of rental unit types, the overall height and intensity of development, the amount of parking provided onsite, and the visual and neighborhood compatibility impacts of the proposal along both project frontages. Several decision-makers expressed a preference for a greater number of smaller, one-bedroom units and encouraged the applicant to explore opportunities to further reduce overall building height, through lower plate heights and/or further sinking the ground-level parking podium into the site.

A copy of the approved Minutes from the December 19th joint ARB-PC-CC meeting is included as Attachment D and a copy of the original joint-review conceptual plans is included as Attachment E.

Architectural Review Board Concept Review

Following formal project application submittal in April 2023, the project was presented to the ARB for conceptual review at their May 25, 2023 meeting. While the overall general project concept was unchanged (i.e., a three-story 24-apartment unit residential/commercial mixed-use development), the project had been changed in several important ways compared to the previous conceptual submittal considered by the ARB, PC and CC back in December 2022. Key changes include:

- Mix of proposed apartment unit types changed from 13 one-bedroom units and 11 two-bedroom units to 2 one-bedroom units and 22 two-bedroom units;

- Commercial square footage was reduced from approximately 6,000 square feet to approximately 4,300 square feet;
- Building massing was reorganized to preserve a two-story façade along both the Carpinteria Avenue and Ninth Street frontages;
- Provision of open space areas for the apartment units was reorganized; providing greater amounts of private open space (decks) located along the outward-facing exterior of the building in lieu of smaller shared or common central courtyard areas; and
- Building architecture and materials/finishes were updated to a simpler, more contemporary style, using materials such as wood siding, plaster, large windows and storefronts, and metal roofs.

Importantly, the formal project submittal did not make any meaningful reductions to overall building height, nor did the project provide a larger share of the desired smaller one-bedroom units. While the revised project did successfully reduce building height and mass of the street-facing building facades; the overall maximum building height remains at approximately 36 feet. With respect to the mix of unit types, rather than increasing the share of one-bedroom units, the revised project instead transitioned to provide nearly all two-bedroom units (citing the applicant's concerns over marketability and affordability).

Several neighbors from Ninth Street and Carpinteria Avenue spoke at the meeting and/or provided written comments ahead of the meeting. Common themes among public commenters included concerns about how the proposed project would impact the surrounding residential communities, effects on already limited on-street parking in the area; privacy and view considerations; and potential impact to nearby wildlife (e.g., raptors).

The three Boardmembers present appreciated the applicant's efforts to address previous comments provided at the joint ARB-PC-CC meeting and generally acknowledged the changes as headed in the right direction in terms of architecture, massing, and design. The Boardmembers urged the applicant team to continue to consider ways to further soften and animate the architecture to give it a more residential feel and less commercial or industrial character. They also encouraged the applicant team to continue working with the neighbors, particularly along Ninth Street to address concerns about frontage improvements, on-street parking and related concerns.

A copy of the approved Minutes from the May 25th ARB meeting is included as Attachment F and a copy of the previous conceptual plans is included as Attachment G.

PROJECT ANALYSIS

Carpinteria Municipal Code

The subject property is split-zoned CPD and PRD-13, and is subject to the V, FH and CA overlay districts. Applicable zoning requirements and allowable uses for each of the districts are discussed below:

The majority of the subject property (30,968 square feet) is zoned CPD. Permissible uses in the CPD zone district (CMC §14.20), subject to approval of a Development Plan and Coastal Development Permit by the Planning Commission, include a variety of office, retail, service, and wholesale businesses, as well as "dwelling units integrated into the overall commercial development" (i.e., mixed-use developments). The contemplated project would place all of the commercial square footage and some of the residential component of the project within the portion of the property zoned CPD. Accordingly, the contemplated mixed-use (commercial/residential) project could be found consistent with the types of uses permissible in this zone district.

The southeastern corner of the subject property, totaling approximately 7,085.5 square feet in area, is zoned PRD-13. Permissible uses in the PRD zone district (CMC §14.14), subject to approval of a Development Plan and Coastal Development Permit by the Planning Commission, include multifamily residential developments (such as apartment complexes). The proposed portion of the building within the PRD-13-zoned corner of the lot would include ground-level parking and two levels (above) of residential apartments. Such uses would be consistent with the types of land uses permissible in this zone district.

The following table describes the conceptual proposal's general conformance to the applicable CPD zone district (CMC § 14.20) and PRD-13 zone district (CMC §14.14) development standards.

Standard	Requirement/Allowance	Proposal
CPD Setbacks (min.)- (CMC 14.20.090)		
Front (Carpinteria Ave)	35 feet from centerline of street or 5 feet from property line, whichever is greater.	46 feet from centerline of street; 5 feet from property line.
Side (east)	0 feet from property line	5 feet from property line
Side (west)	50 feet min. from top of creek bank	50 feet from top of creek bank
Rear (Ninth Street)	35 feet from centerline of street or 5 feet from property line, whichever is greater.	32 feet from centerline of street; 5 feet from property line.
PRD Setbacks (min.)- (CMC 14.14.060)		
Front (Ninth Street)	50 feet from centerline of street or 20 feet from property line, whichever is greater	50 feet from centerline; 20 feet from property line

Side (east) Side (west) Rear	5 feet from property line 5 feet from property line 15 feet from property line	5 feet N/A N/A
Distance Between Buildings- PRD (CMC 14.14.070)	Min. ½ sum of building heights	N/A
Building Coverage- PRD (CMC 14.14.080)	50% max. (3,542.5 sq. ft.)	~69% (4,847 sq. ft.)**
Building Height- CPD (CMC 14.20.100) PRD (CMC 14.14.090)	 30 feet max. 30 feet max.	Project Total: 36 feet max.**
Open Space & Landscaping*- CPD (CMC 14.20.060) PRD (CMC 14.14.110)	 5% min. to 20% max. as established by Planning Commission (1,548 sq. ft. – 6,194 sq. ft.) 20% min. common and/or public open space (1,417 sq. ft.)	 Project Total: 9,436 sq. ft. (24.8%) Common Open Space: 6,265 sq. ft. (16.5%) Decorative Landscape: 3,171 sq. ft. (8.3%)
District Density CPD PRD-13 (CMC 14.14.100)	 20 dwelling units/acre max. (14 units) 13 dwelling units/acre max. (2 units) Project Total: 16 units	Project Total: 24 units**
Parking (CMC 14.54.040)*	Commercial: 1 space per 250 sq. ft. (18 spaces) Residential: 1-bedroom units (1 covered space ea.) (2 spaces) 2-bedroom units (2 covered spaces ea.) (48 spaces) Visitor spaces (1 per 3 dwelling units) (8 spaces) Project Total: 76 spaces	Project Total: 53 covered spaces**

*See zoning discussions, below
**See Density Bonus discussion, below

Landscape / Common Open Space Coverage

Different landscape or common open space coverage requirements apply to the portions of the subject property zoned CPD and PRD-13, respectively. The majority of the site, which is zoned CPD, has a minimum landscape coverage requirement that can be set between 5% and 20% of the lot area at the discretion of the Planning Commission; whereas the portion of the property zoned PRD-13 has a fixed minimum common open space requirement of 20%.

The provided plans show that the required creek buffer area and the third-level rooftop deck provides approximately 16.5% total site coverage that counts towards meeting landscaping and/or common open space areas. Additional landscape areas are provided throughout the site, including but not limited to, along project frontages, on the ground floor commercial patio rooftop, and within the central courtyards of the second and third-level residential areas, and comprise another 8.3% of the total site area. Combined, common open space and decorative landscape areas comprise the equivalent of 24.8% of the total site, and more than meets the constituent minimum landscape coverage requirements.

Parking Requirements

The proposal calls for utilizing the reduced residential parking requirements stipulated in state Density Bonus law to reduce the overall required number of residential parking spaces (discussed in more detail, below). The proposal also calls for utilizing a mix of both standard-size and compact-size parking spaces to meet its parking obligations.

The City's Zoning standards do not include standardized provisions for the use of compact-sized spaces, however there are numerous examples of compact spaces having been allowed for a certain percentage of a development's required onsite spaces (typically up to ~30% of total spaces) throughout the City. Currently, the applicant is requesting a Development Plan Modification to receive approval for the use of "compact" spaces. Alternatively, the applicant could request use of an additional waiver or reduction pursuant to Density Bonus law to allow for use of "compact" spaces, as discussed later in this report.

Zoning Overlay Districts

As previously noted, the project is subject to the Visitor-serving Commercial (V), Flood Hazard (FH) and Coastal Appeal (CA) Overlay districts. Projects located in overlay districts must comply with additional development standards beyond those required of the base zoning district(s).

The V overlay district applies to the portion of the property designated for Visitor-serving Commercial uses on the City's Land Use Map. This area affects the approximately northerly third of the property fronting Carpinteria Avenue, and limits the use of this area for commercial development that will serve visitors to the City as well as local residents. Examples of the types

of uses permissible in the V overlay include hotels, motels, restaurants, and service and retail commercial uses normally associated with the needs of visitors and which may also serve local residents. The visitor-serving commercial use(s) must function as the primary use of the property, either in terms of square footage and/or by being situated and designed such that it both appears and functions as the primary use of the parcel from its primary street frontage. Further, in the V overlay, non-visitor-serving commercial uses are restricted to upper-level floors only. Based on the current layout, the proposal could be found consistent with the requirements of the V overlay, provided (future) commercial tenants are of a visitor-serving nature.

The FH overlay applies to properties designated as being located within a flood hazard area according to the current Flood Insurance Rate Map ("FIRM") issued from the Federal Emergency Management Agency ("FEMA"). Presently, the subject property is mapped as being located within the 100-year floodplain (zone AE) according to the current FIRM for the area. Projects located within the FH overlay must comply with the City's floodplain management requirements (i.e., CMC § 15.50, Flood Damage Protection). Examples of the types of applicable requirements may include, but not be limited to, placement of habitable or conditioned living space outside of, or above, projected 100-year flood elevations, and designing flood prone areas for periodic flooding (e.g., flood vents, etc.). The project has been preliminarily reviewed by the City's floodplain administrator at this stage and found to be in general compliance with applicable FH design standards.

The CA overlay applies to properties located within the appeals jurisdiction of the CCC. The subject property is located within the CA overlay due to its immediate adjacency to Franklin Creek. Properties located within the CA overlay are subject to special permit procedures, including but not limited to, the ability for the project's final local action (by the Planning Commission, or City Council, on appeal) to be appealed to the CCC by an aggrieved party or by the Commission itself. In the event an appeal is taken up by the CCC, the Commission could find no substantial issue (in which case, the City's final local action would stand), or the Commission could take over permit authority for the project and hold a "de novo" hearing on the project.

Density Bonus

The contemplated proposal seeks to utilize provisions allowed for under the state's Density Bonus Law to provide more apartment units onsite than the City's zoning would otherwise allow for, and to make use of various incentives, concessions, waivers and/or reductions allowed for under Density Bonus Law to allow for deviation from local zoning standards, in exchange for setting aside a specified percentage of the units for targeted affordability rates for a defined period of time. More specifically, the proposal calls for setting aside 17% of the 18 base units for low-income households (50% - 80% AMI) for a minimum period of 55 years in exchange for a 30.50% bonus density (i.e., six additional units) and use of two incentives, concessions, waivers and/or reductions: 1.) exceedance of maximum building height; and 2.) exceedance of PRD zone district maximum lot coverage. The proposal also seeks to utilize the automatically-granted reduced residential parking rates for a Density Bonus project.

Density Bonus Law requires that a local jurisdiction grant a density bonus at an amount commensurate with the percentage of base units set aside for the targeted income category, and

as prescribed in the law. Further, Density Bonus Law requires that a qualifying application be granted a specified number of incentives or concessions to reduce local development standards based on the percentage of units set aside for the targeted income category. Density Bonus Law also allows applicants making use of its provisions to request additional waivers or reductions from local zoning standards, as needed, to help facilitate construction of the project and production of affordable housing. In addition, Density Bonus Law specifies vehicle parking ratios based on the number of bedrooms in each unit.

Density Bonus Law stipulates that the base density upon which the calculations are made is to be based on the maximum allowed density under the General Plan, which in the case of the subject property is a maximum of 20 dwelling units per acre. Accordingly, a maximum of 20 dwelling units per acre for the 0.87-acre site would allow for up to 18 units. The minimum required number of income-restricted units that would need to be provided to comply with Density Bonus Law is then calculated as a percentage of this base density (i.e., 17% of base units equals three affordable units).

As a project setting aside 17% of the base units for low-income rental units, the proposed project would be eligible for use of up to two incentives or concessions. The proposed plans call for utilizing the granted incentives or concessions for: 1.) exceeding the maximum allowed building height; and 2.) exceeding the PRD zone district maximum lot coverage allowance.

With respect to the requested exceedance of the City's maximum allowed building height, the contemplated proposal would exceed the City's maximum allowed height limit of 30 feet by approximately six feet, reaching a maximum height of 36 feet. The proposed 36-foot height maximum would apply to the upper roof ridge of the third-level apartment units. Importantly, the two-story commercial portions of the building along the Carpinteria Avenue frontage would remain below the City's 30-foot height limit at approximately 25 feet 5 inches and 26 feet 11 inches, respectively. Likewise, the two-story elements along the project's Ninth Street frontage would also be kept below the 30-foot height limit at approximately 27 feet 4 inches and 26 feet 9 inches, respectively.

The requested exceedance of the PRD zone district's maximum allowed building coverage limit would apply (only) to the portion of the project located in the PRD-13 zone district (i.e., the property's southeast corner). The PRD zone allows for a maximum lot coverage of 50%; whereas the contemplated proposal calls for a lot coverage figure of approximately 69% of the PRD-zoned portion of the property.

State Density Bonus Law provides that for qualifying projects, concessions or incentives must be granted unless the local jurisdiction makes a written finding, based upon substantial evidence, that: 1.) the concession or incentive does not result in identifiable and actual cost reductions to provide for affordable housing costs or for rents for the targeted units; 2.) the concession or incentive would have a specific, adverse impact upon public health and safety, or on any real property that is listed in the California Register of historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households; or 3.) the

concession or incentive would be contrary to state or federal law. The local agency also must produce the substantial evidence to support these findings.

Density Bonus Law also automatically grants qualifying projects reduced residential parking rates. Specifically, Density Bonus projects are only required to provide residential parking at a maximum rate of one space per one-bedroom unit, and one and one-half spaces per two-bedroom unit, inclusive of required parking for visitors and persons with a disability. Using these automatically granted reduced residential parking rates, the project as a whole would be required to provide a minimum of 53 parking spaces.

As currently presented, the project would meet the minimum parking required under Density Bonus Law. However, if the applicant desired to utilize some or all of the project's commercial space for a restaurant or a similar higher intensity use, additional parking beyond the calculated minimums may be required. In such a scenario, the applicant could consider use of an additional waiver or reduction (discussed below) under Density Bonus Law to reduce the required amount of commercial parking associated with the project. The project may also qualify for coverage under another recently-adopted state law, AB 2097, which precludes a local agency from requiring a minimum number of parking spaces for qualifying projects located within one-half-mile of certain types of public transit. Accordingly, any additional parking required for a particular type of commercial use could be waived through the application of AB 2097, if the subject property is found to be eligible under this law.

Further, and as noted previously, Density Bonus Law allows for an applicant to request additional waivers or reductions to development standards that would otherwise have the effect of physically precluding the construction of a density bonus-qualifying project. While no such additional waivers or reductions have been requested at this time, such waivers or reductions could theoretically be requested for additional relief from, for example, the City's parking requirements relative to use of "compact" spaces.

Finally, Density Bonus Law provides that it does not supersede or in any way alter or lessen the effect or application of the California Coastal Act (Coastal Act), and that any density bonus, concessions, incentives, waivers or reductions of development standards and parking ratios to which the applicant is entitled under Density Bonus Law must be permitted in a manner that is consistent with both Density Bonus Law and the Coastal Act. Subsequent guidance from the California Coastal Commission has indicated that efforts should be made by local jurisdictions to "*harmonize*" the requirements of Density Bonus Law with the Coastal Act and the City's LCP. In particular, emphasis should be focused on Chapter 3 coastal resource policies of the Coastal Act and the City's related LCP policies.

These coastal resource protection policies prioritize public coastal access; preservation and expansion of visitor-serving commercial opportunities; protection of environmentally sensitive habitats (wetlands, creeks, etc.), cultural resources and agricultural lands; and ensure that new development is appropriately sited and designed to not impair the character of coastal areas, taking into consideration criteria such as scenic and visual qualities, avoidance of sprawl development at the city's edge, encouraging thoughtful transportation planning, and balancing development with commensurate access to recreational areas, among others. Where potential

inconsistencies are identified between aspects of the project's Density Bonus provisions and Coastal Act/City LCP policies, project alternatives and/or mitigation measures should be identified and implemented that can appropriately balance the requirements and intentions of both laws.

Design Review

As previously-described, the contemplated proposal would redevelop the existing commercial property with a new three-story commercial / residential mixed-use development containing approximately 4,200 square feet of commercial space, 24 residential apartment units, and a 53-space ground-level parking garage. Overall, the proposed layout, massing, architecture and materials/finishes remain very similar to what was presented at a conceptual level to the ARB at the May 25th hearing.

Since that time, it appears the applicant team has focused primarily on further refinements and development of the previously conceptual design. Accordingly, additional information and cut sheets/samples are provided of contemplated exterior finishes and materials, including lighting (see sheet A706). Subtle architectural details have been updated throughout, such as railing materials, the use of accent materials, the placement and use of canopies over windows and doors, and similar elements. Perhaps most significantly, the design of the second- and third-level residential decks situated along the sides of the building and the elimination of the roof overhangs above have been reworked to help further animate and break up the massing of the side elevations. Additional perspective renderings have also been provided.

The changes incorporated into the plans respond to past ARB comments to a degree, however staff questions whether the refinements go far enough to address some of the Boardmembers' broader comments about overall architectural character and how it relates to its surroundings, particularly with respect to the adjacent residential neighborhood on Ninth Street. Importantly, staff acknowledges the applicant held an informal meeting with the Ninth Street neighbors to discuss options for Ninth Street right-of-way improvements. These changes have not yet, however, been incorporated into the proposed plans.

The Board's comments on the proposed layout, design, architectural style, detailing, and materials would be appreciated, particularly as they relate to past ARB comments.

General Plan / Coastal Plan Neighborhood Policies

The project site has split General Plan/Coastal Plan designations of Visitor-serving Commercial (VC) and General Commercial (GC), and is located within Subarea 2a, Downtown Core District, as identified in the Community Design Element.

The following is a list of key policies contained in the City's General Plan/Coastal Land Use Plan that pertain to the proposed project, grouped by theme, to help facilitate the review of the project.

Land Use

Objective LU-1: *Establish the basis for orderly, well planned urban development while protecting coastal resources and providing for greater access and recreational opportunities for the public.*

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-3d: *Establish a commercial sector that balances the retail and service needs of citizens and tourists.*

Policy LU-3e: *Direct commercial development toward the center of town and in established commercial nodes. Exceptions include visitor-serving commercial uses in the Bluffs III sub-area, and commercial uses of a character, size and location that are intended solely to serve a specific neighborhood and thereby reduce vehicle trips.*

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-3g: *Provide for a range of business activities that bring vitality, revenue, and employment to Carpinteria and are compatible with its small town character.*

The proposed project calls for a commercial / residential mixed-use development located on the western edge of the City's downtown core in place of an existing equipment rental business. The project represents an opportunity for higher density infill development, including both expanded visitor-serving commercial leasable space and one- and two-bedroom workforce rental housing, including three low-income-restricted affordable units, on an under-utilized site on the Carpinteria Avenue corridor. Downtown mixed-use developments that provide opportunities for both new / expanded commercial development in the downtown *and* desperately needed new workforce housing achieve the intent of the above Land Use Element policies. Such developments concentrate workforce housing near job centers and existing businesses, and in close proximity to essential services (including, but not limited to, transit). Higher density mixed-use developments also help to foster a livelier and more vital downtown district by introducing additional year-round residents to the area to supplement seasonal tourism and support enhanced opportunities for use of alternative transportation.

The redevelopment of the site with a multi-story mixed-use building creates an opportunity to gain additional utility out of a rare large, but under-developed site in the City's Downtown "T" district. While three-story construction has been controversial in the City in the past, the contemplated proposal has attempted to preserve a two-story façade along both the Carpinteria Avenue and Ninth Street frontages, while also providing a meaningful number of new housing units and meeting the project's minimum required parking (as adjusted by Density Bonus Law) in a manner that generally reflects the (desired) character for the downtown Carpinteria Avenue

corridor (i.e., transitioning Carpinteria Avenue into an integrated downtown street similar to Linden Avenue- see Policy CDS2A-c, below).

Visitor-serving Commercial Development

Objective LU-5: *Maintain availability of agriculture, coastal -dependent industry and visitor-serving commercial development including hotels/motels, restaurants and commercial recreation uses.*

Policy LU-5a: *The City shall continue to give priority to agriculture, coastal-dependent industry and visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation over residential, general industrial, or general commercial development.*

Policy LU-5c: *The City shall prohibit the removal or conversion of visitor-serving development unless it will be replaced by development offering comparable visitor-serving opportunities.*

The project site is presently occupied by a long-time tenant operating an equipment rental business with a large outdoor yard devoted to the storage and parking of various equipment, machinery and/or vehicles available for hire. Arguably, the existing use provides an important service to the community, but caters more to residents than visitors despite the property's (partial) visitor-serving commercial designation and prominent location on the City's main east-west arterial.

The proposed mixed-use project includes approximately 4,200 square feet of commercial leasable space, situated along the site's Carpinteria Avenue frontage, and distributed between two floors. The ground floor would be 1,469 square feet in area and oriented directly to the sidewalk on Carpinteria Avenue, including a covered patio space, and is contemplated for a restaurant, café or similar use. The second floor would contain an additional 2,835 square feet of commercial space overlooking Carpinteria Avenue and distributed among four possible tenant spaces. Cumulatively, this new square footage would provide expanded opportunities for new visitor-serving commercial development to be introduced at the west end of the downtown core, and present an opportunity to activate or reinvigorate commercial activity in this part of the downtown. In order to maintain consistency with the intent of these policies, future commercial tenants would need to be visitor-serving in nature.

Mixed-Use Development

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-6a: *The City may consider and permit mixed use (i.e., residential/commercial or residential/industrial) on parcels designated on Figure LU-1 for commercial or industrial use. Such mixed use may be considered if the City has found that either the allowance would encourage rehabilitation of important existing housing stock, or the residential use of the subject*

parcel(s) would result in the production of affordable housing in the community, and that mixed use on the site would assist the City in maintaining an appropriate balance between jobs and housing. Mixed-use development shall not be permitted on parcels designated for commercial or industrial use unless it is found by the City to be compatible with existing and anticipated uses in the area surrounding the site.

Implementation Policy 2: *When residential development is proposed on parcels designated for commercial or industrial use, the residential density shall not exceed the highest residential density permitted in the city's land use categories; i.e., 20 units/acre including any bonus density allowances. The City shall determine the appropriate residential density for a commercial/industrial-designated parcel proposed for residential use on all or a portion of the parcel and shall consider, but not be limited to, the following factors:*

a. *Availability and cost of providing local services and infrastructure; e.g., sewer, water, and schools, and transportation and parking availability.*
b. *Unique site characteristics such as size, shape, topography, and easements*
c. *The existence on site or adjacent to the site of Environmentally Sensitive Habitat area.*
d. *The need for protection or enhancement of other coastal resources; e.g., viewsheds, coastal access, recreation, visitor-serving commercial and other coastal dependent or coastal related uses.*

When mixed-use development is proposed in a common building, determination of the allowable density shall include, in addition to the criteria above, consideration of the intensity of the commercial/industrial use including characteristics such as parking demand, vehicle trip generation, noise and vibration, that could affect compatibility of the residential use with the commercial/industrial component.

In all cases, commercial or industrial use shall be the primary use of a site designated for mixed-use development. A commercial or industrial use of a developed site shall be found by the City to be the primary use if it is greater in area than the residential component and/or is situated and designed such that it both appears and functions as the primary use of the parcel from its primary street frontage.

Policy LU-6c: *Parcels designated coastal-dependent industrial or visitor-serving commercial shall not be considered for mixed use or residential use, with the exception that second-story mixed use or residential use shall be allowed on visitor-serving commercial parcels in the Downtown Core District.*

Policy CDS2A-a: *Encourage and carefully regulate the development of two- and three-story mixed-use building along Linden and Carpinteria Avenues, to define a vital, lively, and valuable center for the city while prioritizing visitor-serving commercial uses.*

Policy CDS2A-b: *Ensure that intensified land uses within the subarea support a lively place to visit, live, work and shop, and that the scale and character of the District remain consistent with the city's "small beach town" image.*

The proposed project calls for a mixed-use development containing 4,200 square feet of commercial space and 24 rental apartment units (2 one-bedroom units and 22 two-bedroom units). Assuming the maximum allowed residential density of the General Plan / Coastal Land Use Plan pursuant to Density Bonus Law, the project achieves an overall maximum base density of 18 units per acre. The proposal seeks to utilize Density Bonus Law to increase the allowable density onsite to approximately 28 units per acre, which in the case of the subject property would accommodate 24 units, in exchange for setting aside 17% of the base units (i.e., three units) as low-income-restricted affordable units.

Broadly speaking, a "high density" mixed-use development such as the proposed project is appropriately located in the City's downtown commercial core where residents of the project would be centrally located near employment, businesses and services, and can in turn help to expand activity and vitality in the downtown district through an increase in year-round residents and reduce reliance on automobiles for short trips and errands. A mix of relatively small one- and two-bedroom rental housing units is generally appropriate for the type of "workforce" housing desired in the downtown, and in exchange for the granting of a density bonus, would include three low-income-restricted affordable units. Staff believes the downtown core is particularly appropriate for studio and one-bedroom rental apartments, as such units can best meet the City's affordable workforce housing needs. While the contemplated project includes 2 one-bedroom apartment units, staff would encourage the applicant to consider a greater mix of smaller one-bedroom units integrated into the development.

Consistent with the above provisions for mixed-use development in visitor-serving commercial areas, the commercial square footage has been located and configured along the Carpinteria Avenue frontage to appear and function as the "primary" use of the property. The residential component of the mixed-use project would be located behind and/or above the commercial areas, such that it would read as being secondary as viewed from Carpinteria Avenue. Viewed from Ninth Street, at the rear of the property, the site would have a more residential character and has been scaled down to two-stories in height since the original conceptual proposal, in an effort to better relate to the residential setting of the adjacent parcels along Ninth Street.

Two- and especially three-story development in the downtown is sensitive for the community, and redevelopment of this site is expected to be no different. While there are other two- and even partial three-story developments in the general vicinity (such as the "Lavender Court" mixed-use development on Carpinteria Avenue), the introduction of a new multi-story mixed-use development on this site will unavoidably be prominently visible given the relatively low intensity of the site's existing use and its adjacency to the (open) Franklin Creek channel and surrounding smaller scale residential and commercial developments. The applicant has made a concerted effort to respond to previous concerns raised by decision-makers to preserve a two-story façade along the Carpinteria Avenue and Ninth Street frontages and to further reduce the visual prominence of the third-story element by setting it farther back into the lot's interior and articulating the development's exposed western (creek-facing) elevation.

Downtown Core and "Small Beach Town" Character

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.*

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.*

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

Policy CD-7d: *Courtyard housing types, with multiple small units fronting onto a common courtyard or garden, are encouraged as an alternative to apartment "blocks" or more massive buildings within mixed-use districts.*

The proposal calls for a three-story mixed-use building with a total square footage of approximately 57,000 square feet and a maximum building height of 36 feet. The building includes a two-story commercial component situated along Carpinteria Avenue and behind it, a two-story apartment complex placed around and atop a ground level parking garage, resulting in a partial three-story building. Through the application of incentives, concessions, and automatic reductions granted through the use of Density Bonus Law, the contemplated project would exceed the City's maximum allowed height limitations by six feet, exceed the PRD-zone district's lot coverage maximums for a portion of the project site, and provide less than the required minimum amount of parking. Additional minor exceptions from parking design standards have also been identified and previously discussed.

During the original joint CC-PC-ARB conceptual review special meeting, many of the City decision-makers commented on the need to balance the desire for new commercial and workforce rental housing in the City's downtown with efforts to preserve the "small beach town" character of the area. Accordingly, a lot of the conceptual-level feedback received was focused on efforts to reduce the perceived intensity and mass / scale of the contemplated mixed-use development. Suggestions were made to look at ways to further reduce the visibility and prominence of the third level, particularly along the two street frontages, and to break up massing and scale through increased building articulation on exposed elevations.

The revised (and now further refined) formal project submittal has responded to this feedback to a degree. On the one hand, the overall building height has not been reduced any further compared to the original concept proposal, however the current proposal is more successful at locating the 36-foot high third-story mass in the center of the development where it is less prominently visible. The Ninth Street frontage was previously significantly re-worked to provide a two-story façade, which is an important step towards better fitting the smaller residential scale of Ninth Street and the street-facing units have been reworked to have ground-level entries from street-facing front porches. Importantly, during the most recent review of the project, the ARB still felt the Ninth Street façade in particular could be further animated and softened to lend a

more residential character to the building. No additional revisions have yet been made in response to these comments.

The "interior" residential units on the second- and third-levels are still served by centralized courtyards and circulation areas, however the units themselves have each been provided with a private deck space oriented to the perimeter of the site. In response to the most recent ARB comments, these decks were further studied and adjusted to help break up massing on the exposed portions of the side elevations. The overall mix of unit types has transitioned toward primarily providing two-bedroom units, which slightly increased the overall square footage of the development compared to the original concept proposal and modestly reduced the amount of commercial square footage provided in the development. Arguably, a higher share of smaller one-bedroom or studio units could potentially net additional units within the same approximately square footage and mass; or alternatively, could be used to further reduce overall size, bulk and scale of the building.

The revised design utilizes different massing strategies to better articulate the building and help to break up massing into smaller constituent elements that better fit the scale of the typically smaller buildings in the area. As previously-noted, the proposal also more successfully concentrates the third-story portion of the development in the center lot, considerably reducing its prominence as compared to the original conceptual proposal. Architectural treatments continue to be updated and refined, generally trending toward a cleaner, simpler contemporary aesthetic.

The Board should comment on the revised proposal, and the efforts to address previous concept review comments. In particular, the Board should comment on the revised massing, articulation and architectural treatments.

Objective CDS2A-2: *Preserve and enhance the downtown's historic status as the center of commercial activity of the city by encouraging a range of uses that serve both residents and visitors.*

Policy CDS2A-a: *Encourage and carefully regulate the development of two- and three-story mixed-use building along Linden and Carpinteria Avenues, to define a vital, lively, and valuable center for the city while prioritizing visitor-serving commercial uses.*

Policy CDS2A-b: *Ensure that intensified land uses within the subarea support a lively place to visit, live, work and shop, and that the scale and character of the District remain consistent with the city's "small beach town" image.*

Policy CDS2A-c: *Encourage the gradual but systematic transformation of Carpinteria Avenue from a highway commercial strip to an integrated downtown street similar in character to Linden Avenue.*

Objective CD-7: *Enhance and maintain the Linden Avenue downtown core, the Carpinteria Avenue commercial core, the Eugenia Professional office area, the Casitas Village, Shepard's place Shopping Center, and the Cindy Lane-Mark Avenue industrial park districts.*

Policy CD-7a: *Retail and commercial uses should generally have large transparent "storefront" windows for display of merchandise to pedestrians. Blank sections of walls on street frontages are strongly discouraged.*

The above objective and policies encourage the gradual but careful transformation of Carpinteria Avenue into an integrated downtown street similar in character to Linden Avenue. These policies also call for enhancing commercial opportunities in the downtown to the benefit of both residents and visitors. The proposed mixed-use development could be found to be consistent with the intent of these objectives and policies. The project has been designed to include a mix of uses that are desired in the downtown (e.g., additional visitor-serving commercial space and workforce housing) with a frontage design that feels appropriate to a downtown pedestrian-oriented setting (with wide sidewalks, large open storefronts, outdoor patio areas, and onsite parking mostly located away from the primary street façade). A two-story façade has been provided along the Carpinteria Avenue street frontage in an effort to preserve the (mostly) one- and two-story character of the downtown. Onsite parking to meet the commercial spaces' required minimum base parking is included within the ground-level parking garage. Provided the overall scale, mass, height and aesthetics of the building can be supported by city decision-makers, staff believes the general project concept could be found consistent with these objectives and policies.

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.*

Policy CD-10c: *Commercial and mixed-use frontages should generally have wide sidewalks adequate to encourage customers and residents to walk, shop and linger in the public right-of-way. Commercial buildings should have large windows and entries on the street at the ground level. Residential ground floor uses should be set up or back from the street enough to afford privacy within the dwelling.*

The front building setback along Carpinteria Avenue for the commercial portion of the project would generally line up with other commercial buildings on the street, built up to the sidewalk or allowing for a wider sidewalk to be installed. The residential portion of the building and covered parking garage below would be set back into the lot helping to both reinforce the "primary" commercial use of the site and to help soften the visibility and scale of the three-story building mass. The commercial component has been designed to open onto Carpinteria Avenue and features large storefronts facing the street or overlooking the sidewalk, and a ground floor-level covered patio fronting on the sidewalk. These features appear to be consistent with the desired frontage treatments.

Along the Ninth Street frontage, the building's mass, scale and height were restudied in response to the original joint-conceptual review comments. The massing of the Ninth street frontage was been brought down to two-stories in height and features five units oriented to the street with ground-floor entries and second floor decks. The entry to the parking garage is given a different architectural treatment to help break up massing and provide it with a different identity from the attached residential units. The proposed design appears to better address past conceptual comments, although the Board's most recent input still requested more be done to animate and create more identity between units in an effort to better reflect the smaller residential scale of Ninth Street.

Objective CDS2A-1: *Preserve and strengthen the visual and physical connections between the downtown and the beach, mountains, and other neighborhoods.*

Policy CDS2A-d: *Enhance the pedestrian character of the District's streets, plazas, paseos, parks and lanes.*

Policy C-7b: *Develop safe and direct pedestrian accessibility between residential areas, schools, parks, and shopping areas in both new and existing urban areas.*

CDS2A Implementation Policy 26: *The provision of small spaces with benches, fountains, public art and other special elements that encourage people to gather and linger in public should be encouraged, particularly where they support businesses, such as sidewalk cafes.*

CDS2A Implementation Policy 27: *Gardens or plazas should be located adjacent to viable commercial uses or designed for a specific active uses, such as a children's play area.*

The contemplated mixed-use project has been designed with a significant amount of open space despite the overall size of the development. The required 50-foot setback from the Franklin Creek channel would, by itself, constitute approximately 14% of the site, and provide an area for passive recreational use within an enhanced riparian buffer zone. Areas for decorative planters and landscaping have been provided around the remaining perimeter of the site and in centralized areas of the residential courtyards and decks on the second and third levels.

The commercial element of the project, located along the Carpinteria Avenue frontage, is shown with wide sidewalks/walkways around the building and a ground floor covered patio area fronting the street. These type of spaces could be used to accommodate outdoor café seating or similar amenities which would be in keeping with the above policies. The residential portion of the project would make use of centralized courtyards and a portion of the building rooftop to provide outdoor common area amenities for residents of the development. Small private decks are also proposed for each of the residential units, oriented out toward the perimeter of the site.

Circulation

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.*

Objective C-4: *Improve the Carpinteria Avenue corridor to ensure adequate traffic flow, safe bicycle use and improved aesthetic qualities.*

Policy C-4a: *Regulations should be established which minimize traffic movement friction on Carpinteria Avenue. Such standards should include but not be limited to:*

- *Elimination of problematic existing and proposed left hand turn movements;*
- *Eliminating where appropriate existing curb cuts; and*
- *Creating standards for when new driveways are allowed, spacing, and alignment. [5-year]*

Implementation Policy 1: *Projects contributing PHT's (peak hour trips) to intersections that operate at an estimated future level of service that is better than LOS C shall be found consistent with this implementation measure unless the project results in a change in V/C (volume/capacity) ratio greater than 0.20 for an intersection operating at LOS A or 0.15 for an intersection operating at LOS B. See Table C-1 for the applicable relationship of LOS to V/C ratio for this and the following measures.*

For intersections operating at an estimated future level of service that is less than or equal to LOS C, a project must meet the following criteria in order to be found consistent with this measure:

a. *For intersections operating at an estimated future LOS C, no project shall result in a change of V/C ratio of greater than 0.10.*
b. *For intersections operating at an estimated future LOS D, no project shall contribute 15 or more PHT's.*
c. *For intersections operating at an estimate future LOS E, no project shall contribute 10 or more PHT's.*
d. *For intersection operating at an estimated future LOS F, no project shall contribute 5 or more PHT's.*

Carpinteria Avenue generally operates at a low V/C ratio and street intersections in the project area operate at high levels of service. The proposed project is not anticipated to exceed locally adopted thresholds related to traffic impacts, although a traffic study has been requested of the applicant to verify this. The traffic study will also evaluate line of sight and similar safety considerations for the ingress and egress movements from the proposed project's driveways. The project may be conditioned to require additional street or intersection improvements, or operational restrictions (e.g. "no left turn"), depending upon the findings of the site specific traffic study.

As part of the project, a portion of the Carpinteria Avenue sidewalk would be replaced and enhanced to bring it into compliance with current design and accessibility standards. There may also be opportunities to effectively widen the sidewalk by tying the new commercial area patio space directly into the public sidewalk.

Objective C-7: *Build demand for alternative transportation use by increasing ease, effectiveness, and social acceptability, and through foresighted planning.*

Policy C-7b: *Develop safe and direct pedestrian accessibility between residential areas, schools, parks, and shopping areas in both new and existing urban areas.*

Policy C-7c: *Provide safe mobility for the physically handicapped through the design of street improvements and public facilities.*

Policy C-7e: *Provide continuous sidewalks, where appropriate, for safe pedestrian circulation and consider creative alternatives for such issues.*

As part of any redevelopment project, the developer will be required to complete frontage improvements on all affected street frontages. At minimum, this will include updating the Carpinteria Avenue sidewalk frontage and driveway apron to meet current design standards, and providing new infill sidewalk along the project's Ninth Street frontage. The developer is in discussion with the Public Works Department concerning the potential for completing additional offsite street improvements in lieu of payment of certain Development Impact Fees that would otherwise be put towards (future) street improvements.

The proposed project also calls for provision of a new passive walking trail through the required creek buffer that would connect Ninth Street and Carpinteria Avenue, thereby enhancing pedestrian and cyclist connectivity between residential neighborhoods and the Carpinteria Avenue commercial area and transit stops. Existing bicycle lanes along Carpinteria Avenue would be maintained and/or upgraded, as applicable, as part of the project.

Public Parking and Infrastructure

Policy LU-3h: *Develop land uses that encourage the thoughtful layout of transportation networks, minimize the impacts of vehicles in the community, and encourage alternative means of transportation.*

Policy LU-3i: *Ensure the provision of adequate services and resources, including parking, public transit and recreational facilities, to serve proposed development.*

CDS2A Implementation Policy 29: *On-street parking and public parking requirements for coastal access shall be considered in deciding the required amount of off-street parking. Parking lots are discouraged on street frontages and are strongly discouraged on corner lots.*

Policy C-3l: *Provide sufficient parking and loading space in commercial and industrial areas to minimize interference with efficient traffic circulation.*

Per the City's Zoning Code, the proposed mix of uses would require a minimum of 76 parking spaces, not accounting for any additional parking that may be required for certain higher intensity commercial uses (e.g., restaurants). However, as part of the applicant's utilization of Density Bonus Law, the project may make use of reduced residential parking requirements, which in this case have allowed the provided parking to be reduced to 53 spaces. These 53 spaces would serve both the onsite commercial and residential uses, including visitor spaces. As

discussed previously, these 53 spaces would meet the project's minimum required parking as adjusted by Density Bonus Law. In the event the project requires additional parking (due to restaurant seating, for example), the applicant could request to utilize an additional waiver or reduction granted by Density Bonus Law to reduce the amount of required onsite commercial parking or may seek coverage under the parking relief granted by AB 2097 (if applicable).

The onsite parking would be accessed from either the primary driveway on Carpinteria Avenue or a secondary driveway on Ninth Street. The project also calls for updated public on-street parking spaces on Ninth Street, where on-street parking demands have been historically high. While this proposed layout would formalize and improve pedestrian accessibility along Ninth Street, it would likely result in a net loss of "on-street" parking capacity compared to the informal use of the project's Ninth Street frontage for parking currently. The improvement plans for Ninth Street remain in discussion between the developer, Ninth Street residents and the Public Works Department, and the final proposed layout, extent of the improvements, number of on-street parking spaces provided and related features is subject to change.

The project shows both secure onsite bicycle parking within the parking podium for residents, as well as additional bicycle parking along the Carpinteria Avenue frontage to serve the commercial spaces. The site's location within the Downtown "T" on Carpinteria Avenue would also allow the project to utilize existing transit and alternative transportation infrastructure. Carpinteria Avenue is improved with class II bicycle lanes and continuous sidewalks leading into the downtown, and MTD's line 20 bus service runs along Carpinteria Avenue with stops in close proximity to the project site. The City's train station platform is located approximately one-half-mile away.

Objective PF-5: *To provide a high quality and broad range of public services, facilities and utilities to meet the needs of all present and future residents of the Carpinteria Planning Area.*

Policy PF-5b: *The City will require proposed new developments to pay a fair share of the cost of needed public facilities and services. Further, in areas of the city designated for non-residential use but where residential use may be permitted, the City shall monitor total residential development and report annually to the School, Fire, Water and Sanitary districts to permit proper facilities planning by these special districts.*

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

A copy of the project application materials were routed to City Departments and Special Districts that would serve the proposed project. As the project continues through the review process, all affected agencies will identify their respective needs and requirements to be able to adequately serve the project and will have the opportunity to impose appropriate conditions of approval on the project.

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.

Based on the proposed plans, which call for removing all existing buildings and hardscape areas, and redeveloping the entire site, the project has been identified as a "Tier 4" project (projects with 22,500 square feet or more of impervious surfaces). Such projects must implement the following stormwater design measures:

- Implement Low Impact Development (LID) Measures:
  - Limit disturbance of natural drainage features;
  - Limit clearing, grading and soil compaction;
  - Minimize impervious surfaces;
  - Minimize runoff by dispersing runoff to landscape or using permeable pavements.
- Treat runoff with an approved and appropriately sized LID treatment system prior to discharge from the site;
- Prevent offsite discharge from events up to the 95th percentile rainfall event using Stormwater Control Measures.
- Control peak flows to not exceed pre-project flows for the 2-year through 10-year storm events.

The submitted project application includes a preliminary stormwater control plan and civil plan that generally shows how the project intends to meet these requirements, primarily through the use of several new onsite stormwater bioretention areas that would be used to capture, treat and retain stormwater runoff from the project site. The bioretention areas are proposed to be located within the required 50-foot creek setback area and incorporated into the restoration planting plan for the buffer area. As the project continues to progress through the review process, the preliminary plan will continue to be developed and undergo a more thorough review by the Public Works Department for compliance with all applicable requirements.

Public View Corridors

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).*

Objective OSC-13: *Preserve Carpinteria's visual resources.*

Policy OSC-13a: *Preserve broad, unobstructed views from the nearest public street to the ocean, including but not limited to Linden Avenue, Bailard Avenue, Carpinteria Avenue, and U.S. Highway 101. In addition, design and site new development on or adjacent to bluffs, beaches, streams, or the Salt Marsh to prevent adverse impacts on these visual resources. New development shall be subject to all of the following measures:*

a. Height and siting restrictions to avoid obstruction of existing views of visual resources from the nearest public areas.

b. *In addition to the bluff setback required for safety, additional bluff setbacks may be required for oceanfront structures to minimize or avoid impacts on public views from the beach. Blufftop structures shall be set back from the bluff edge sufficiently far to ensure that the structure does not infringe on views from the beach except in areas where existing structures already impact public views from the beach. In such cases, the new structure shall not be greater in height than adjacent structures and shall not encroach seaward beyond a plane created by extending a straight line ("stringline") between the nearest building corners of the existing buildings on either side of the proposed development. Patios, balconies, porches and similar appurtenances, shall not encroach beyond a plane created by extending a straight line between the nearest corners closest to the beach from the existing balconies, porches or similar appurtenances on either side of the proposed development. If the stringline is grossly inconsistent with the established line of seaward encroachment, the Planning Commission or City Council may act to establish an encroachment limit that is consistent with the dominant encroachment line while still limiting seaward encroachment as much as possible.*
c. *Special landscaping requirements to mitigate visual impacts.*

Objective CDS2A-1: *Preserve and strengthen the visual and physical connections between the downtown and the beach, mountains, and other neighborhoods.*

The project site is situated with its primary frontage along Carpinteria Avenue and a secondary frontage on Ninth Street. Public ocean views are not available from this location and thus would not be impacted by redevelopment of the site. Public mountain views are available along Carpinteria Avenue, but are of marginal quality and constrained to mainly looking down the street corridor or as glimpses over and between existing developments. The project's location on the south side of Carpinteria Avenue is not expected to further interfere with these (limited) views.

Public views from Ninth Street towards the mountains are similarly compromised by existing landscaping and development. Construction of a new two- and three-story mixed-use building would further constrain these view corridors, although the adjacent Franklin Creek channel and the project's required 50-foot setback from said channel would provide an opportunity to preserve a mountain view corridor from near the terminus of Ninth Street and from the Ninth Street pedestrian bridge. Additionally, there are opportunities to create new view corridors from new trails proposed to be constructed within the creek channel right-of-way and/or creek setback area.

Story poles have been erected for the proposed building and help to demonstrate anticipated impact to nearby public views. Please refer to Attachment C of this report for photographs of the story poles from surrounding public vantages.

Creek Setback

Objective OSC-6: *Preserve the natural environmental qualities of creekways and protect riparian habitat.*

Policy OSC-6a: *Support the preservation of creeks and their corridors as open space, and maintain and restore riparian habitat to protect the community's water quality, wildlife diversity, aesthetic values, and recreation opportunities.*

OSC-6-Implementation Policy 25: *A setback of 50 feet from top of the upper bank of creeks or existing edge of riparian vegetation (dripline), whichever is further, shall be established and maintained for all development. This setback may be increased to account for site-specific conditions. The following factors shall be used to determine the extent of an increase in setback requirements:*

a. Soil type and stability of the stream corridor
b. How surface water filters into the ground
c. Types and amount of riparian vegetation and how such vegetation contributes to soil stability and habitat value
d. Slopes of the land on either side of the stream
e. Location of the 100 year floodplain boundary, and
f. Consistency with other applicable adopted plans, conditions, regulations and/or policies concerning protection of resources.

Where existing buildings and improvements, conforming as to use but nonconforming as to the minimum creek setback established herein, are damaged or destroyed by fire, flood, earthquake or other natural disaster, such buildings and improvements may be reconstructed to the same or lesser size and in the same general footprint location, provided that reconstruction shall be inaugurated by the submittal of a complete construction application within 24 months of the time of damage and be diligently carried to completion.

OSC-6-Implementation Policy 26: *Prior to issuance of a development permit, all projects shall conform with the applicable habitat protection policies including but not limited to the General Plan/Local Coastal Plan, Open Space Bluffs Master Program, Creek Preservation Ordinance, and the Zoning Ordinance.*

Consistent with the above policies and the City's Creeks Preservation Program, the proposed plans show the required 50-foot setback from the adjacent Franklin Creek channel. This creek setback area would be required to be protected in perpetuity as part of the project and restored as riparian and/or upland habitat. Limited opportunities for passive recreational use within the creek setback, such as the contemplated walking path, are permissible. Incorporation of "soft" stormwater infrastructure, such as vegetated bioswales, would also be appropriate.

Earthwork and Landform Modification

Policy OSC-13g: *Require new development to protect scenic resources by utilizing natural landforms and native vegetation for screening structures, access roads, building foundations, and cut and fill slopes in project design which otherwise complies with visual resources protection policies.*

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

Policy OSC-13i: *Design all new development to fit the site topography, soils, geology, hydrology, and other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Preserve all natural landforms, natural drainage systems, and native vegetation. Require all areas on the site not suited to development, as evidenced by competent soils, geology and hydrology investigation and reports remain as open space.*

The existing project site appears generally flat to the eye, although there is a gentle slope across the property from the northeast corner of the site to the southwest corner of the site; an approximately two-foot grade difference. The proposed project intends to utilize the existing topography to address project drainage, although some grading is required to establish level building pads, comply with finished floor elevation requirements for flood zone purposes, and to address accessibility requirements throughout the project. Cumulatively, the project estimates 200 cubic yards ("cy") of cut and 550 cy of fill, and a net import of 350 cy of material. The project has been designed to conform to existing finished grades at the property lines. Importantly, along the Franklin Creek side of the property, this would help to protect the critical root zones of several large, mature trees (including two Sycamores) located just offsite within the adjacent flood control right-of-way. Overall, the proposed grading plan appears consistent with the intent of the above-referenced policies.

Public Safety

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.*

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.*

According to Figures S-2 and S-3 of the City's General Plan/Coastal Land Use Plan, the project site is located in an area that is potentially vulnerable to a high risk of liquefaction and expansive soils. A project-specific geotechnical report has been provided as part of the application materials. The report describes the existing soil and geologic conditions of the site, and concluded that while the site is vulnerable to liquefaction, the soil conditions have a very low potential for expansion. The report provides recommendations for the preparation of the site and foundation design/construction to address potential geologic hazards. Any future project approval would be conditioned upon compliance with the findings and recommendations from the site-specific geotechnical report.

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 currently located in a flood hazard area (zone AE) according to the current FEMA FIRM for the area. Accordingly, the project is required to comply with the City's floodplain management regulations in order to reduce flood risk hazards. The project site was not identified as being vulnerable to possible future sea level rise in the City's draft Sea Level Rise Vulnerability document.

Objective S-5: *Minimize the potential risks and reduce the loss of life, property and economic and social dislocation resulting from urban and wildland fires.*

Policy S-5a: *All new structures must adhere to the Carpinteria-Summerland Fire Protection District Ordinance and the Santa Barbara County Fire Department Ordinances, where applicable.*

The project site is not located within an identified high fire hazard area. Nevertheless, as part of the formal development permit application, the project has been reviewed by the Fire District to ensure it complies with applicable Fire District Ordinance requirements, including but not limited to fire prevention, emergency access, and sprinkler/alarm systems. As part of the required fire prevention strategy, the project would be required to install two new fire hydrants (one on Carpinteria Avenue and one on Ninth Street) and install a fire department-approved turn-around on Ninth Street.

Noise

Objective N-3: *The City will minimize the adverse effects of traffic generated noise from City streets on residential and other sensitive land uses.*

N-3-Implementation Policy 1: *The City will use the land use/noise compatibility matrix shown on Figure N-3 to determine the appropriateness of land uses relative to roadway noise.*

N-3-Implementation Policy 2: *An acoustical study showing the ability to meet state noise insulation standards will be required for any development proposed in an area where noise exceeds the "normally acceptable" level shown on Figure N-3.*

According to Figures N-1 and N-2 (Existing and Future Noise Contours) of the City's General Plan/Coastal Land Use Plan, the project site is located in an area with expected noise levels in the 60- 65 dBA range. The City's Land Use Compatibility Matrix (Figure N-3 in the General Plan/Coastal Land Use Plan) identifies commercial uses as "normally acceptable" within this noise range and multifamily residential uses as being "conditionally acceptable" within this range. Accordingly, an acoustical analysis has been requested and will identify any design and construction techniques necessary to ensure interior and exterior residential noise thresholds are not exceeded.

Objective N-5: *The City will minimize the effects of nuisance noise effects on sensitive land uses.*

Policy N-5a: *The City will address nuisance noise on a case-by-case basis and develop appropriate mitigation measures such as scheduling of events or activities during hours when effects would be minimal.*

The project site is bordered by commercial uses to the east on Carpinteria Avenue and by the Franklin Creek channel to the west. To the south (rear) and southeast, behind the project site, are located a mix of residential uses. The greater surrounding area also contains residential units that are located within one block of the project site. The project site itself would also include new residential units in immediate proximity to the onsite commercial uses. In general, the downtown core is an appropriate and desired location for commercial uses, including those integrated into a mixed-use development. The provision of outdoor useable areas for both commercial tenants and residents of the development are encouraged and appropriate for the downtown setting.

Nevertheless, these types of anticipated uses and amenities, can create the potential for nuisance noise impacts that could negatively affect some of the surrounding existing and proposed residential land uses. For example, outdoor patios or upper floor decks, in particular, could create land use compatibility concerns during the evening hours. These types of operational nuisance noise impacts can likely be addressed through a combination of physical measures (e.g., use of buffering measures and construction techniques) and limitations on uses (e.g., restricted use hours, limitations on outdoor events, etc.). If necessary, an acoustical study can be used to help identify needed noise mitigation measures to avoid nuisance noise impacts.

Temporary construction noise resulting from any future project approvals can be addressed through the City's standard construction mitigation measures, including but not limited to, restricting construction hours, requiring the use of noise attenuation and muffler devices on equipment, and if necessary, physical attenuation methods such as use of sound blankets for nearby sensitive receptors. Again, a project-specific acoustical analysis can aid in estimating anticipated construction noise impacts on neighboring uses and mitigating those impacts, if needed.

Housing Element

On April 10, 2023, the City Council adopted the City's 2023-2031 Housing Element. The updated Housing Element has not yet been certified by the State Department of Housing and Community Development ("HCD") and is presently being revised to address comments provided by HCD. The Housing Element includes a number of housing goals, policies and programs intended to identify the City's housing needs and a variety of strategies and programs to address those needs. The following Housing Element program categories, goals and policies are relevant to the proposed project.

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 sufficient sites in the General Plan/Coastal 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/Coastal 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.*

Program Category #2. *Assist in the Development of Adequate Housing to Meet the Needs of Extremely-Low-, Very-Low-, Low-, and Moderate-Income Households.*

Goals:

- *Attain a housing supply that meets a variety of housing needs.*
- *Attain a housing supply that meets the needs of extremely-low-, very-low-, low- and moderate-income households.*

Policies:

- **Infill Development:** *Promote infill housing development through land use policies and by deferring or reducing development impact fees where the City wants to encourage infill development.*
- **Downtown Mixed Use:** *Encourage studio and one bedroom units above commercial uses in the downtown district to reduce parking needs and facilitate affordability.*

Consistent with many of the above-listed Housing Element programs, goals and policies, the proposed project calls for constructing a mixed-use development in the City's downtown core that would include a mix of one- and (mostly) two-bedroom workforce rental housing units. Further, the developer proposes to utilize Density Bonus Law provisions to: 1.) set aside three of the units for long-term (i.e., 55 years) affordability for low-income households; and 2.) allow for the provision of additional dwelling units through a higher residential density than the City's zoning regulations would otherwise allow for (equivalent to ~28 dwelling units/acre). Accordingly, this project represents an opportunity to achieve a high density infill project in the City's downtown that would provide additional important workforce housing.

The project site has been identified as an opportunity site in the City's Housing Element for infill residential development. With the use of state Density Bonus Law, the contemplated project would be above the minimum desired density identified in the Housing Element. The majority of the units would be available as market rate rental housing units, although three of the units would be set aside for low-income-restricted households. With respect to unit size, Program Category #2, above, specifically encourages the provision of smaller studio and one-bedroom apartments in the downtown as a strategy to provide more affordable housing opportunities. The proposed project, however, calls for only providing 2 one-bedroom apartments, with the remaining 22 units programmed for two-bedroom units. Staff encourages the applicant to consider a greater

percentage of small one-bedroom or studio units as part of the mix of housing types offered as part of the project.

SUMMARY OF ISSUES

- Revisions in light of previous conceptual review comments;
- Carpinteria Avenue frontage design;
- Ninth Street frontage design;
- Building architecture, design, and character;
- Size, bulk, massing and scale;
- Exterior colors and materials, including lighting;
- Pedestrian character;
- Public view corridors;
- Neighborhood compatibility;
- Landscaping and open space areas;
- Parking and alternative transportation;
- Streetscape improvements;
- Mix of housing types and unit sizes; and
- Application of Density Bonus Law

RECOMMENDATION

The Board should receive public comment and provide comments on the identified issue areas. If the Board finds the project consistent with the applicable design criteria, the Board should recommend preliminary approval with comments, to the Planning Commission.

ATTACHMENTS

Attachment A- Preliminary Plans
Attachment B- Project Description Narrative
Attachment C- Story Pole Photographs
Attachment D- December 19, 2022 Joint CC-PC-ARB Meeting Minutes
Attachment E- December 19, 2022 Joint CC-PC-ARB Conceptual Plans
Attachment F- May 25, 2023 ARB Meeting Minutes
Attachment G- May 25, 2023 ARB Conceptual Plans

Attachment A

Proposed Preliminary Plans

4745 Carpinteria Avenue Mixed Use Development

August 31, 2023
Architectural Review Board Meeting
Project 23-2221-DP/CDP

4745 CARPINTERIA AVE

PROPOSED MIXED USE DEVELOPMENT

GENERAL NOTES

A GENERAL NOTES

1. Architect makes no warranty, either express or implied, as to his drawings, recommendations, specifications, or professional advice or services except that they were promulgated or rendered in accordance with generally accepted architectural practices and under the direction of professional registered architects. As instruments of service, the architect's drawings and specifications are not 100% complete of themselves, and architect's continued services and construction administration observation are required for complete interpretation and application to a specific project. Owner and contractor hereby acknowledge use of the drawings and/or specifications without architect's involvement in construction administration/observation, and prior approval of all changes and/or modifications shall thereby relieve architect of all liability associated with changes or modifications to the project made during the construction process. Owner and contractor hereby further warrants that architect shall not be held responsible for the subsequent use of the drawings and/or specifications or advice of others during construction work which was not performed under architect's scope of administrative services.
2. Interpretation of drawings and documents: each contractor shall check and verify all dimensions and conditions at the project site before executing any work and shall notify the owner and the architect of any discrepancies before proceeding. The contractor shall be notified of any unusual or unforeseen conditions or situations which may affect the structural viability or safety of the project.
3. Adherence to plans: strict adherence to the construction documents must be maintained. No changes shall be made in the project which deviate from the plans and specifications without the written consent of the owner. No structural changes shall be made and will not be written consent of the architect.
4. Working drawings: figured dimensions and detailed drawings shall be followed in preference to scale measurements. In case of any doubt on the part of the contractor as to the exact meaning of the drawings and these specifications, he shall apply to the architect for an interpretation before proceeding with the work.
5. Shop drawings: contractor shall submit copies of all shop drawings for review by architect prior to contractor's approval for construction.
6. The contractor shall prevent all shoring and bracing required to protect personnel and adjacent property and to insure safety of the project work.
7. Wherever in these drawings any material or process is mentioned, it is for the purpose of facilitating description of the material or process desired. The contractor may offer any material or process which shall be deemed equivalent by the engineer and the architect to that material or process indicated or specified.
8. Unless otherwise specified, all materials shall be new and both workmanship and materials shall be the best of their respective kind. The contractor shall, if required, furnish satisfactory evidence as the kind and quality of materials.
9. It shall be the duty of the general contractor to see that all sub-contractors are fully informed in regard to the general conditions and preliminary specifications.

B PERMITS AND REGULATIONS

1. Each contractor shall pay for and obtain all permits required by local authorities before proceeding with the respective installation and shall arrange and pay for any inspections and clearances required by those authorities.
2. All workmanship and materials shall conform to the current edition of the codes, and laws, ordinances and regulations of all governmental bodies with jurisdiction over the project.
3. If the drawings and specifications are at variance with any federal, state and local or municipal law, ordinance, rules or codes/committee regulations, the contractor shall notify the architect in writing before proceeding with that work. If any of the contractor's work shall be done contrary thereto without such notice he shall bear all cost arising therefrom.

C PROTECTION OF WORK & PROPERTY

1. The contractor shall be responsible for all violations of city ordinances and state laws involved in the performance of his work. He shall provide, during the progress of his work, every and all safeguards and protection against accidents, injury and damage to persons and property including adjoining property. The contractor shall be responsible for his work and every part thereof, and for all materials, tools, appliances and property of every description used in connection therewith.
2. The contractor assumes all risks, hazards and conditions in connection with the performance of the contract, and even if the performance of the contract involves a greater expenditure of money than the contractor expected at the time of bidding, no allowance will be made on account thereof, and the contractor shall continue with and complete the work.

D SUPERVISION

1. The contractor shall give personal supervision to the work, using his best skill and attention, and shall keep a competent foreman and necessary assistants constantly on the job. The foreman shall be the personal representative of the contractor and all directions given to him shall be as binding as if given by the contractor. Communication delivered to the foreman by the architect shall be as binding as if delivered to the contractor.

E DAMAGES IN THE WORK

1. The owner, or should any dealing the contract, may stop by adding to or deducting from the work covered by the work, etc. All such work shall be executed under the conditions of the original contract except that no extra work or changes shall be done without written order from the architect. Such orders shall cover the agreed price and terms of extra work or changes, if work is to be executed, then proper credit for such omitted work shall be given the owner.

F CLEANING BUILDING AND PREMISES

1. Prior to the completion of the work, the contractor shall thoroughly clean the exterior and interior of the building, including fixtures, equipment, floors and hardware removing all plaster spots, paint spots and accumulated dust and dirt. This shall include thorough cleaning of all roofs, window sills and ledges, and similar projections, steps, walk, sidewalks or other surfaces where debris may have collected wash and polish all glass.

G GUARANTEES

1. Except as otherwise specified, all work shall be guaranteed in writing by the contractor against defects resulting from defective materials, poor workmanship or faulty equipment, for a period of one year from the date of time the nature of construction and the acceptance of the building by the owner. If within the guarantee period correction of faulty materials or workmanship is necessary in the opinion of the owner, the contractor shall promptly, upon receipt of notice from the owner and without expense to the owner, correct faulty materials of workmanship.

H VERIFICATION OF UNDERGROUND UTILITY IMPROVEMENTS

1. The general contractor shall provide the owner with as as built drawing locating and describing all underground services located on the site, including but not limited to the following gas lines, water lines, sanitary sewers, telephone lines, and electric lines.

I TRANSPORTATION OF EXCAVATED MATERIAL

1. The contractor shall transport all excavated material not required for re compaction in an approved landfill site outside the coastal zone. Provide trip tickets for all excavated material removed from the project.

CODE COMPLIANCE

GOVERNING AGENCY:
S/S Carpinteria Avenue
Carpinteria, CA 93013

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

- California Building Code, 2022 Edition (CBC)
- California Residential Code, 2022 Edition (CRC)
- California Electrical Code, 2022 Edition (CEC)
- California Mechanical Code, 2022 Edition (CMC)
- California Plumbing Code, 2022 Edition (CPC)
- California Energy Code, 2022 Edition
- California Fire Code, 2022 Edition
- California Green Building Standards Code, 2022 Edition
- ADA Standards for Accessible Design, 2010 Edition
- Best Management Practices listed on sheet G002

VICINITY MAP

SHEET INDEX

GENERAL	
G001	COVER SHEET
G002	SYMBOLS, ABBREVIATIONS & NOTES
G003	SITE PHOTOS
G004	PLANNING EXHIBIT
CIVIL	
C-1.1	GRADING AND DRAINAGE PLAN
LANDSCAPE	
L1.1	AMENITY REPORT
L1.2	PRELIMINARY LANDSCAPE PLAN GROUND LEVEL
L1.3	PRELIMINARY LANDSCAPE PLAN 2ND FLOOR
L1.4	PRELIMINARY LANDSCAPE PLAN SECTIONS
ARCHITECTURAL	
A100	EXISTING SURVEY
A101	OVERALL GROUND FLOOR PLAN
A102	OVERALL SECOND FLOOR PLAN
A104	ROOF PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS
A401	ARCHITECTURAL LOOK AND FEEL
A402	ARCHITECTURAL LOOK AND FEEL
A901	3D VIEWS
A902	3D VIEWS
A903	3D VIEWS
A904	COMMERCIAL VIEW
A905	COMMERCIAL VIEW
A906	COMMERCIAL VIEW
A907	EAST SIDE VIEW
A908	WEST SIDE VIEW
A909	OVERALL SOUTH WEST VIEW
A910	OVERALL SOUTH EAST VIEW
A911	OVERALL SITE VIEW

PROJECT SCOPE

Project Scope Includes

- Proposal to redevelop 4745 Carpinteria Ave into a new mixed use development. Per density bonus law, the project set aside 11% of the 18 base units for low-income households, which would equate to three income-restricted units, and would grant the project up to a 35.50% density bonus (two additional units), which would equal 24 units. The project consists of 22,954 GSF of 18 two bedroom units, 8,793 GSF of 5 two bedroom townhouses facing 9th St, 2,018 GSF of 2 one bedroom units, 4,303 S.F. of 2 story commercial units, and 23,340 sqft concrete parking podium. 33 proposed parking spaces.
- 18 parking spaces for commercial
- 35 spaces for residential uses

PROJECT INFORMATION

Owner: Justin Eleniner
152 N Almont Dr. West Hollywood, CA 90048
310 927 4011
justin@westhollywoodconstruction.com

A.P.N.#	001-191-021
Zoning designation	M-RP / C-RP
Land use designation	MUR
Existing use	Commercial Retail
Proposed use	Residential, Mixed Commercial
High fire	No
Fire sprinklers required	Yes
Flood hazard	Yes, AE
Construction type	V-A
Occupancy group	R-2, U, S-2, B, A-2, A-3
Lot area	31,500 S.F. (0.72 AC)
Required setbacks	Front - 5' Sides - 0' Rear - 10'
Maximum height limit	50'
Required open yard area	15% of Lot = 4,725 S.F. = Provided 5,265 S.F.
Required opening at garage	16% of total perimeter wall open, per S.F.C.P. Provided: 23.1 %
Required number of Low Income units	11% of total units: 2 units Proposed: (3 units, studio, studio, studio)
Grading	Earthwork Cut= 700 CY Earth Dirt Import = 150 CY Earthwork Fill= 550 CY
Storm compliance	New Impervious surface = 1,406 SF Existing Impervious surface: 31,500 SF
Number of parking spaces	Required = 33 Provided = 33 Required = Commercial: 1 Per 250 SF = 2,262 SF/250=19 Residential = Covered Space Per 1 Bedroom Unit: 1 (Under Density Bonus Law Density) 1.5 Covered Spaces Per 2 Bedroom Units= 33 TOTAL= 52
Landscape	Existing = 300 SF Proposed Common Open area = 6,500 SF Proposed Decorative Landscape: 3,370 SF TOTAL= 3,670 SF

PROJECT DIRECTORY

ARCHITECT:
DMHA Architecture & Interiors
1 N Calle Cesar Chavez #102
Santa Barbara, CA 93103
Edward Demopolis CPHC, AIA
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ed@dmha.com

CIVIL:
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210 E Cota St
Santa Barbara CA 93101
Bruce Ausley
Ph: 805 755 0762
Bruce@ausleyvance.com

GEOTECHNICAL:
Pacific Materials Lab
31-A Journey Flores Lane
P.O. Box 94
Goleta, CA 93116
Ph: 805 964 6911
projects@pacmat.com

LANDSCAPE:
Parryl Landscape
820 E Mason St, Suite B
Santa Barbara, CA 93103
Katie Klein
Ph: 805 242 8317
katie@parryl.com

LOCAL JURISDICTION STAMPS & NOTES

DMHA
ARCHITECTURE + INTERIOR DESIGN
805 965 7777
1 N Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
1	Development Application Submittal Completeness Response	04/19/2023 09/01/2023

G001
COVER SHEET

DMHA
ARCHITECTURE • INTERIOR DESIGN

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

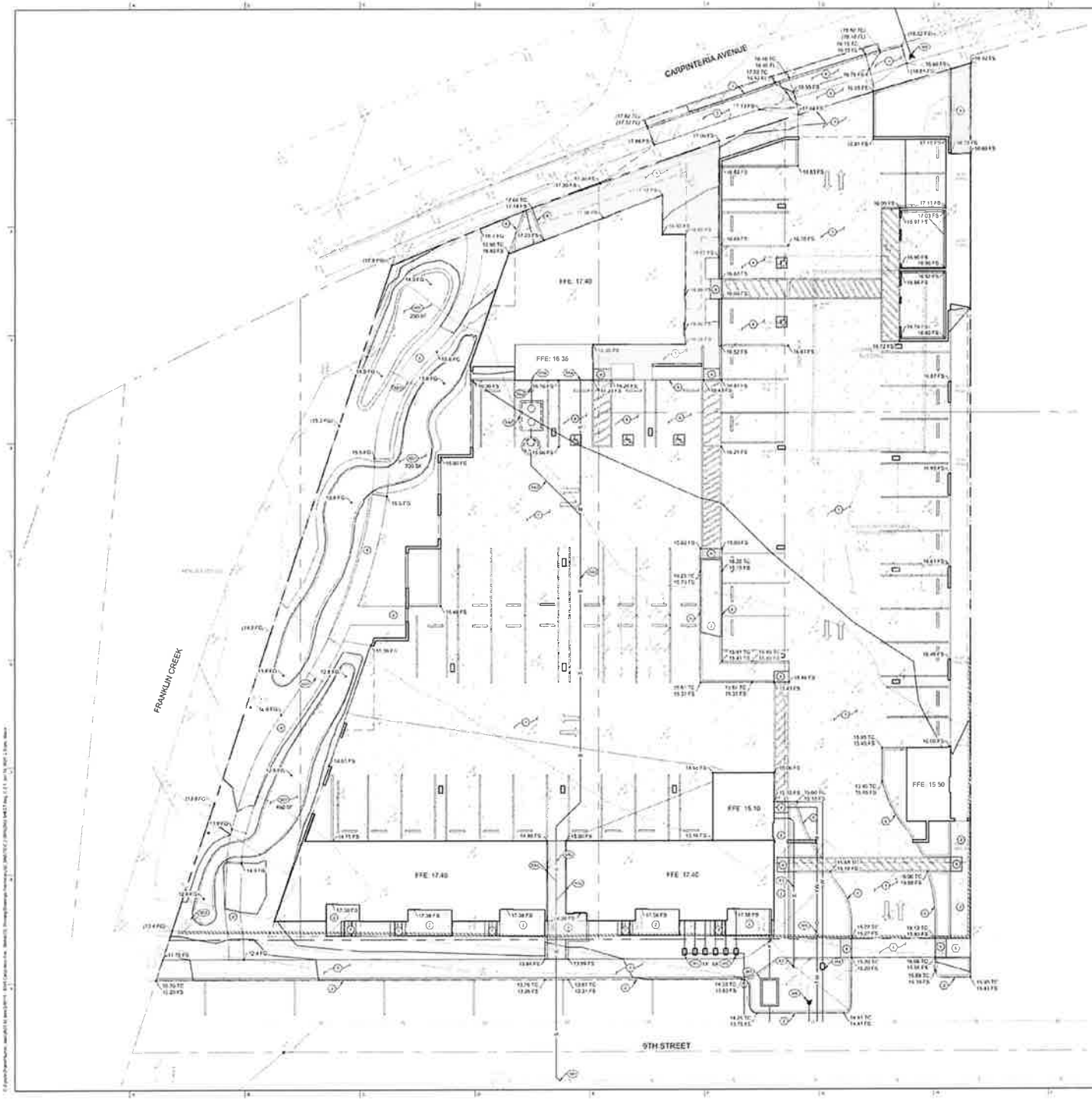
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/14/2023

G011

SITE PHOTOS



GENERAL NOTES:

ALL EXISTING UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR TO POTHOLE ALL POINTS OF CONNECTION AND VERIFY ALL CLEARANCES, MATERIAL DEPTH AND LOCATION. SHALL BE IDENTIFIED BY CONTRACTOR IF THERE ARE ANY DIFFERENCES FROM PLAN WITH ANY OF THESE ITEMS, ENGINEER OF WORK SHALL BE NOTIFIED IMMEDIATELY

RIGHT OF WAY CONSTRUCTION NOTES:

1. CONSTRUCT CONCRETE CURB AND GUTTER PER SBPWC STANDARD PLAN 120-3 TYPE A2-6
2. CONSTRUCT CONCRETE CURB PER SBPWC STANDARD PLAN 120-3 TYPE A1-6
3. CONSTRUCT CONCRETE SIDEWALK PER SBPWC STANDARD PLAN 113-2
4. CONSTRUCT CONCRETE DRIVEWAY APRON PER SBPWC STANDARD PLAN 113-2

SITE CONSTRUCTION NOTES:

1. CONSTRUCT CONCRETE DRIVEWAY SECTION
2. CONSTRUCT CONCRETE WALKWAY SECTION
3. CONSTRUCT PAVER WALKWAY SECTION
4. CONSTRUCT GRAVEL WALKWAY SECTION
5. CONSTRUCT 6-INCH CONCRETE CURB
6. CONSTRUCT 6-INCH CONCRETE CURB
7. CONSTRUCT CONCRETE STAIRS
8. CONSTRUCT ACCESSIBLE PARKING STALL
9. INSTALL TRUNCATED DOME WARNING STRIP

STORM DRAIN CONSTRUCTION NOTES:

- CONSTRUCT BIO-RETENTION BASIN
- CONSTRUCT STABILIZED ROCK RIP-RAP OUTLET
- CONSTRUCT 12" CLASS 100 PVC CULVERT

ELECTRICAL NOTES:

- ELECTRICAL SERVICE (CAD) (E PUBLIC) (ELECTRICAL PLANS)
- CONNECT TO EXISTING TRANSFORMER

SANITARY SEWER CONSTRUCTION NOTES:

- INSTALL SEWER WYE AND CONNECT 6" LATERAL TO EXISTING MAIN PER CARPINTERIA SEWER DISTRICT PLATE 108
- INSTALL 6" SDR 26 SANITARY SEWER LATERAL PER CARPINTERIA SEWER DISTRICT PLATE'S 104 AND 106
- INSTALL SEWER CLEANOUT PER CARPINTERIA SEWER DISTRICT PLATE 110
- REMOVE POINT OF CONNECTION AT BUILDING. SEE MECHANICAL PLANS
- INSTALL GREASE INTERCEPTOR AND CROSS MAT ON MANHOLE

WATER CONSTRUCTION NOTES:

- INSTALL METER AND SERVICE LINE FOR RESIDENTIAL SERVICE ON METER MANIFOLD PER CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAILS. SEE PLUMBING PLANS FOR SUB-METER DETAILS AND LOCATION
- INSTALL 3/4 INCH METER AND SERVICE LINE FOR COMMERCIAL SERVICE ON METER MANIFOLD PER CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAILS W-101, W-111 AND W-120
- INSTALL 2-INCH METER AND SERVICE LINE FOR HOUSE SERVICE ON METER MANIFOLD PER CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAILS W-101, W-111, AND W-120
- INSTALL 3/4 INCH METER, REDUCED PRESSURE BACKFLOW PREVENTER AND SERVICE LINE FOR LANDSCAPE SERVICE PER CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAILS W-101, W-111 AND W-119
- INSTALL 6 INCH FIRE LINE SERVICE PER CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAIL W-118
- INSTALL FIRE HYDRANT AND CONNECTION PER CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAIL W-112

EARTHWORK INFORMATION:

SITE AREA	0.87 AC
AREA DISTURBED	0.65 AC
CUT QUANTITY	200 CUBIC YARDS
FILL QUANTITY	450 CUBIC YARDS
NET QUANTITY	250 CUBIC YARDS IMPORT

NOTE: THE ABOVE QUANTITIES ARE FOR PLANNING AND PERMITTING PURPOSES ONLY. SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS, LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS AND TRENCHING FOR UTILITIES AND FOUNDATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCES BETWEEN EXISTING GRADES AND PROPOSED FINISHED GRADES OR PAVEMENT SUBGRADES AS INDICATED ON THE PLANS AND SHOULD VARY ACCORDING TO INDIVIDUAL ALTERNATIVES AND LOSSES. THE CONTRACTOR SHALL PERFORM AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A LUMP SUM BID PRICE FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS EARTH MATERIALS.

DIGALERT
UNDERGROUND SERVICE ALERT

HORIZONTAL SCALE: 1" = 10'

Ashley & Vance ENGINEERING, INC.
CIVIL • STRUCTURAL
210 East Cota Street
Santa Barbara, CA 93101
(805) 687-2571
www.ashleyvance.com

Plans Prepared By:

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Engineer of Record

PLAN REVIEW SET NOT FOR CONSTRUCTION

4745 CARPINTERIA
4745 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

Revisions	
1	
2	
3	
4	
5	

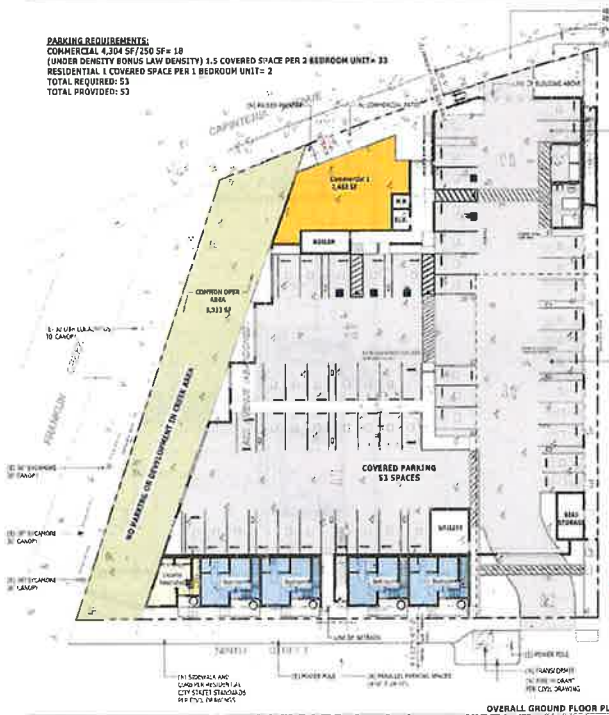
Project Engineer: [illegible] Exp. [illegible]
Project Manager: JAV
Date: 05.31.2023 | Scale: PER PLAN
AV Job No: 230115 | Sheet Size: 30" x 42"

GRADING AND DRAINAGE PLAN

C-2.1

OVERALL SECOND LEVEL FLOOR PLAN- PLANNING EXHIBIT **02**

OVERALL THIRD LEVEL FLOOR PLAN -PLANNING EXHIBIT **03**



OVERALL GROUND FLOOR PLAN – PLANNING EXHIBIT **01**

DMHA
ARCHITECTURE + INTERIOR DESIGN
805.965.7777
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C100

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/19/2023

G012

PLANNING EXHIBIT

ARBORIST'S DISCLOSURE AND CERTIFICATION OF PERFORMANCE

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, we accept limitations, and any medicine cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risk is associated with trees is to eliminate all trees.

I Bill Spiewak, certify
that I have personally inspected the trees on the property referred to in this report and have stated my findings accurately.
The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and commonly accepted arboricultural practices.

Signed: *Bill Spiewak*

Bill Spiewak
Registered Consulting Arborist #381
American Society of Consulting Arborists

Board Certified Master Arborist #WE0B
International Society of Arboriculture

CONCLUSIONS

- Installation of the riparian plantin buffer around not impact the existing sycamores or eucalyptus trees.
- The riparian buffer appears to provide a better long-term environment for tree roots than the existing asphalt covered parking lot.
- Follow Tree Protection Measures when building the riparian buffer planter.
- The area around the trees in the vacant strip should be cleaned up. Compostive plants and soil and debris around the bases of trees should be removed. Apply 3" to 4" of fresh wood chips over the vacant strip to improve soil conditions.

TREE PROTECTION MEASURES

1. Prior to any work on the subject property, be sure that limits of trees will not conflict with workers or equipment. Prune as needed.
2. Protection of the asphalt parking lot must be done with care so as not to damage underlying roots on adjacent trees when working within the critical root zones of the sycamores.
3. Avoid using equipment that damage the fine mat of underlying sycamore roots.
4. After removing asphalt within the critical root zone of the sycamore trees, install fencing at the edge of the work area as shown in the site plan. Only workers installing the riparian buffer can enter the protection zone.
5. Understory vegetation in the vacant area adjacent the shade and within TPZs should be removed with the hoe work.
6. Eucalyptus in close proximity to the protected trees should be cut close to ground or turned to overbrush with a young sprayer. Do not pull out the stumps.
7. When excavating for the retention basins, hand dig when working under the trees.
8. If roots are encountered, cut roots, 1/2" and greater with a sharp saw, perpendicular to the root growth. Use a hand pruner, hand saw, lopping pruner or reciprocating saw to cut roots cleanly.
9. Root savers have been determined to not be effective in preventing decay and should not be used.
10. When roots are cut, the newly exposed soil profile must be kept moist to encourage an even conducive to new root growth and also to prevent the loss of water from the soil.
11. Use smaller plants in sensitive root areas to avoid damage to roots of the sycamores.

REFERENCES

- *ANSI (American National Standards Institute) A300, Part 5 - Management of Trees and Shrubs During Site Planning, Site Development, and Construction. 2012*
- *Best Management Practices: Managing Trees During Construction, Second Edition*
  International Society of Arboriculture. Champaign, Illinois. 2010
- Harris, R. W. and Matheny, N. P. and Clark, J. R. 2004. *Arboriculture: Integrated Management of Landscape Trees, Shrubs, and Vines*. Fourth Edition. Prentice Hall
- Matheny and Clark, *Trees and Development: A Technical guide to Preservation of Trees During Land Development*, ISA. 1998.

SITE PLAN

OBSERVATIONS

1. There is a vacant strip of land along the runs between the northwest property line of the subject property (to the southeast) and Franken Creek (to the northwest). The strip varies from 15 to 20' wide and is lined with chain-link fence on both sides.
2. Franken Creek, is a concrete lined, open drainage, that moves water from the Carpinteria foothills through multiple agricultural properties and residential neighborhoods, then out to the salt marsh and finally the Pacific Ocean.
3. The parcel to be developed, southeast of the vacant strip, is an equipment rental yard that is completely asphalt covered, excluding a couple of structures. To my knowledge, this has been the condition of the property for more than forty five years.
4. The vacant strip appears unmanaged except for maybe seasonal mowing. Currently, debris lines the ground including rocks, plants, twigs, and plastic pipes. An old 4' high dead tree stump also remains.
5. There are four, mature trees are growing within the vacant strip of land including three native California Sycamores (Platanus racemosus) and one non-native Silver Dollar Eucalyptus (Eucalyptus polyanthemos). See notes on next page for details on each trunk.
6. The sycamores are all infested with a seasonal leaf pathogen commonly called anthracnose. This disease generally defoliates sycamores in the spring. Trees usually recover in the summer only weather with a new flush of healthy leaves.
7. I also observed deadwood in some of the trees and competitive understory plants including small sycamore trees and a small oak sapling.
8. The ground cover solution of a narrow, riparian buffer golden within the northwestern property line, inside of the subject property.
9. The riparian corridor includes native riparian plants, a pathway, and bioretention basins that are not more than 12" deep.
10. It is likely that excavation for the basins will encounter roots, although the distance from the trunks and the existing condition of the asphalt covered area, suggests that any encounters will be insignificant.

TREE INVENTORY

#	Type	DBH	Canopy Size	Comments	Proposed Action	Recommended Actions
1	sycamore	17	Good	[illegible] anthracnose infection, deadwood in tree, roots exposed on west, common pests at base, understory riparian vegetation competing with sycamore	Protect	clean up around base of tree, remove deadwood and all pests
2	sycamore	11	Good	[illegible] anthracnose infection, soils [illegible] at base of trunk, base of trunk [illegible]	Protect	[illegible] pruning and [illegible]
3	sycamore	15	Good	[illegible] anthracnose infection, trunk with [illegible]	Protect	clean up around base of tree
4	Silver Dollar Eucalyptus	15	Good	[illegible]	Protect	clean up around base of tree

Bill Spiewak

May 29, 2023

TREE ASSESSMENT AND PROTECTION PLAN for 4745 Carpinteria Ave.Carpinteria, CA 03013

Prepared for
Warren Bast Construction
c/o Jurgen Klempp
1529 N Alfred Dr
West Hollywood, CA 90069
310.597.4911 | jurgen.klempp@gmail.com

BACKGROUND

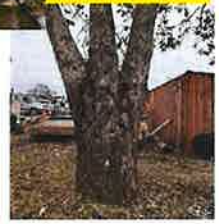
The subject property owner is proposing to develop five parcel into residential units. Adjacent to the north property line is a strip of vacant land that runs between Franken Creek and the property to be developed. There are four trees in that area. I was tasked to inspect the trees and provide a report with my assessment of potential impacts to them from the proposed landscape project. I was on the site during May 23 2023. My conclusions are on page 4

TABLE OF CONTENTS

BACKGROUND	1
OBSERVATIONS	2
TREE INVENTORY	2
SITE PLAN	3
CONCLUSIONS	4
TREE PROTECTION MEASURES	4
REFERENCES	4
ARBORIST'S DISCLOSURE AND CERTIFICATION OF PERFORMANCE	5
PHOTOS	6

Silver Dollar Eucalyptus #4 - looking south, note path along west.

Sycamore #1 - note how trunk splits into three leaders. Monitor weight of heavier that will overhang the subject property. May need pruning in future.



Sycamore #2 - note underlying debris, and oak sapling

PHOTOS

Google image of the site. Trees #1 to #4 are identified.

PHOTOS

Google image of the site. Trees #1 to #4 are identified.

PARRY

SUBMITTALS

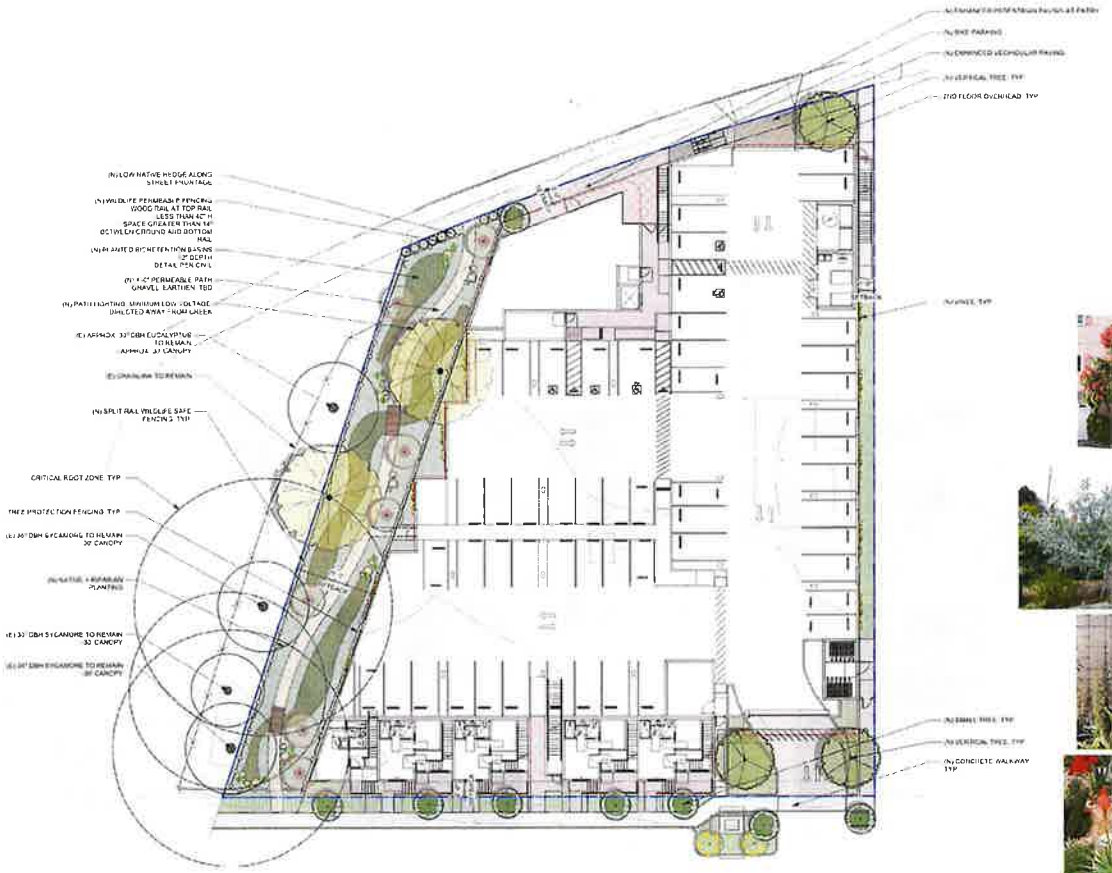
Project Manager:
Katie Klein
805.452.8211
katie@parry.com

4745 Carpintera Ave
Carpinteria, CA

PROJECT

SHEET CONTENTS: Arborist Report

L0.1



ABBREVIATIONS:

(E)	EXISTING
(N)	NEW
PA	PLANTING AREA
DG	DECOMPOSED GRANITE
TYP	TYPICAL
LA	LANDSCAPE ARCHITECT
LF	LINEAR FEET
SF	SQUARE FEET

LANDSCAPE AREA:

GROUND FLOOR	8,047 SF
SECOND FLOOR	1,482 SF
THIRD FLOOR	512 SF
TOTAL LANDSCAPE AREA	10,042 SF

CREEK SETBACK NOTE:
PER CITY OF CARPINTERIA PRESERVATION PROGRAM FINAL DOCUMENT, SEPT. 2015: THERE SHALL BE NO INVASIVES PLANTED. LOW VOLTAGE LIGHTING SHALL BEND AWAY FROM CREEK, AND WILDLIFE PERMEABLE FENCING SHALL BE IMPLEMENTED. ADDITIONALLY, THE BUFFER AREA SHALL BE PLANTED/RESTORED WITH APPROPRIATE RIPARIAN NATIVE PLANTINGS

PRELIMINARY PLANT PALETTE

BOTANIC NAME	COMMON NAME
VERTICAL TREES	
Lophostemon confertus	Brisbane Box
Metrosideros excelsa	New Zealand Christmas Tree
Sarmocarpus arboreus	Firewood Tree
SMALL UPRIGHT TREES	
Agonis flexuosa	Peppermint Tree
Citrus spp.	Citrus
Olea europaea 'Fruitless'	Fruitless Olive
Schefflera actinophylla	Umbrella Tree
SMALL TREES / LARGE SHRUBS	
Acacia podalyriifolia	Pearl Acacia
Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush
Geijera parviflora	Australian Willow
NATIVE TREES	
Heteromeles arbutifolia	Toyon
Platanus racemosa	Western Sycamore
NATIVE SHRUBS	
Achillea millefolium	Yarrow
Agave spp.	Agave
Aloe spp.	Aloe
Artemisia californica	California Sagebrush
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Bush
Ceanothus spp.	California Lilac
Cercis occidentalis	Western Redbud
Dudleya spp.	Live-forever
Encelia californica	Bush Sunflower
Eriogonum fasciculatum	California Buckwheat
Eschscholzia californica	California Poppy
Festuca californica	California Fescue
Heuchera maxima	Island Alum Root
Iris douglasiana	Douglas Iris
Juncus patens 'Elk Blue'	Elk Blue Common Rush
Lavandula spp.	Lavender
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye
Muhlenbergia rigens	Deer Grass
Penstemon spp.	Penstemon
Rhamnus californica 'Mound San Bruno'	Coffeeberry
Salvia spp.	Sage
Sisyrinchium bellum	Blue-eyed Grass
Solidago 'Golden Fleece'	Dwarf Goldenrod
SHRUBS	
Arctostaphylos spp.	Manzanita
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Bush
Ceanothus spp.	California Lilac
Cistus x hybridus 'Sunset'	Sunset Rockrose
Dietes bicolor	Bicolor Fortnight Lily
Dietes iridioides	African Iris
Echium candicans	Pride of Madeira
Epilobium canum	California Fuchsia
Eriogonum fasciculatum	California Buckwheat
Heteromeles arbutifolia	Toyon
Leonotis leonurus	Lion's Tail
Leucadendron 'Safari Sunset'	Safari Sunset Conebush
Leucophyllum frutescens 'Compacta'	Compact Texas Ranger
Muhlenbergia capillaris 'Regal Mist'	Regal Mist Muhly
Nassella pulchra	Purple Needlegrass
Olea europaea 'Little Ollie'	Little Ollie Dwarf Olive
Rhamnus californica 'Eve Case'	Coffeeberry
Rosmarinus officinalis 'Prostratus'	Dwarf Rosemary
Salvia spp.	Sage
Westringia fruticosa 'Wynyabbie Gem'	Wynyabbie Gem Coast Rosemary
GROUNDCOVERS	
Carex divulsa	Berkeley Sedge
Ceanothus 'Yankee Point'	Yankee Point California Lilac
Dymondia margaretae 'Silver Carpet'	Silver Carpet
Festuca rubra 'Molate'	Molate Red Fescue
Fragaria chiloensis	Beach Strawberry
Lonicera hispidula var. vacillans	Pink Honeysuckle
Myoporum parvifolium 'Putah Creek'	Putah Creek Myoporum
Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary
Salvia spathacea 'Cerro Cahuilla'	Cerro Cahuilla Hummingbird Sage
Sisyrinchium bellum	Blue-eyed Grass
Trifolium fucatum	Sour Clover
VINES	
Clematis armandii	Evergreen Clematis
Lonicera hispidula	Pink Honeysuckle
Parthenocissus tricuspidata 'Veitchii'	Boston Ivy
Rosa banksiae 'Lutea'	Yellow Banksia Rose
Trachelospermum jasminoides	Star Jasmine

PARRYI

DESIGN REVIEW

Project Manager
Kelly Klein
(805) 962-5121
kelly@parryi.com

4745 Carpinteria Ave
Carpinteria, CA

PROJECT

SHEET CONTENTS
Preliminary Landscape Plan - Ground Floor

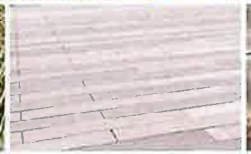
L1

PRELIMINARY PLANT PALETTE

BOTANIC NAME	COMMON NAME
VERTICAL TREES	
Lophostemon confertus	Brisbane Box
Metrosideros excelsa	New Zealand Christmas Tree
Stenocarpus sinuatus	Firewheel Tree
SMALL UPRIGHT TREES	
Agonis flexuosa	Peppermint Tree
Citrus spp	Citrus
Olea europaea 'Fruitless'	Fruitless Olive
Schefflera actinophylla	Starleaf Flower
SMALL TREES / LARGE SHRUBS	
Arbutus unedo	Strawberry Tree
Cercis occidentalis	Western Redbud
Chitalpa tashkentensis	Chitalpa
Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush
Eriobotrya deflexa	Bronze Loquat
Geijera parviflora	Australian Willow
Leptospermum laevigatum	Australian Tea Tree
Magnolia grandiflora 'Little Gem'	Little Gem Magnolia
Olea europaea 'Swan Hill'	Fruitless Olive
Pittosporum tobira 'Wheeleri'	Dwarf Mock Orange
Prunus caroliniana 'Compacta'	Compact Carolina Laurel Cherry
Rhamnus californica 'Eve Case'	Coffeeberry
Rhamnus californica 'Mound San Bruno'	Coffeeberry
Rhaphiolepis indica 'Clara'	Indian Hawthorn
Rhaphiolepis umbellata 'Minor'	Yedda Hawthorn
Tristaniopsis laurina	Water Gum
NATIVE TREES	
Heteromeles arbutifolia	Toyon
Platanus racemosa	Western Sycamore
NATIVE SHRUBS	
Asclepias fascicularis	Narrow Leaf Milkweed
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush
Ceanothus 'Concha'	Concha Wild Lilac
Ceanothus 'Dark Star'	Dark Star Wild Lilac
Ceanothus 'Frosty Blue'	Frosty Blue Wild Lilac
Ceanothus 'Joyce Coulter'	Joyce Coulter Wild Lilac
Ceanothus 'Yankee Point'	Yankee Point Wild Lilac
Cercocarpus betuloides	Mountain Mahogany
Dendromecon rigida	Bush Poppy
Epilobium canum	California Fuchsia
Eriogonum giganteum	St. Catherine's Lace
Heteromeles arbutifolia	Toyon
Lavandula stoechas	Spanish Lavender
Leptospermum scoparium	New Zealand Tea Tree
Mahonia aquifolium	Oregon Grape
Mahonia nevinii	Nevin's Barberry
Muhlenbergia rigens	Deer Grass
Rhamnus californica 'Eve Case'	Coffeeberry
Salvia clevelandii	Cleveland Sage
Salvia leucophylla	Purple Sage
Salvia mellifera	Black Sage
Salvia spathacea	Hummingbird Sage
BIRDUS	
Acanthus mollis	Bear's Breech
Achillea spp	Yarrow
Agave spp	Agave
Aloe spp	Aloe
Carex divulsa	European Grey Sedge
Dianella 'Cassa Blue'	Cassa Blue Flax Lily
Leucophyllum 'Thunder Cloud'	Thunder Cloud Purple Sage
Leucophyllum 'Compacta'	Compact Texas Ranger
Lomandra longifolia 'Breeze'	Breeze Dwarf Mat Rush
Olea europaea 'Little Ollie'	Little Ollie Dwarf Olive
Rhaphiolepis indica	Indian Hawthorn
Pittosporum 'Silver Sheen'	Silver Sheen Kohuhu
Podocarpus 'Maki'	Shrubby Yew Pine
Salvia spp	Sage
Salvia spp	Sage
Westringia 'Morning Light'	Coast Rosemary
Woodwardia fimbriata	Giant Chain Fern
GROUNDCOVERS	
Convolvulus sabatius	Ground Morning Glory
Dichondra repens	Ponysfoot
Drosanthemum hispidum	Rosea Ice Plant
Erigeron karvinskianus	Santa Barbara Daisy
Festuca 'Siskiyou Blue'	Siskiyou Blue Fescue
Gazania spp	Gazania
Lonicera japonica 'Halliana'	Hall's Honeysuckle
Myoporum parvifolium	Creeping Myoporum
Rosmarinus officinalis 'Prostratus'	Dwarf Rosemary
Trachelospermum jasminoides	Star Jasmine
VINES	
Distictis spp	Trumpet Vine

ABBREVIATIONS:

abbreviation	description
(E)	EXISTING
(N)	NEW
PA	PLANTING AREA
DG	DECOMPOSED GRANITE
TYP	TYPICAL
LA	LANDSCAPE ARCHITECT
LF	LINEAL FEET
SF	SQUARE FEET



PARRYI

Project Manager:
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BIMMITTALS

4745 Carpinteria Ave.
Carpinteria, CA

PROJECT

SHEET CONTENTS
Preliminary Landscape Plan - 2nd Floor

L1.1

ABBREVIATIONS:

Abbreviation	Description
(E)	EXISTING
(N)	NEW
PA	PLANTING AREA
DG	DECOMPOSED GRANITE
TYP	TYPICAL
LA	LANDSCAPE ARCHITECT
LF	LINEAL FEET
SF	SQUARE FEET

PRELIMINARY PLANT PALETTE

BOTANIC NAME	COMMON NAME
VERTICAL TREES	
Leptospermum scoparium	Manuka Tree
Metrosideros excelsa	New Zealand Christmas Tree
Stenocarpus sinuatus	Firewheel Tree
SMALL UPRIGHT TREES	
Agonis flexuosa	Peppermint Tree
Olea sp.	Olive
Olea europaea 'Fruitless'	Fruitless Olive
Schefflera pueckleri	Mauie Hawaii
SMALL TREES / LARGE SHRUBS	
Acacia pubescens	Pearl Acacia
Bougainvillea 'Purple Haze'	Purple Haze Bougainvillea
Cestrum nocturnum	Midnight Cestrum
NATIVE TREES	
Cercis occidentalis	Western Redbud
Platanus racemosa	Western Sycamore
NATIVE SHRUBS	
Asclepias speciosa	Showy Milkweed
Ceanothus cuneatus	Buck Brush
Carex praegracilis	California Field Sedge
Epilobium canum	California Fuschia
Leymus 'Canyon Prince'	Canyon Prince Wild Rye
Mimulus aurantiacus	Sticky Monkey Flower
Muhlenbergia rigens	Deer Grass
Salvia mellifera	Common Sage
Mimulus cardinalis 'Mount San Bruno'	Coffeeberry
Seymeria argentifolium	Blue eyed Grass
Diplacus 'Yankee Point'	Yankee Point California Lilac
SHRUBS	
Acanthus mollis	Bear's Breech
Achillea spp.	Yarrow
Agave spp.	Agave
Aloe spp.	Aloe
Carex divulsa	European Grey Sedge
Dianella 'Cassa Blue'	Lesser Blue Flax Lily
Leucadendron 'Inca Magic'	Magic Royal Tasmanian Cone Bush
Leucospermum 'Sunrise'	Early Salmon Pincushion
Lomandra longifolia 'Breeze'	Dwarf Mat Rush
Olea europaea 'Little Ollie'	Little Ollie Dwarf Olive
Philadelphus lemoinei	Mockorange
Pittosporum 'Silver Sheen'	Silver Sheen Kohuhu
Podocarpus 'Maki'	Chinese Podocarpus
Salvia spp.	Sage
Santolina spp.	Shakespeare
Westringia 'Wynabbie Gem'	Coast Rosemary
Xylosma 'Compacta'	Dwarf Shiny Xylosma
GROUNDCOVERS	
Carpobrotus edulis	Ground Morning Glory, Ice plant
Fortunella japonica	Kumquat
Dymondia margaretae	Silver Carpet
x Gaulnettya	Gaulnettya
Sedum spp.	Sedum
Senecio mandraliscae	Blue Chalksticks
VINES	
Distictis sp.	Trumpet Vine

PARRYI

Project Manager
Kyle Neal
949.362.8477
kyle@parryi.com

4745 Carpinteria Ave.
Carpinteria, CA

PROJECT

SHEET CONTENTS
Preliminary Landscape Plan - 3rd Floor

L1.2

TOPOGRAPHIC MAP

for 4745 CARPINTERIA AVE./APN 003-251-009
– CITY OF CARPINTERIA –
– COUNTY OF SANTA BARBARA –
– STATE OF CALIFORNIA –

–MAY 2023–

WATERS CARDENAS LAND SURVEYING, LLP
JOSE V. CARDENAS & BARRY J. WATERS
LICENSED LAND SURVEYORS
[illegible] STE 7[illegible] GOLETA, CALIFORNIA [illegible]
PHONE [illegible]

SCALE: 1" = 10' W.O.W.O. #22-1100

NOTES:

(1) HORIZONTAL BASIS OF COORDINATES ARE NAD83, EPOCH 2017.5, STATIONS 9 AND 59, OF RECORD OF SURVEY BOOK 212, PAGES 48-52

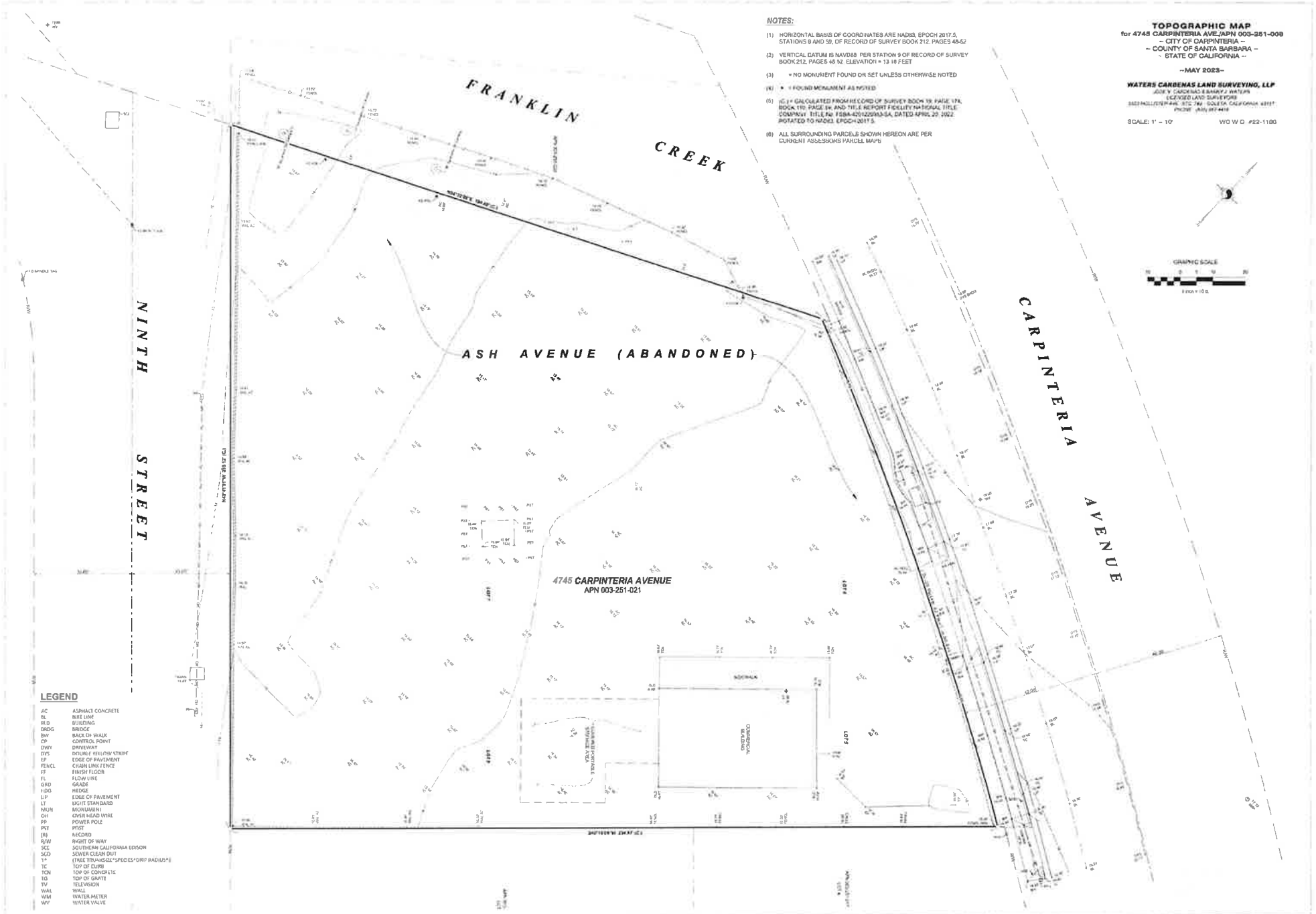
(2) VERTICAL DATUM IS NAVD88 PER STATION 9 OF RECORD OF SURVEY BOOK 212, PAGES 48-52. ELEVATION = 13.18 FEET

(3) = NO MONUMENT FOUND OR SET UNLESS OTHERWISE NOTED

(4) • = FOUND MONUMENT AS NOTED

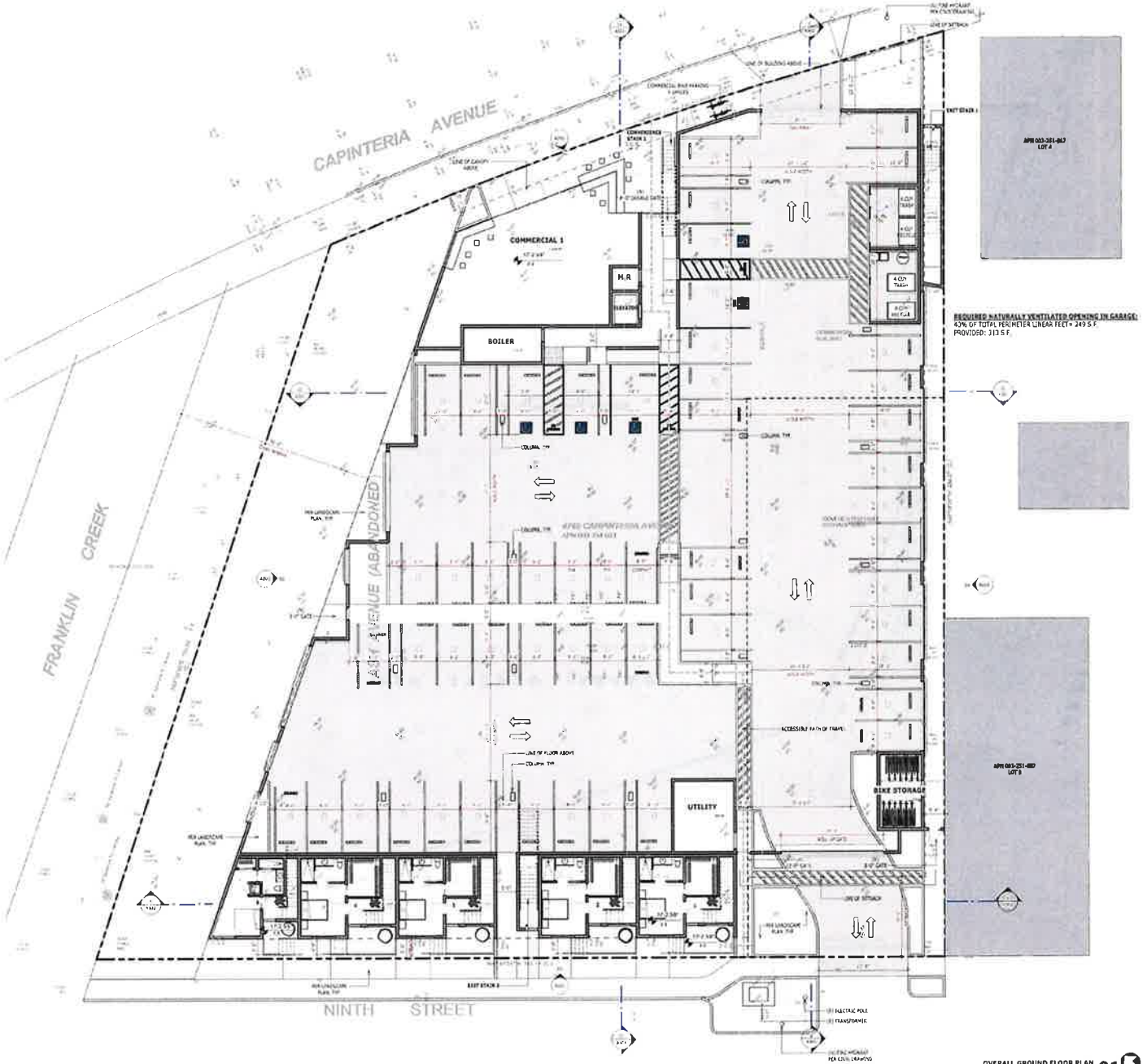
(5) (C) = CALCULATED FROM RECORD OF SURVEY BOOK 19, PAGE 174, BOOK 110, PAGE 84, AND TITLE REPORT FIDELITY NATIONAL TITLE COMPANY, TITLE No. FSBA-4201220983-SA, DATED APRIL 20, 2022. ROTATED TO NAD83, EPOCH 2017.5.

(6) ALL SURROUNDING PARCELS SHOWN HEREON ARE PER CURRENT ASSESSORS PARCEL MAPS



LEGEND

AC	ASPHALT CONCRETE
BL	BIKE LINE
BLD	BUILDING
BRDG	BRIDGE
BW	BACK OF WALK
CP	CONTROL POINT
DWY	DRIVEWAY
DYS	DOUBLE YELLOW STRIPE
EP	EDGE OF PAVEMENT
FENCL	CHAIN LINK FENCE
FF	FINISH FLOOR
FL	FLOW LINE
GRD	GRADE
HDG	HEDGE
LIP	EDGE OF PAVEMENT
LT	LIGHT STANDARD
MON	MONUMENT
OH	OVER HEAD WIRE
PP	POWER POLE
PST	POST
(R)	RECORD
R/W	RIGHT OF WAY
SCE	SOUTHERN CALIFORNIA EDISON
SCO	SEWER CLEAN OUT
T*	(TREE TRUNKSIZE*SPECIES*DRIP RADIUS*)
TC	TOP OF CURB
TCN	TOP OF CONCRETE
TG	TOP OF GRATE
TV	TELEVISION
WAL	WALL
WM	WATER METER
WV	WATER VALVE



DMHA
ARCHITECTURE + INTERIOR DESIGN

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

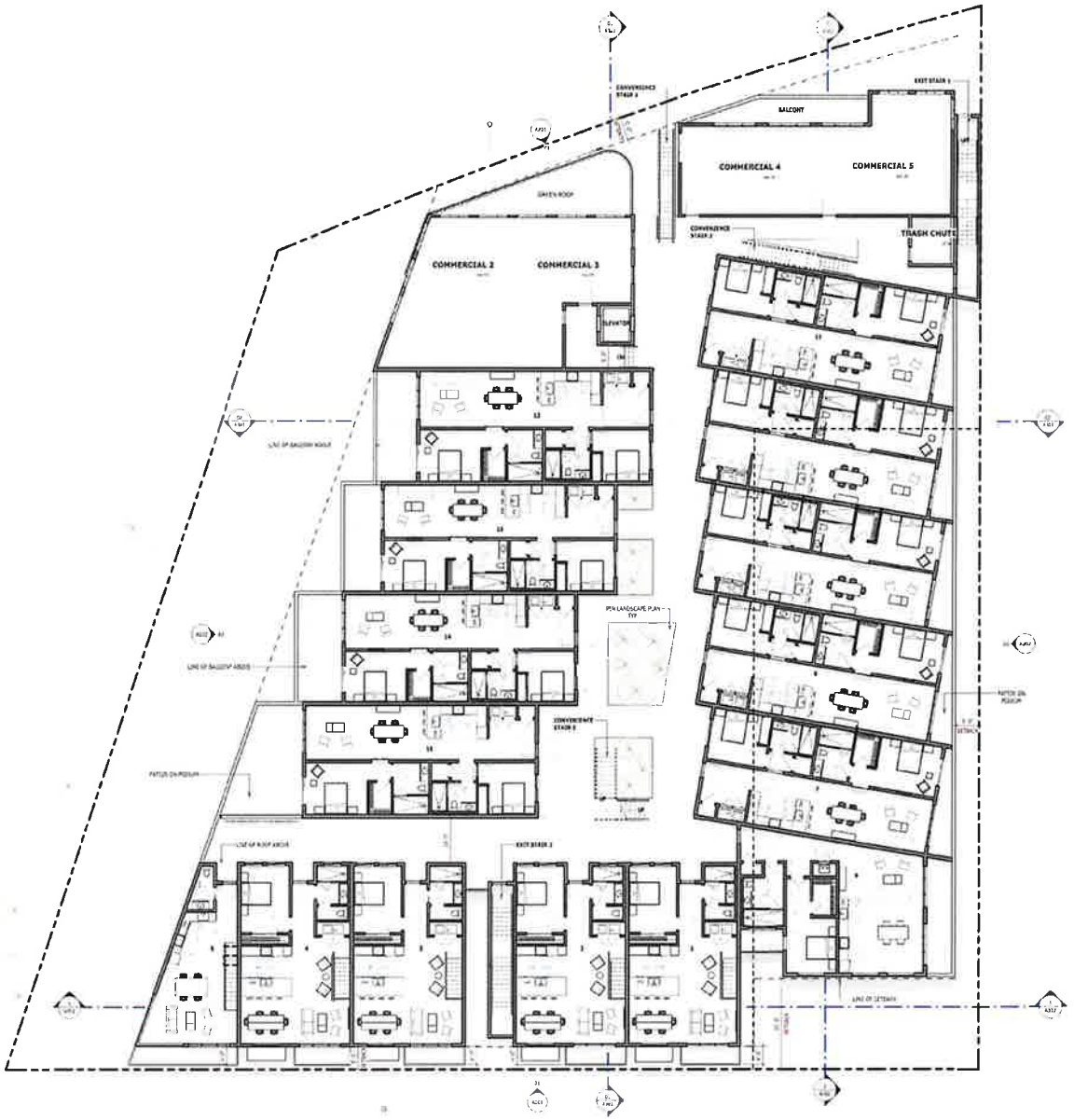
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	[illegible]
1	Transportation Analysis	[illegible]

A101

OVERALL GROUND FLOOR PLAN



SECOND LEVEL FLOOR PLAN- 9TH ST 01

DMHA
ARCHITECTURE + INTERIOR DESIGN
805 845 7777
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

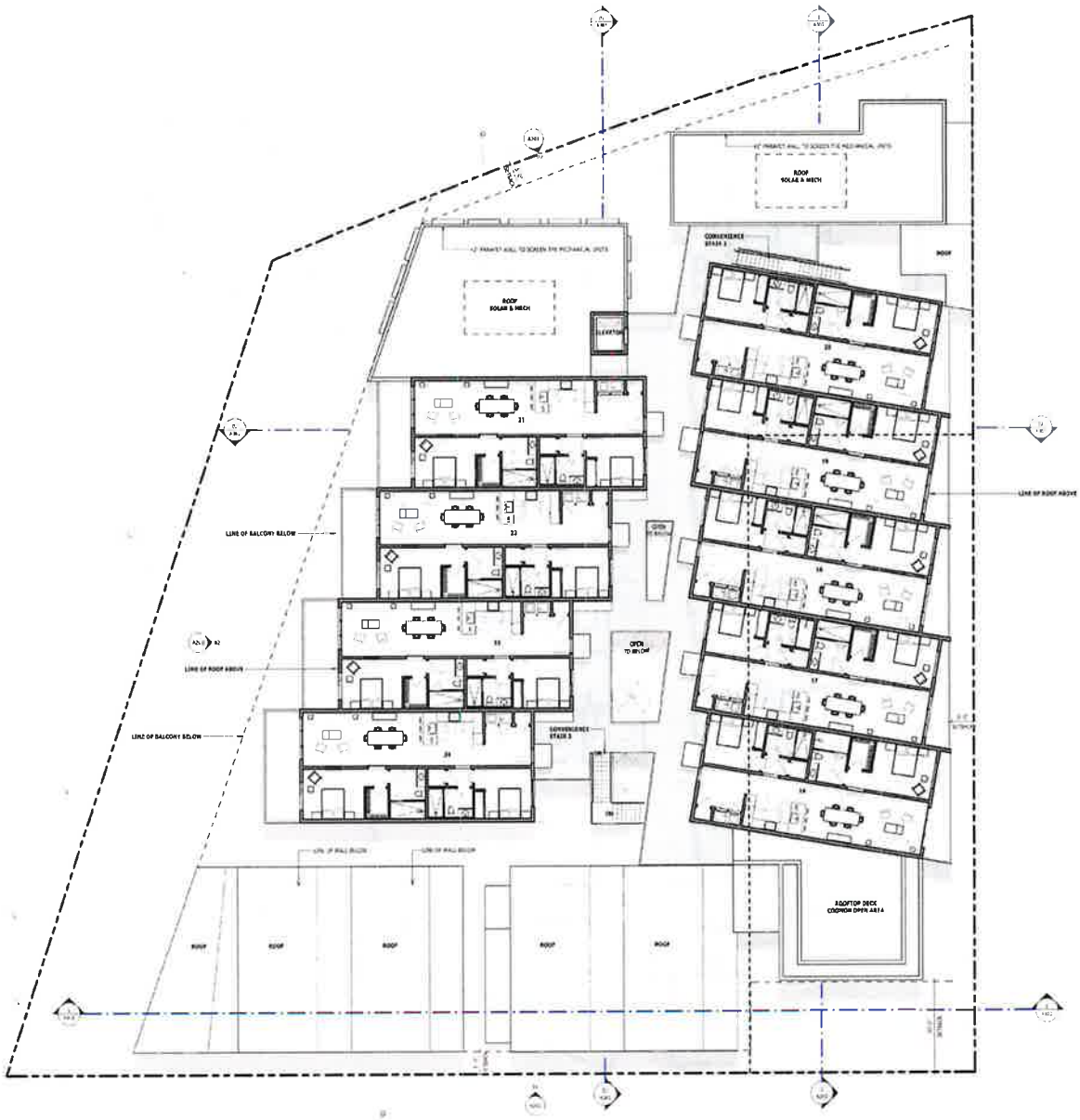
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/14/2023
1	Incompleteness Response	09/22/2023

A102

OVERALL SECOND FLOOR PLAN



OVERALL THIRD LEVEL FLOOR PLAN 01

DMHA
ARCHITECTURE + INTERIOR DESIGN

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

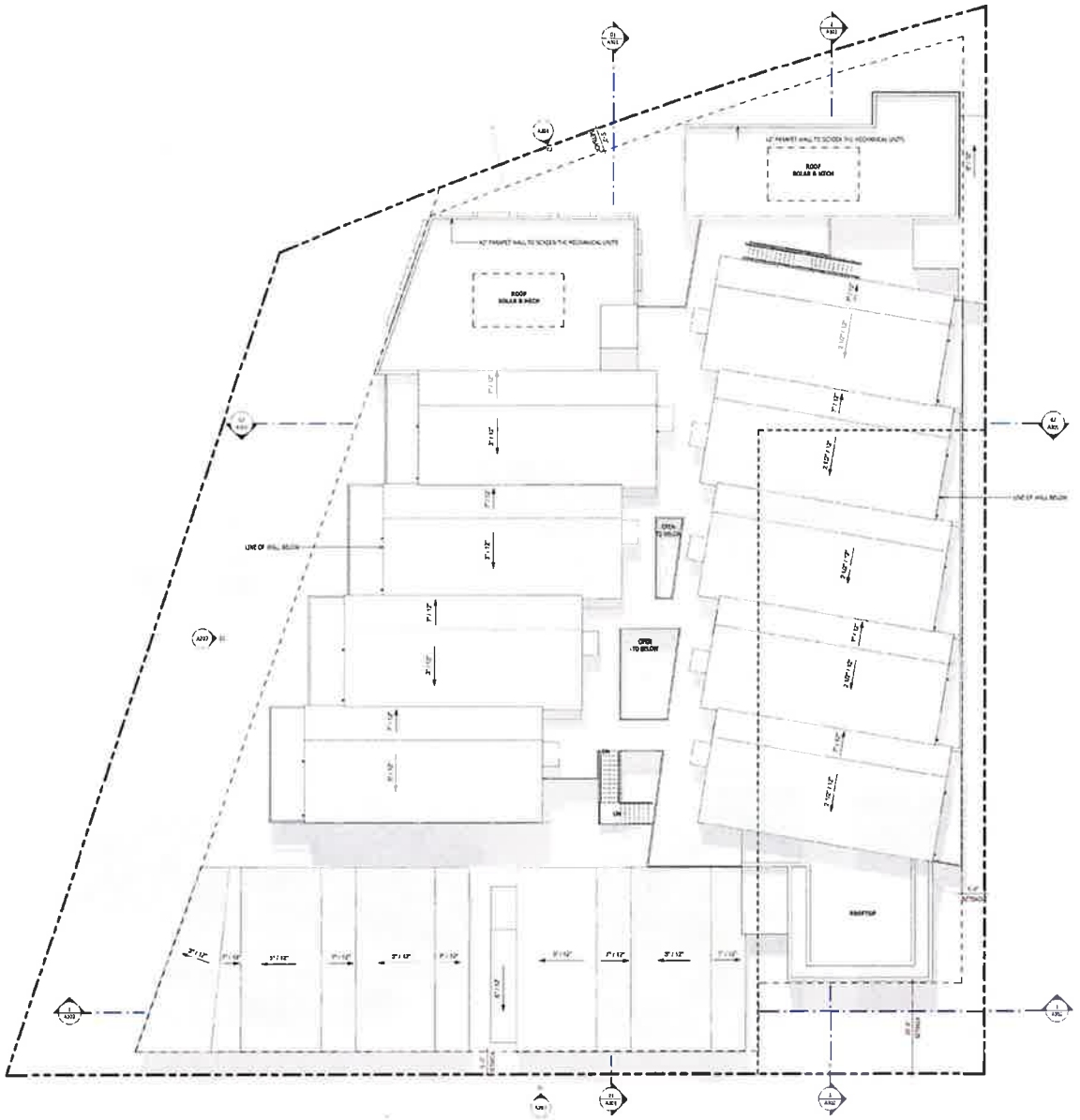
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/19/2023
1	Incompleteness Response	09/13/2023

A103

OVERALL THIRD FLOOR PLAN



ROOF PLAN 01

DMHA
ARCHITECTURE + INTERIOR DESIGN
805 963 7777
11 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

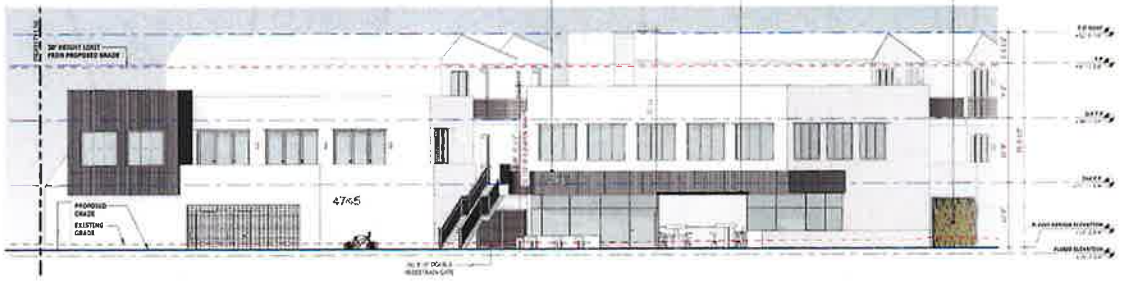
NO.	DESCRIPTION	DATE
	Development Application Submittal	04/14/2023
1	Incompleteness Response	09/12/2023

A104

ROOF PLAN

HYDRAULIC- SINGLE SWING DOOR SYSTEM

WIRE MESH AT PATKING



NORTH ELEVATION- CARPINTERIA AVE 02

UNIT DOOR CANOPY

SOUTH ELEVATION- 9TH STREET 01

DMHA
ARCHITECTURE + INTERIOR DESIGN

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria Ca 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	
1	Incompleteness Response	05/22/2023

A201

EXTERIOR ELEVATIONS

WEST ELEVATION 02

EAST ELEVATION 01

DMHA
ARCHITECTURE + INTERIOR DESIGN
805.568.7777
11 N. Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/19/2023
1	Completeness Response	06/21/2023

A202

EXTERIOR ELEVATIONS

INSULATION SCHEDULE

See Title 24 Drawings For Energy + Envelope Compliance.
Provide Thermal Insulation As Shown On The Drawings, With The Following Minimums:

1. Exterior Walls And Walls Between Heated And Unheated Spaces: R-23 High Density Batt
2. Walls Between Heated & Un-Heated Spaces: R-23 High Density Batt
3. Bathroom Walls: R-11 Sound Batt
4. Roof, Cathedral with no Attic: R33.6 Flash & Fill (4" Isotherm Classic Unit - ICC ESR 1626 + 6.25" Bat) (Install Isotherm per Manufacturer's Details to Achieve Air Impermeability)
5. Mechanical / Electrical Closets: R-11 Sound Batt
6. Drop Ceilings Under Mechanical Units: R-11 Sound Batt
7. Insulate All Pipe Chases For Sound.
8. Provide Rock Wool Insulation Or Equivalent Between All Window And Exterior Door Frame And Rough Framing

Section 2 02

Section 1 01

DMHA
ARCHITECTURE + INTERIOR DESIGN
805 465 7777
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	[illegible]

A301

BUILDING SECTIONS

Section 4 2

Section 3 1

DMHA
ARCHITECTURE + INTERIOR DESIGN
805.966.7777
11 N. Cesar Chavez #132
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE

A302

BUILDING SECTIONS

COMMON OPEN AREA- METAL STAIRS AND RAILING

EXTERIOR MASSING AND MATERIAL

DMHA
ARCHITECTURE + INTERIOR DESIGN
805.965.7777
11 N. Calle Cesar Chavez #103
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	10/19/2023

A701

ARCHITECTURAL LOOK AND FEEL

COMMERCIAL AREA- EXTERIOR

COMMERCIAL AREA- SEATING AND DOOR SYSTEM

DMHA
ARCHITECTURE + INTERIOR DESIGN

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	09/19/2023

A702

ARCHITECTURAL LOOK AND FEEL

MANUFACTURER: RAYNOR
STYLE: ROLLING SECURITY GRILLE DOOR
MODEL: DURAGRILLE
FINISH: BRONZE ANODIZED

GARAGE ROOL UP- GRILLE DOOR 19

GUARDRAIL:
1 1/2" O.D., 1.5" SCH. 40 STEEL PIPE AS ASTIR GUARD RAIL/RAILING WITH WIRE MESH INFILL
FINISH: BLACK

HANDRAIL:
1 1/2" O.D., 1.5" SCH. 40 STEEL PIPE AS ASTIR GUARD RAIL/RAILING WITH WIRE MESH INFILL
FINISH: BLACK

METAL RAILING/GAURDRAIL WITH WIREMESH INFILL 12

MANUFACTURER: STEP STONE INC
MODEL: WEDGE PROFILE
STYLE: LIGHT SANDBLAST- 1804
FINISH: FRENCH GRAY

PRECAST CONCRETE STAIR TREAD 08

STANDING SEAM METAL ROOF
MANUFACTURER: MS METAL
MODEL: IMAGE II
COLOR: MATT BLACK 106
NUMBER: NA
FINISH: BONDERIZED

STANDING STEAM ROOF 04

MANUFACTURER: TBD
STYLE: TBD
COLOR: OAK

WOOD SIDING AT COMMERCIAL AREA 18

MANUFACTURER: TBD
STYLE:TBD
FINISH: WHITE OAK

WOOD SIDING AT 9TH ST AND WEST SIDE UNITS 15

CLAD ALUMINUM SIDING DOOR AND WINDOW
MANUFACTURER: SIERRA PACIFIC
FINISH: BLACK
GLASS FINISH: TEMPERED- CLEAR

EXTERIOR SIDING DOOR AND WINDOW 11

PERFORATED METAL RISER
STYLE: NA
NUMBER: NA
FINISH: BLACK STEEL

EXTERIOR STAIR AT COMMERCIAL- RISER 07

METAL CANOPY
- UNIT 5 ENTRY AT LEVEL 3
- 9TH ST WINDOWS AT 2ND FLOOR

FINISH: POWDER COATED BLACK

EXTERIOR METAL DOOR AND WINDOW CANOPY 03

TYPE SW

BEGA 33053 OUTDOOR LIGHTING
TYPE: RECESSED WALL LUMINARIES
WIDTH: 6 5/8"
HEIGHT: 2 3/4"
LIGHT BULB: LED- 3000K
FINISH: DARK BRONZE

TYPE SN

WOGES LED
TYPE: WALL SCONCE
LIGHT BULB: LED- 3000K
WIDTH: 9"
HEIGHT: 8"
FINISH: DARK BRONZE

TYPE SS

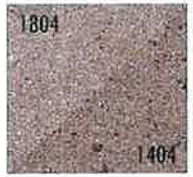
WALL 432/LED 13W
TYPE: WALL DOWN LIGHT
REFLECTOR: ANODIZED ALUMINUM
LIGHT BULB: LED- 3000K
FINISH: POWER COATED IN BLACK

EXTERIOR DOWNLIGHT- TYPE SN, SW 17

EXTERIOR DOWNLIGHTS- TYPE SS 14

MANUFACTURER: CROWN
STYLE: HYDRAULIC SINGLE SWING
FINISH: BLACK
GLASS FINISH: TEMPERED- CLEAR

COMMERCIAL- HYDRAULIC SINGLE SWING DOOR 10



MANUFACTURER: STEPSTONE INC
STYLE: LIGHT SANDBLAST
NUMBER: 1804
FINISH: FRENCH GRAY - 104

EXTERIOR PAVER 06

BOARD FORMED CONCRETE WALL

EXTERIOR BOARD FOMED CONCRETE 02

CONCRETE STAIRS

CONCRETE STAIR 16

METAL SIDING

EXTERIOR METAL SIDING AT COMMERCIAL 13

MANUFACTURER: TILE TECH PAVER
STYLE: PEDESTALSYSTEM- PORCELAIN
FINISH: GRAY

COMMON OPEN AREA- ROOF DECK- PEDESTAL PAVER 09

MANUFACTURER: 194 DOLLY VERDEN T&G
FINISH: CLEAR CEDAR

UNDER EAVE- CEDAR T&G 05

MANUFACTURER: LA MAESA
NUMBER: HACIENDA X-82
FINISH: SMOOTH- TROWEL FINISH

EXTERIOR WALLS - ELEVATOR TOWER EXTERIOR STUCCO 01

DMHA
ARCHITECTURE + INTERIOR DESIGN

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
1	Completeness Response	06/27/2023

A706

EXTERIOR MATERIAL BOARD

KEYPLAN 02

9TH ST VIEW- FROM SOUTH EAST 01
NOT TO SCALE

DMHA
ARCHITECTURE • INTERIOR DESIGN
805 965 7727
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/14/2023
1	Incompleteness Response	04/12/2023

A901

9TH ST VIEW

KEYPLAN 02

9TH ST VIEW- ACROSS THE STREET 01
NOT TO SCALE

DMHA
ARCHITECTURE + INTERIOR DESIGN
805 965 7777
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	[illegible]
1	Entitlement Response	[illegible]

A902

9TH ST VIEW

KEYPLAN 02

9TH ST VIEW- FROM SOUTH WEST 01
NOT TO SCALE

DMHA
ARCHITECTURE + INTERIOR DESIGN
805 966 7777
11 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/14/2023
1	Incompleteness Response	06/22/2023

A903

9TH ST VIEW

KEYPLAN 02

COMMERCIAL VIEW- FROM CARPINTERIA AVE 01
NOT TO SCALE

DMHA
ARCHITECTURE + INTERIOR DESIGN
805 965 7777
1 N. Calle Cesar Chavez 9132
Santa Barbara, CA 93103

NO CHART

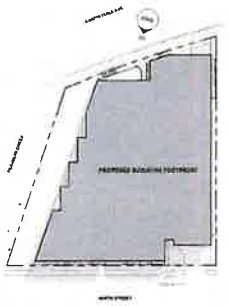
NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	[illegible]	[illegible]
1	[illegible]	[illegible]

A904
COMMERCIAL VIEW



KEYPLAN 02

COMMERCIAL VIEW- FROM CARPINTERIA AVE 01
NOT TO SCALE

DMHA
ARCHITECTURE + INTERIOR DESIGN

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

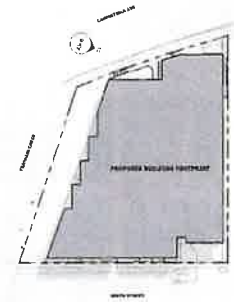
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	[illegible]
1	Transportation Responses	[illegible]

A905

COMMERCIAL VIEW



KEYPLAN 02

COMMERCIAL VIEW- FROM CARPINTERIA AVE 01

DMHA
ARCHITECTURE • INTERIOR DESIGN

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C100

NO.	DESCRIPTION	DATE
	Development Application Submittal	[illegible]
1	Incomplete Response	[illegible]

A906

COMMERCIAL VIEW

KEYPLAN 02

COMMERCIAL VIEW- FROM CARPINTERIA AVE 01
NOT TO SCALE

DMHA
ARCHITECTURE + INTERIOR DESIGN
805 965 7777
111 Cate Circle, Drawer #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/14/2023
1	Incomplete and Responses	06/23/2023

A907

EAST SIDE VIEW

KEYPLAN 02

WEST SIDE VIEW 1

DMHA
ARCHITECTURE + INTERIOR DESIGN
805.965.7777
1 N. Calle Cesar Chavez #132
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

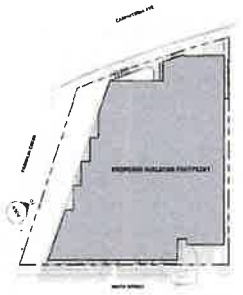
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	[illegible]
1	Fire Hydrants Resources	[illegible]

A908

WEST SIDE VIEW



KEYPLAN 02

OVERALL SOUTH WEST- TOP VIEW 01

DMHA
ARCHITECTURE + INTERIOR DESIGN
805 965 7777
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	[illegible]
1	Incompleteness Resources	[illegible]

A909

OVERALL SOUTH WEST VIEW

KEYPLAN 02

OVERALL SOUTH EAST SIDE- TOP VIEW 01

DMHA
ARCHITECTURE + INTERIOR DESIGN
[illegible]

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C100

NO.	DESCRIPTION	DATE
	[illegible]	[illegible]
1	[illegible]	[illegible]

A910

OVERALL SOUTH EAST VIEW

OVERALL TOP VIEW 01

DMHA
ARCHITECTURE + INTERIOR DESIGN
805.963.7777
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C100

NO.	DESCRIPTION	DATE
	Development Application Submittal	08/19/2022

A911

OVERALL SITE VIEW

Attachment B

Project Description Narrative

4745 Carpinteria Avenue Mixed Use Development

August 31, 2023
Architectural Review Board Meeting
Project 23-2221-DP/CDP

22 June, 2023

Nick Bobroff
City of Carpinteria
4180 Via Real
Carpinteria, CA 93013
805.755.4407
nickb@carpinteriaca.gov

RE: 4745 Carpinteria Avenue – Mixed Use Development

Dear Mr. Bobroff,

Thank you very much for working with us over the past months with the ownership and design team reviewing plans for the proposed 4745 Carpinteria Avenue mixed use development. We feel that the site as proposed has great potential and that this development will have great housing to the community of Carpinteria.

Existing Site

The 0.87 acre site fronts the southern side of Carpinteria Avenue east from Franklin Creek. The site also fronts Ninth Street east of Franklin Creek. The site has split zoning, primarily CPD, but the southeast corner is PRD-13. The land use designation is also split, with Visitor Serving Commercial (VC) fronting Carpinteria Avenue and the remainder of the site being General Commercial (GC).

The site currently serves as an equipment rental facility, with a primary building of approximately 1,500sf.

Aside from the setbacks that are regulated by the City of Carpinteria Municipal Code, the site also has an additional 50ft setback from the top of the concrete channel forming Franklin Creek. This setback shall remain permanent open space, with landscaping limited to City and County ordinances and stormwater catchment limited to underground structures or bio-retention facilities provided they do not interfere with flood control.

The site lies within the AE flood zone and subject to county and state stormwater requirements for that zone.

The site slopes from the northeast corner to the southwest corner and drops approximately 36" between those two points. A small retaining wall exists along the Ninth Street frontage.

Proposed Project

The project proposes to demolish the existing equipment rental building, outbuildings, and storage yard. The new mixed-use structure is a 3 story structure. The ground floor encompasses a parking garage, visitor serving commercial space, and (5) two-story townhouse type residential units. The second floor consists of (4) commercial tenant spaces and (10) one and two bedroom apartments on a podium deck. The third floor contains (9) additional two bedroom apartments and a common open space deck overlooking Ninth Street. The total net floor area of the building including the parking garage is approximately 56,999sf.

Access to the ground floor garage and off street parking is done from both Carpinteria Avenue and from Ninth Street. Some of the existing curb, gutter and sidewalk will be able to remain in place with minor repairs along Carpinteria

Avenue. Ninth Street will need to be fully improved for the length of the property. Additional new work within the public Right of Way shall consist of new utilities and services, new street trees and planters, new street parking along Ninth Street, and bicycle parking as required.

Waste shall be delivered by tenants to a central enclosure in the parking structure, with 2X weekly pick-up service.

The building will be Type V construction, and would require fire sprinklers and alarm systems per the code and city minimum requirements. Accessibility would be provided as required for all portions of the project.

The finish floor of the ground floor occupied structures shall be set 12" above Base Flood Elevation to comply with FEMA requirements and to avoid creating additional accessibility issues from Carpinteria Avenue.

State Bonus Density

The baseline number of residential units allowed for this site is (18). This project sets aside 17% of those units for low-income households, which equates to (3) income restricted units and would grant the project up to a 30.5% density bonus (6 additional units), which would equal (24) total units. State statutes allow up to (2) concessions for these income restricted units. We are using both. The first is for project height. The existing city zoning allows for up to a 30ft height from proposed grade. We are proposing a project that is a maximum of 36ft above proposed grade. In addition, the PRD zoned portion of the property has a maximum lot coverage of 50%. We are proposing to build out approximately 69% of this portion of the lot.

Parking

Parking for the site would be accomplished within the ground level covered garage. Under City municipal code, the commercial space will require 1 space per 250sf, which therefore requires (18) parking spaces. By utilizing State Bonus Density, we are allowed to park the proposed (1) bedroom units with (1) parking space, and the (2) bedroom units with (1.5) parking spaces. With our unit mix, we are thus required (35) additional parking spaces, with no provisions for guest parking. The total requirement of (53) parking spaces is met in the proposed design.

In order to provide the full requirement of parking spaces, we propose to provide up to 30% of the spaces as compact parking spaces (8'-0" x 16'-0"). While not specifically codified in the City municipal code, we know that there is precedent for this in other projects in the City. Therefore we request a parking modification.

Per Section 14.22.040 of the City of Carpinteria Municipal Code regarding parking modifications, the following findings must be made by the City in order to grant the modification:

1.In addition to the general parking requirements contained in Chapter 14.54, in the CB zone where the existing development on property does not allow for the provision of the required number of on-site parking spaces, the planning commission may, as provided in Section 14.22.020, review a development plan application requesting a modification to the required number of on-site parking spaces as specified in Chapter 14.54. In order for a modification to a development plan to be approved, the planning commission shall find:
a. The inability of the property owner to provide on-site parking due to the size, shape, configuration of the property or location of existing structures on the property; **Our intention is to provide the minimum required number of parking spaces. If we are required to provide full sized spaces, it would be difficult to physically fit them on the site**

due to the creek setback and require removal or relocation of other infrastructure items such as the trash enclosure and utility infrastructure.
b. The modification shall not have an adverse impact on the community and on existing businesses; **These compact spaces will be for private residential use and not impact the public. In addition, we have allocated the creek setback area for public use.**
c. That the proposed use is as provided in Section 14.22.030; **The uses proposed in this project are consistent with the approved uses within the CPD zone.**
d. That all other appropriate standards, requirements, and limitation of this chapter are complied with. **The project is consistent with all other zoning requirements.**

2.The planning commission shall be authorized to modify with or without conditions the required number of on-site parking spaces specified in Chapter 14.54 upon the findings as set forth in subsection 1 of this section and in setting the conditions of such modification shall consider the following criteria:
a. Credit for parking allotted to the existing or prior use;
b. The number and availability of on-street parking spaces immediately fronting the property and in the immediate area;
c. Provision of a public benefit (e.g., local employment, tax base, and/or retail uses of a community priority);
d. Cumulative effect of parking modifications or concentration;
e. The parking standards as specified in Chapter 14.54;
f. Recording of an agreement by the property owner to waive all rights of protest to a future parking district.

3.In determining whether to grant the modification, prior to making the findings thereon, the planning commission shall hold at least one public hearing thereon pursuant to Carpinteria Municipal Code Section 14.76.010

Summary

We appreciate the opportunity to submit this project and solicit input from the many departments that will be required to approve the project. We believe the project will be a great asset to the downtown community and look forward to working with the City further on the development of the design.

Best Regards,

Michael Stroh

Principal Architect

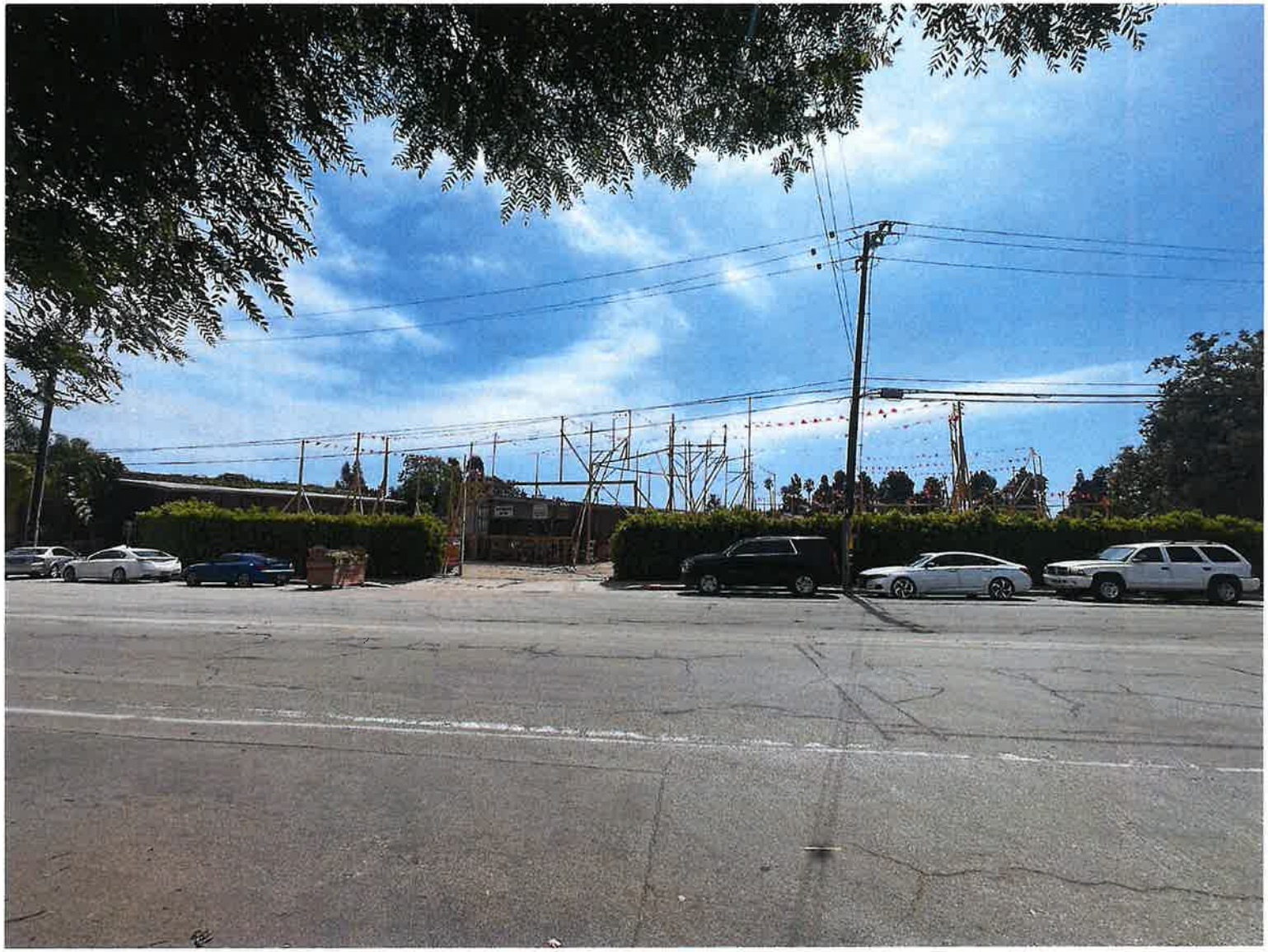
DMHA

Attachment C

Story Pole Photographs

4745 Carpinteria Avenue Mixed Use Development

August 31, 2023
Architectural Review Board Meeting
Project 23-2221-DP/CDP



TACOMA
TACOMA
79284

NOT A
THROUGH
STREET

Attachment D

December 19, 2022 Joint ARB-PC-CC Meeting Minutes

4745 Carpinteria Avenue Mixed Use Development

August 31, 2023
Architectural Review Board Meeting
Project 23-2221-DP/CDP

City of Carpinteria
Special Joint City Council, Planning Commission and Architectural Review Board Meeting Minutes
Monday, December 19, 2022

In-Person and Virtual

CALL TO ORDER

Mayor Clark called the meeting to order at 5:30 pm.

ROLL CALL

City Councilmembers present:	Councilmember Roy Lee Councilmember Wade T. Nomura Councilmember Mónica Solórzano Mayor Al Clark
City Councilmembers absent:	Vice Mayor Natalia Alarcon
Planning Commissioners present:	Commissioner David Allen Commissioner John Callender Commissioner John Moyer Vice Chair Glenn LaFevers Chair Jane Benefield
Architectural Review Boardmembers present:	Boardmember Richard Johnson Boardmember Patrick O'Connor Boardmember Jim Reginato Chair Brad Stein
Architectural Review Boardmembers absent:	Vice Chair Amy Blakemore
Staff members present:	Dave Durflinger, City Manager Mack Carlson, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria Brian C. Barrett, City Clerk Nick Bobroff, Principal Planner Steve Goggia, Community Development Director

PLEDGE OF ALLEGIANCE: NONE

CITY COUNCIL BUSINESS

The City Council, Planning Commission and Architectural Review Board met to discuss the following subject matter:

Conceptual review of a mixed-use commercial/residential development on a 0.87-acre lot located in the City's Downtown Core at 4745 Carpinteria Avenue (APN 003-251-021). Project No. 22-2193-CON.

Recommendation: Receive public comment and provide conceptual review and comments on the subject mixed use development proposal.

Councilmember Solórzano recused herself due to her real property being within 500 feet of the project and left the Council Chambers at 5:33 pm and did not return for the remainder of the meeting.

Principal Planner Bobroff and Community Development Director Goggia presented the staff report and PowerPoint presentation.

Michael Stroh with DMHA Architecture and Justin Klentner, prospective buyer and developer presented the developer's presentation.

PUBLIC COMMENT WILL BE HEARD CONCERNING ONLY THE AGENDIZED ITEM FOR THIS SPECIAL MEETING

Speakers in-person: Mike Wondolowski, Joseph Viens, John Nicoli, and Karen (no last name provided)

Emails distributed: Mike Wondolowski and Steve McMahon

Mayor Clark opened up comment from the Architectural Review Board.

Boardmember Reginato appreciated that the project includes warehousing, liked the project appearance from Carpinteria Avenue and the 50-foot setback near Franklin Creek and saving the trees. He suggested that the parking be lowered so the entire project can be lowered, the apartments be stepped back a bit, Ninth Street façade is too much, and preferred smaller housing units broken into smaller sections so Ninth Street residents can see the mountains. He noted that parking would be an issue for a visitor serving business such as a restaurant and would impact nearby businesses along Carpinteria Avenue. He also recommended mitigating the project height by losing volume ceilings on the top units, put as much soil on the project as possible, install eV charging stations in parking areas, do not install natural gas on the site, and place more studio units and less two bedroom units to reduce the project scale.

Boardmember O'Connor observed that it will be a challenge to create a beach feel with a three-story building and suggested lowering the parking level. He identified that the project will impact parking and questioned how the egress into the businesses on the second floor will work in the courtyard and asked if there was an opportunity for greenspace in the second floor courtyard.

Boardmember Johnson noted caution with high-density living. He liked the animation of the project elevations that are being proposed, but remarked that the wedding cake concept should apply to all four sides. He didn't mind the 36-foot height as long as it's located in the middle of the property and commented that the developer should focus on the exterior exposure concept to allow for 360-degree potential views to the community around the project instead of focusing on the interior courtyard as the entry and open space.

Chair Stein expressed concern over issues with parking and traffic and that the project was out of scale with the neighborhood on Ninth Street and Linden Avenue. He commented that the project has some consistency with applicable City regulations; however, the project is not compatible with the Downtown core and small beach character, nor is it compatible with surrounding residential development on Ninth Street. He recommended the developer make the property earn what will be built so there won't have to be an excessive number of housing units. He remarked that the City needs housing, but the housing needs to fit in Carpinteria.

Mayor Clark opened up comment from the Planning Commission.

Vice Chair LaFevers felt the mixed-use was appropriate for the site. He identified that there should be flexibility in exploring the amount of commercial versus residential use for the project, if the proposed commercial is a restaurant that will exacerbate the issues with parking, he supported having apartments instead of condos, and felt that the project location was appropriate for rental units. He remarked that there was room for creativity when designing the substructure parking. He was not overly concerned with the lot coverage as that could be given up for consideration to tier and step back, nor was he concerned with height as long as it is appropriately balanced. He suggested reducing the size of the units to help reduce the overall massing and that Carpinteria might be better served with small more affordable units.

Commissioner Callender explained that the project can have a certain amount of leeway in the early conceptual review as it's an opportunity to discover what the applicant has in mind and see if it is consistent with what the City has in mind and how the law is applied. He said the City and developer need to be on the same page and figure out what is the overall approach in terms of the project scope. He liked the restoration of the riparian habitat as part of the project. In regards to parking impacts, he expressed that the community take on a more community-wide strategy to address parking issues rather

than saddling it on individual project applicants to meet an outdated set of requirements spelling out how much of the community should be devoted to automobiles. He saw difficulty in reconciling this project with the City's General Plan with regard to preserving mountain views as he felt the existing Ninth Street residents would be disadvantaged by this project.

Commissioner Allen commented that it was important for the community to understand the impact of State law on local governments. He agreed on looking at a community-wide vision for dealing with parking issues. He advocated to stick to the 30-foot height, lower the parking level and stepping back the units, look at affordability by design for rental housing, and make smaller housing units. He appreciated that the project included creek restoration and suggested a long-term restoration into the channel. He observed that the rear parking can fit more than 10 spaces and recommended that for any new development with a lot of people that residents have free wi-fi and internet connectivity.

Commissioner Moyer appreciated the improvements proposed by the project. He preferred smaller housing units and step back the units. He observed that the Ninth Street elevations show the bulkiness of the project and that this is the beginning of the conversation about a project that could have great benefit to the City.

Chair Benefield recommended the project have an onsite manager living there as it's a rental property. She remarked that there is a need for communication between the developer and the City and that each needs to understand the other. She commented that she would like to see this project move forward with many changes and identified that there is a need for housing and a need for an overall parking discussion and discussion with the developer. She was in favor of the overall project concept presented.

Mayor Clark opened up comment from the City Council.

Councilmember Lee expressed concern about the impact to Ninth Street residents from this project such as traffic, congestion, and public safety. He preferred to see more two and three bedroom units for families.

Councilmember Nomura suggested taking a look at opportunities/options for how this project is going to work and fit and to keep in mind what aspects of this project will set precedence in the future. He expressed concern about where the parking for the commercial space will go. He appreciated having underground parking with two-stories of residential above it and the 50-foot setback and recommended adding a walking path along the creek to connect to Ninth Street. He also suggested moving the courtyard away from the center and bring it towards Ninth Street, he felt the proposed central location of the courtyard could create issues such as echoing. He commented that parking will be a challenge and requested the developer look at the design.

Mayor Clark identified the need for the developer to balance keeping Carpinteria a small town and also provide housing. He noted that the developer should look at smaller more affordable housing units, including low income housing. He recommended the developer do more density, but at the same time, respect the neighborhood and town in developing this project.

Mayor Clark asked if the applicant had any comments or questions.

Justin Klentner, prospective buyer and developer summarized that he wants to work with the City and find common ground among all stakeholders.

ADJOURNMENT

Mayor Clark adjourned the meeting at 7:38 pm.

Al Clark, Mayor

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk

Attachment E

December 19, 2022 Joint ARB-PC-CC Conceptual Plans

4745 Carpinteria Avenue Mixed Use Development

August 31, 2023
Architectural Review Board Meeting
Project 23-2221-DP/CDP

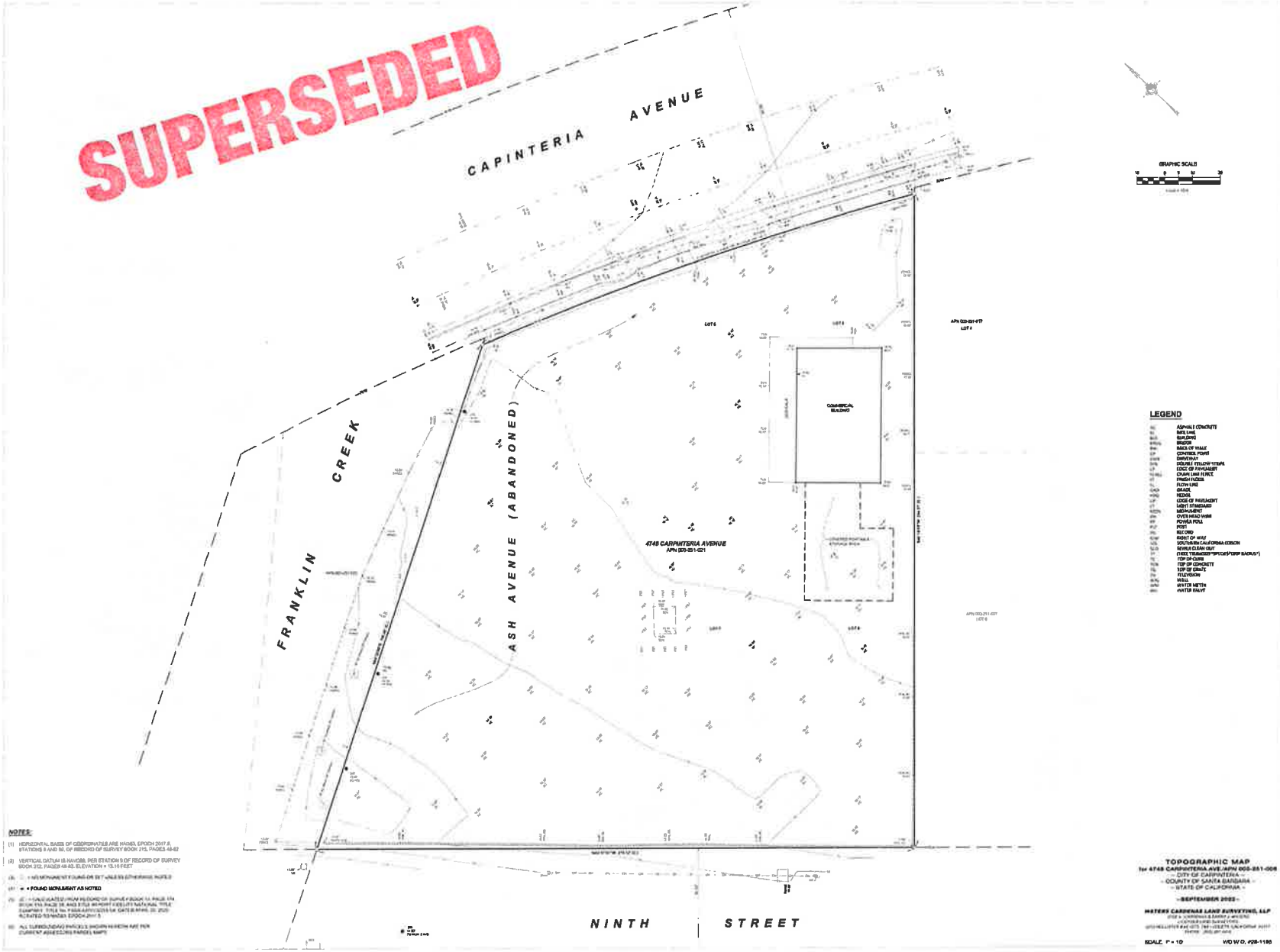
SUPERSEDED 4745 CARPINTERIA AVENUE

PROPOSED MIXED USE DEVELOPMENT

1111 Calle Cesar Chavez #102
Santa Barbara, CA 93103
DMHA

SUPERSEDED

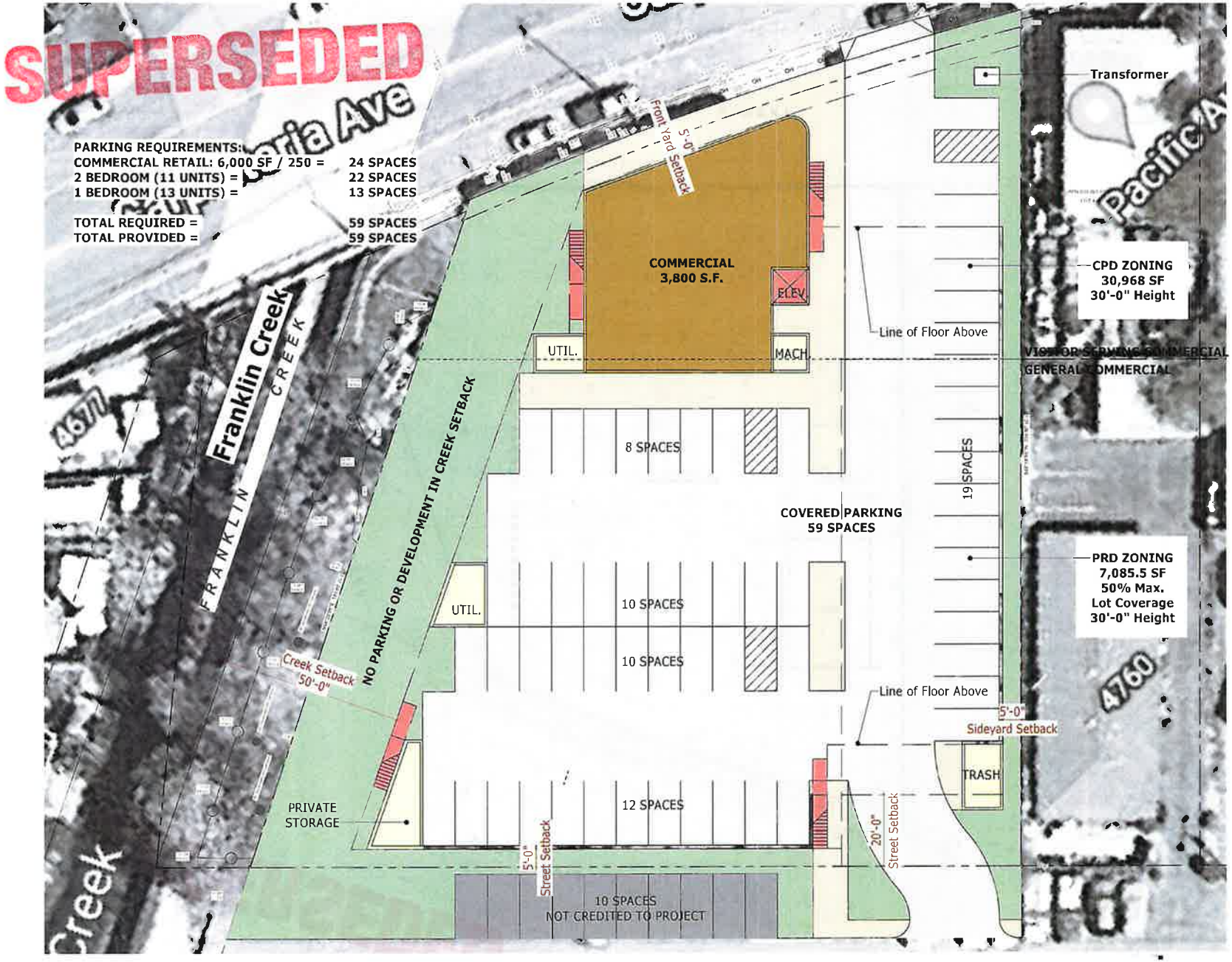
SUPERSEDED



TOPOGRAPHIC MAP
for 4745 CARPINTERIA AVE / APN 003-251-006
– CITY OF CARPINTERIA –
– COUNTY OF SANTA BARBARA –
– STATE OF CALIFORNIA –
– SEPTEMBER 2022 –

PETERS CARDENAS LAND SURVEYING, LLP

SCALE: 1" = 10' W/O W.O. #28-1186



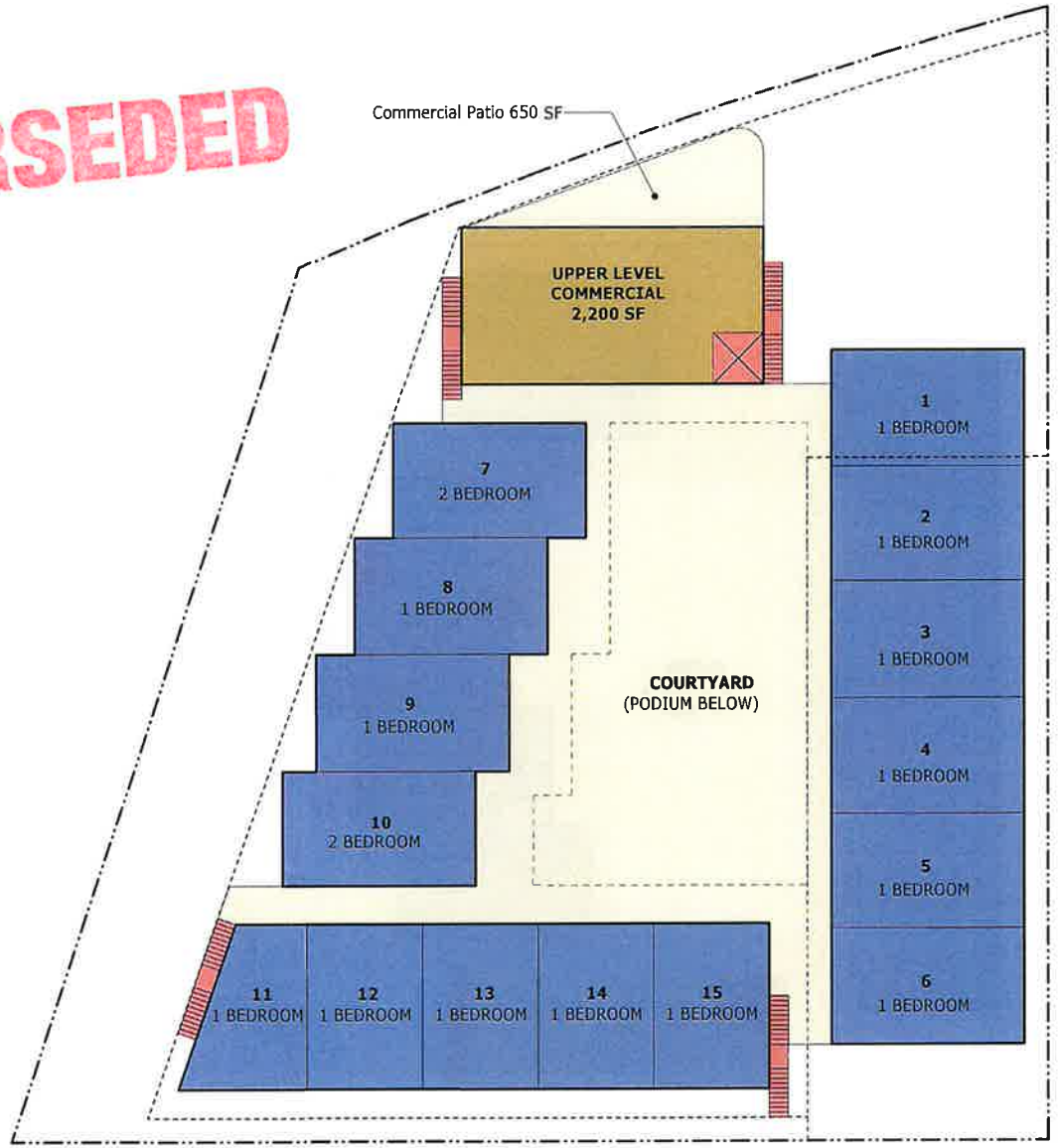
A4

4745 Carpinteria Avenue Mixed Use Development

GROUND LEVEL

DMHA

SUPERSEDED



LOT COVERAGE AT PRD ZONE IS APPROX.
4,847 SF/7,085 SF
=69% (DOES NOT COMPLY)

EACH SECOND LEVEL UNIT SHOWN AS APPROX.
24' X 40' (960 SF)

AS-OF-RIGHT DENSITY:
38,053 SF (20 DUA) = 18 UNITS

BONUS DENSITY:
39% OF UNITS AT MODERATE INCOME GRANTS
34% BONUS DENSITY + (3) INCENTIVES
BONUS DENSITY ACHIEVED: 6 ADDITIONAL UNITS (24 TOTAL)
MODERATE INCOME UNIT TOTAL: 10 UNITS
INCENTIVES USED: PARKING MODIFICATION + HEIGHT (3RD STORY) + PRD ZONE LOT COVERAGE

SCALE 1" = 10'-0"

A5

4745 Carpinteria Avenue Mixed Use Development

SECOND LEVEL

11/01/22

805.965.7777
11 N. Calle Cesar Chavez #103
Santa Barbara, CA 93103
DMHA

SUPERSEDED

UNITSS 21-24 ARE SHOWN APPROX. 24' X 40' (960 SF)

UNITS 16-18 AND 19-20 ARE SHOWN APPROX. 34' X 48' (1,632 SF).

SCALE 1" = 10'-0"

A6

4745 Carpinteria Avenue Mixed Use Development

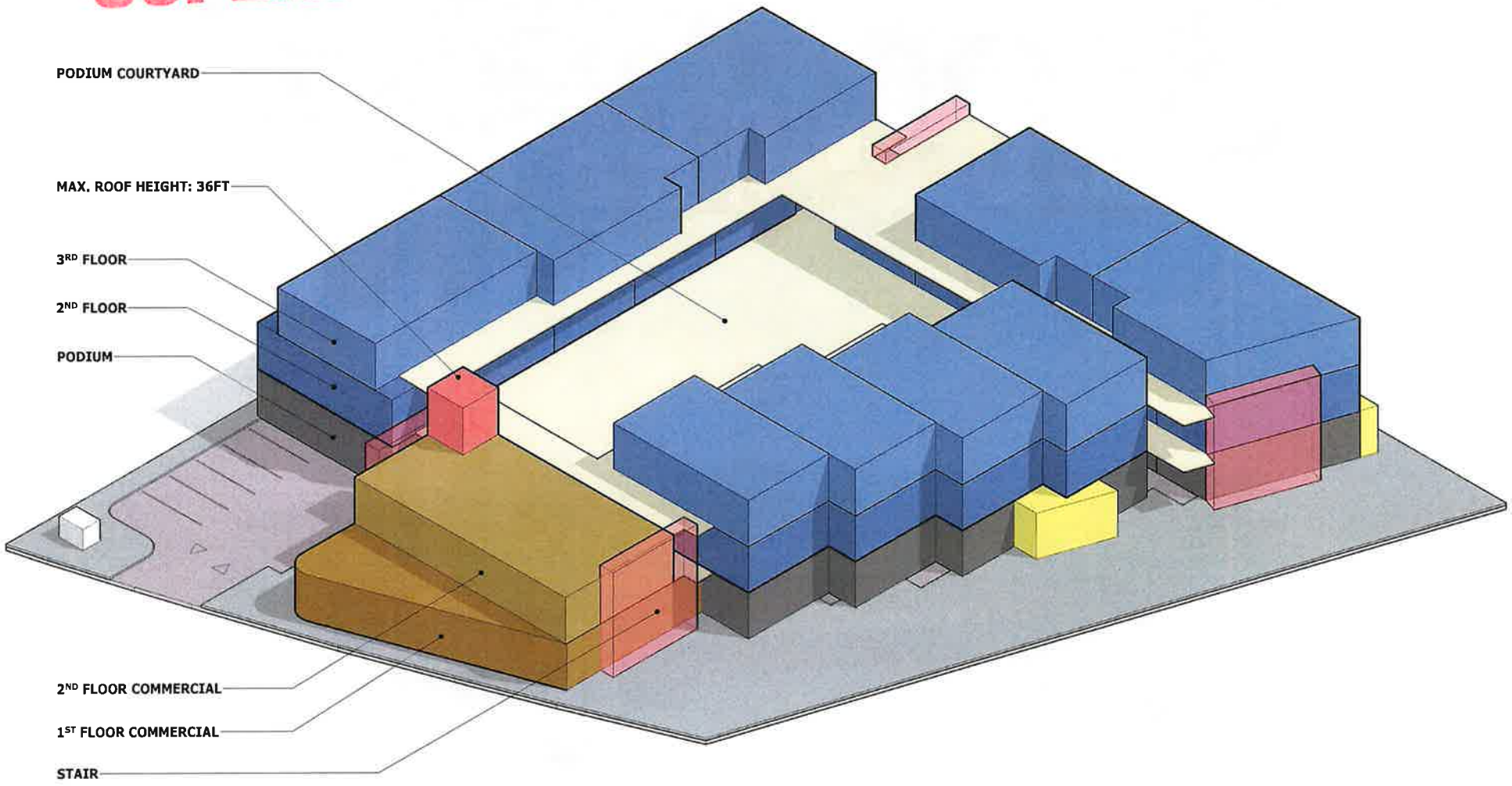
THIRD LEVEL

11/01/22

505 667 7777
N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

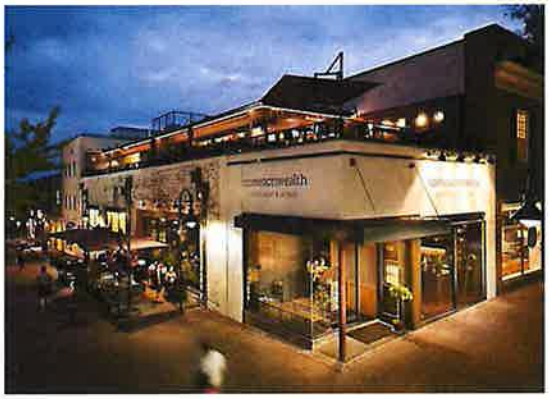
DMHA

SUPERSEDED


PODIUM COURTYARD
MAX. ROOF HEIGHT: 36FT
3RD FLOOR
2ND FLOOR
PODIUM
2ND FLOOR COMMERCIAL
1ST FLOOR COMMERCIAL
STAIR

SUPERSEDED

SUPERSEDED



DMHA

Attachment F

May 25, 2023 ARB Meeting Minutes

4745 Carpinteria Avenue Mixed Use Development

August 31, 2023
Architectural Review Board Meeting
Project 23-2221-DP/CDP

4) Project: Klentner Mixed-Use Development, Project 23-2221-DP/CDP
Address: 4745 Carpinteria Avenue
Applicant: Michael Stroh, DMHA Architects, for CHT, LLC
Planner: Nick Bobroff

Request of Michael Stroh, DMHA Architects, agent/architect for Justin Klentner, to consider project 23-2221-DP/CDP for conceptual review of a new commercial / residential mixed-use development. The contemplated proposal calls for removing all existing site improvements and constructing a three-story mixed-use building comprised of 4,303 square feet of commercial space, 24 apartment units (2 one-bedroom units and 22 two-bedroom units), and a 53-space ground level parking garage. Total project square footage would be approximately 57,805 square feet and reach a maximum height of approximately 36 feet. The project seeks to utilize state density bonus provisions in exchange for setting aside a percentage of the apartment units for low-income affordable housing. The property is identified as APN 003-251-021, and addressed as 4745 Carpinteria Avenue (presently occupied by "Sun Coast Rentals").

No ex parte communications were disclosed.

Nick Bobroff described the proposed project and explained how the design of the project had evolved in response to comments provided at the previous joint City Council- Planning Commission-Architectural Review Board conceptual review meeting in December 2022. He noted that while, overall, staff believed a number of important changes had been addressed, the project was still at a conceptual stage and feedback was being sought on a number of different topics including, but not limited to, architectural style and materials, neighborhood compatibility, size/bulk/scale/massing, the mix of unit types, and frontage designs.

Michael Stroh and Ryan Mills, both of DMHA Architects, and Justin Klentner (owner/applicant) presented the project to the Board and provided a detailed explanation of how the project had been revised to respond to comments from the initial joint-conceptual review. They also attempted to answer various questions from the public related to street improvements and on-street parking, particularly along Ninth Street.

Public Comment:
John Nicoli, Property Manager for Arbor Trailer Park, asked if the plans show 10 on-street parking spaces on Ninth Street. He also asked why the project needs a driveway on Ninth Street, commenting that it would significantly impact the residents of Ninth Street. He described the project as being very overbearing, impactful and onerous on Ninth Street residents, and suggested the increased traffic on Ninth Street would be troublesome because it is already very dense and busy. He also expressed concern that the proposed Ninth Street frontage improvements would eliminate or interfere with street improvements completed by Arbor Trailer Park and the (only) street light on this portion of Ninth Street.

Susan Hathaway expressed concerns with privacy impacts for nearby residents from the new upper floor apartments and private deck areas. She expressed disappoint over the loss of residents' mountain views as a result of this project and anticipated increased traffic in the area.

Beth Anderson was concerned that second- and third-level decks facing the creek could impact nesting raptors that utilize the existing trees along the Franklin Creek channel. She also urged the developers to not utilize any solid fuels in the new building.

Joseph Viens did not feel the project fit the neighborhood. He cited concerns over impacting wildlife in the area, and parking impacts along Ninth Street. He felt like this was yet another project catering to out-of-town tourists rather than Carpinteria citizens and that it would add to increasing the busyness and noise of this residential area. He acknowledged that the state is pushing for housing throughout the state, including in Carpinteria, but encouraged City decision-makers to push back.

Jose Lopez noted he lives directly across from the project on Ninth Street and that he was primarily concerned with impacts to parking and safety/traffic on Ninth Street, noting many of the area kids use Ninth Street as a play area.

Karen Aragaki described herself as not being opposed to the project, but had a number of reservations with the proposal as currently shown. She did not feel that three-story development was appropriate on Carpinteria Avenue. She was also concerned with the types of commercial uses that would be allowed to occupy the commercial portions of the project and whether such uses may bring additional impacts to the area. After reviewing the revised proposal, she indicated that she preferred the previous design that provided larger interior courtyard areas for residents rather than individual private decks around the perimeter. She felt that animating and articulating the development's two street frontages is important, but that animating the Franklin Creek side of the development is less important in the interest of buffering nearby residents. She ended with a suggestion to the developer to design the project as if he lived next door.

John Gonzalez expressed concerns over the impact of additional parking demands for limited spaces on Carpinteria Avenue, citing existing overflow parking impacts. He described the project as being too big for the block. He also cited concerns with water availability and the need for more green spaces and open spaces for residents of the development.

Carlena McKherney felt the project included too many units and not enough parking. She asked whether the project can be redesigned to face away from Ninth Street and Franklin Creek.

Catherine Decker asked about the size of the units and anticipated rents.

Public Comment letters were submitted prior to the meeting by Beth Anderson, Karen Aragaki, and two anonymous individuals. The letters are summarized below. Copies of the letters are on file with the Community Development Department.

A letter from Beth Anderson urged that the use of commercial spaces should be restricted to not allow for the sale of alcohol, tobacco or cannabis products. She also advocated for no burning of solid fuels in the development, and no residential open spaces for residents on the Franklin Creek side of the development.

A letter from Karen Aragaki suggested no revisions had been made to the project since the last review and that the project could be supported if more consideration was given to immediate residents, citing concerns over three stories, impacts to parking on nearby streets, potential for impacts to the creek and wildlife, concerns over the impacts of certain types of commercial businesses and vacation rentals.

The letter concluded that the project area is too dense and all new dense housing should be built instead in single family neighborhoods where there is more space between dwellings.

Anonymous letter no. 1 was submitted via Granicus expressing a desire to not allow any solid burning fuels as part of the project, a preference for there being no residential open spaces along the Franklin Creek-side of the building, and a desire to see the commercial spaces associated with the development being prohibited from the sale of any alcohol, tobacco or cannabis products.

Anonymous letter no. 2 was also submitted via Granicus and largely mirrored many of the same concerns in Ms. Aragakai's letter, above.

Boardmember Discussion:
Boardmember O'Connor observed that many of the comments from the previous joint-conceptual review had been addressed. He felt that the Ninth Street frontage in particular was much improved but that more could be done to improve its architecture. He really liked the bioswale idea for stormwater treatment and encouraged the applicants to incorporate as many trees as possible into the site plan. He understood that the architecture and finishes were still being developed, but he encouraged the team to think "beachy." He also asked that the neighboring house on Ninth Street be better detailed on the rendering(s) so it was clear to the viewer.

Boardmember Little encouraged the applicant to continue to work with the neighbors to develop and implement a plan for Ninth Street that would better address the neighborhood's concerns. He thought the architecture felt too industrial still and should be further softened. He also felt the Carpinteria Avenue frontage felt too generically commercial in its appearance.

Acting Chair Johnson appreciated the efforts to revise and refine the project. He encouraged the applicants to explore ways to animate each of the units or given each a little bit of their own unique identities through differences in colors, materials, window types or sizes, roof shapes, and/or details. He liked the massing overall, but suggested the second- and third-level units could be animated further by either turning them slightly more or pulling some of them further in/out to break up massing. He suggested that wood exterior finishes feels like an appropriate direction as the architecture and finishes continue to be developed. He urged the applicants to consider how the project should feel to the community in terms of affecting overall livability of the area.

ACTION: Public comment received and conceptual-level comments provided to the applicant.

VOTE: N/A

OTHER BUSINESS:
New ARB Boardmember Richard Little

CONSENT CALENDAR: None.

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

- Dawidziak Residence, Driveway Gate and Flag Pole: Staff presented the new as-built driveway gate and revised flag pole as part of the underway remodel project. Staff explained the flag pole

Attachment G

May 25, 2023 ARB Conceptual Plans

4745 Carpinteria Avenue Mixed Use Development

August 31, 2023
Architectural Review Board Meeting
Project 23-2221-DP/CDP

4745 CARPINTERIA AVE

PROPOSED MIXED USE DEVELOPMENT

SUPERSEDED

GENERAL NOTES

A. GENERAL NOTES

1. Architect makes no warranty, either express or implied, as to any finishes, recommendations, specification, or professional advice or services except that they were prepared or rendered in accordance with generally accepted architectural practices and under the direction of professional registered architects. As instruments of service, the architect's drawings and specifications are not copyrightable themselves, and protected contractual services and construction administration observations are required for complete interpretation and application to a specific project. Owner and contractor hereby acknowledge use of the drawings and/or specifications without architect's involvement in construction administration observation, and prior approval of all changes, and or modifications shall thereby relieve architect of all liability associated with changes or modifications to the project made during the construction process. Owner and contractor hereby further warrants that architect shall not be held responsible for the subsequent use of the drawings and/or specifications or advice of architect during construction work which was not performed under architect's scope of administrative services.
2. Interpretation of drawings and documents - each contractor shall check and verify all dimensions and conditions at the jobsite and before executing any work and shall notify the owner and the architect of any discrepancies before proceeding. The architect shall be notified of any unusual or unforeseen conditions or situations which may affect the structural integrity or safety of the project.
3. Adherence to plans: upon submission to the construction documents must be maintained. No changes shall be made in the project which deviate from the plans and specifications without the written consent of the owner. The structural changes shall be made without the written consent of the architect.
4. Dimensions, Discrepancies: figured dimensions and dates on drawings shall be followed in preference to scale measurements. In case of any doubt as to the size of the contractor as to the exact meaning of the drawings and these specifications, he shall apply to the architect for an interpretation before proceeding with the work.
5. Shop Drawings: contractor shall submit copies of all shop drawings for review by architect prior to construction approval for construction.
6. The contractor shall provide all shoring and bracing required to protect personnel and adjacent property and to insure safety of the project work.
7. Whenever in these drawings any material or process is indicated, it is for the purpose of facilitating description of the material or process desired. The contractor may offer any material or process which shall be deemed equivalent by the engineer and the architect by their material or process indicated or specified.
8. Unless otherwise specified, all materials shall be new and both workmanship and materials shall be the best of their respective kinds. The contractor shall, if required, furnish satisfactory evidence as to the kind and quality of materials.
9. It shall be the duty of the general contractor to see that all sub-contractors are fully informed in regard to the general conditions and preliminary specifications.

B. PERMITS AND REGULATIONS

1. Each contractor shall pay for and obtain all permits required by local authorities before proceeding with the respective installation and shall arrange and pay for any inspections and tests required by these authorities.
2. All workmanship and materials shall conform to the current editions of the codes, and laws, ordinances and regulations of all governmental bodies with jurisdiction over the project.
3. If the drawings and specifications are at variance with any federal, state and local or municipal law, ordinance, rules or departmental regulations, the contractor shall notify the architect in writing before proceeding with that work. If any of the contractor's work shall be done contrary thereto without such notice he shall bear all cost arising therefrom.

C. PROTECTION OF WORK & PROPERTY

1. The contractor shall be responsible for all conditions of site and means and tools and involved in the performance of his work. He shall provide, during the progress of the work, every and all safeguards and protection against accidents, injury and damage to persons and property including adjoining property. The contractor shall be responsible for his work and every part thereof, and for all materials, tools, appliances and property of every description used in connection therewith.
2. The contractor assumes all risks, liability and responsibility in connection with the performance of the contract, and even if the pertinent work of the contract involves a greater expenditure of money than the contractor supposed at the time of bidding, no allowance will be made on account thereof, and the contractor shall continue with and complete the work.

D. SUPERVISION

1. The contractor shall give personal supervision to the work, using his best skill and attention, and shall keep a competent foreman and necessary assistants constantly on the job. The foreman shall be the personal representative of the contractor and all directions given to him shall be as binding as if given by the contractor. Communication pertinent to the contract by the architect shall be as binding as if delivered to the contractor.

E. DAMAGES TO THE WORK

1. The owner, without invalidating the contract, may order by addition or deduction from the work covered by the contract. All such work shall be executed under the conditions of the original contract except that no extra work or changes shall be done without written order from the architect. Such orders shall cover the agreed price and terms of extra work or changes, if work is to be omitted, then proper credit for such omitted work shall be given the owner.

F. CLEANING BUILDING AND PREMISES

1. Prior to the completion of the work, the contractor shall thoroughly clean the exterior and interior of the building, including fixtures, equipment, floors and hardware, removing all plaster spots, stains, paint spots and accumulated dust and dirt. This shall include thorough cleaning of all roofs, window sills and ledges, sub-floor projections, steps, rails, accessories or other surfaces where debris may have collected such and paper and glass.

G. GUARANTEES

1. Except as otherwise specified, all work shall be guaranteed in writing by the contractor against defects resulting from defective materials, poor workmanship or faulty equipment, for a period of one year from the date of issue the notice of completion and the acceptance of the building by the owner. If within the guarantee period evidence of faulty materials or workmanship is necessary in the opinion of the owner, the contractor shall promptly, upon receipt of notice from the owner and without objection to the owner, correct faulty materials or workmanship.

H. VERIFICATION OF UNDERGROUND UTILITY IMPROVEMENTS

1. The general contractor shall provide the owner with an as-built drawing locating and describing all underground utilities located on the site, including but not limited to the following: gas lines, water lines, sanitary sewers, telephone lines, and electric lines.

I. TRANSPORTATION OF EXCAVATED MATERIAL

1. The contractor shall transport as excavated material not required for re-compaction to an approved location who will utilize the material later. Provide the owners for all excavated material removed from the project.

CODE COMPLIANCE

GOVERNING AGENCY:
505 Carpinteria Avenue
Carpinteria, CA 93013

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

- California Building Code, 2022 Edition (CBC)
- California Residential Code, 2022 Edition (CRC)
- California Electrical Code, 2022 Edition (CEC)
- California Mechanical Code, 2022 Edition (CMC)
- California Plumbing Code, 2022 Edition (CPC)
- California Energy Code, 2022 Edition
- California Fire Code, 2022 Edition
- California Green Building Standards Code, 2022 Edition
- ADA Standards for Accessible Design, 2010 Edition
- Best Management Practices listed on sheet G002

VICINITY MAP

SHEET INDEX

GENERAL		
G001	COVER SHEET	
G002	SYMBOLS, ABBREVIATIONS & NOTES	
G003	SITE PHOTOS	
G004	PLANNING EXHIBIT	
CIVIL		
C-1.1	GRADING AND DRAINAGE PLAN	
LANDSCAPE		
L1	PRELIMINARY LANDSCAPE PLAN - GROUND LEVEL	
L2.1	PRELIMINARY LANDSCAPE PLAN - 2ND FLOOR	
L2.2	PRELIMINARY LANDSCAPE PLAN - 3RD FLOOR	
ARCHITECTURAL		
A1.0	EXISTING SURVEY	
A1.1	OVERALL SITE PLAN	
A1.2	OVERALL SECOND FLOOR PLAN	
A1.3	ROOF PLAN	
A2.1	EXTERIOR ELEVATIONS	
A2.2	EXTERIOR ELEVATIONS	
A3.1	BUILDING SECTIONS	
A3.2	BUILDING SECTIONS	
A4.0	ARCHITECTURAL DETAILS	
A4.1	ARCHITECTURAL DOOR AND DETAILS	
A4.2	ARCHITECTURAL DOOR AND DETAILS	
A5.0	3D VIEWS	
A5.1	3D VIEWS	
A5.2	3D VIEWS	
A5.3	3D VIEWS	
A5.4	COMMERCIAL SIDE	
A5.5	COMMERCIAL VIEW	
A5.6	EAST SIDE VIEW	
A5.7	WEST SIDE VIEW	

PROJECT SCOPE

Project Scope Includes:

- Proposal to redevelop 4745 Carpinteria Ave into a new mixed-use development. Per Density Bonus Law, this project will provide 17% of the 14 base units for low-income households, which would equate to three income-restricted units, and would grant the project up to a 35.25% density bonus (an additional 4 units, which would equal 24 units. The project consists of **23,994** GSF of 12 two bedroom units, **5,782** GSF of 4 two-bedrooms townhouses facing 8th St, **2,155** GSF of 2 one bedroom units, **4,344** S.F. of Lobby, Amenities, Retail, and **23,986** GSF concrete parking podium. 53 private covered parking spaces
- 18 parking spaces for commercial
- 35 spaces for residential units

PROJECT INFORMATION

Owner: Justin Kleinberg	310 937 4211
152 N Almont Dr. West Hollywood, CA 90048	justin@wonderlandcapital.com
A.P.N.#	001-111-004
Zoning designation	MU/C/SRR
Land use designation	MU/SRR
Existing use	Commercial - Retail
Proposed use	Residential - Retail/Commercial
High fire	No
Fire sprinklers required	Yes
Flood hazard	Zone AE
Construction type	VA
Occupancy group	R-2 & S-2 & B
Lot area	46,912 S.F. (0.86 ACRES)
Required setbacks	Front = 5' (Existing = 10') Side = 0' Rear = 10'
Maximum height limit	40'
Required open yard area	15% of Lot = 6,982 S.F. = Proposed 6,245 S.F.
Required opening in Garage	40% of Total Perimeter Linear Feet= 249.5 F. = Provided 322 S.F.
Required number of Low income units	17% of base units (14 units) = 3 units (Rounded up)
Grading	Earthwork Cut= 200 CY Earth work Import = 200 CY Earthwork Fill= 150 CY
SWPPP compliance	New impervious surface = 1,866 SF Removed impervious surface= 23,956 SF
Number of parking spaces	Existing = 0 Proposed = 53 Required = Commercial 1 Per 250 SF = 4 (64 SF/250) = 18 Residential 1 Covered Uses Per 1 Bedroom Unit= 1 (Under Density Bonus Law Density) 1.5 Covered Space Per 2 Bedroom Unit= 33 TOTAL= 51

Use Classification	Name	Area	Comments
Level 1:			
R-2 RESIDENTIAL	COMMERCIAL	1,866 SF	
R-2 RESIDENTIAL	RESIDENTIAL	12,218 SF	6 UNITS TOTAL=6 UNITS
R-2 RESIDENTIAL	AREA & UNITS	1,866 SF	
STORAGE			
S-2 PARKING GARAGE	GARAGE	23,986 SF	
TOTAL LEVEL 1	AREA	38,930 SF	LEVEL 1 AREA
Level 2:			
R-2 BUSINESS AREAS	COMMERCIAL	1,866 SF	
R-2 RESIDENTIAL	RESIDENTIAL	11,776 SF	6 UNITS
Level 3:			
R-2 RESIDENTIAL	RESIDENTIAL	11,776 SF	6 UNITS
Grand total:		66,378 SF	

PROJECT DIRECTORY

ARCHITECT:
DMHA Architecture & Interiors — Edward Devereaux CPHC AIA
1 N. Calle Cesar Chavez #102 — Ph: 805 965 7777
Santa Barbara, CA 93103 — ed@dmhaa.com

CIVIL:
Ashley & Vance Engineering — Bruce Jones
210 E Cota St — PH: 805 705 9782
Santa Barbara CA 93101 — bruce@ashleyvance.com

GEOTECHNICAL:
Pacific Materials Lab — ph:
36 A South La Patera Lane — em: 805 964 4801
P.O. Box 96 — pml@pml.sbcoxmail.com
Goleta, CA 93116

LOCAL JURISDICTION STAMPS & NOTES

DMHA
ARCHITECTURE + INTERIOR DESIGN
805 965 7777
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	09/14/2023

G001
COVER SHEET

GENERAL SPECIFICATIONS

1. Carpentry
   a. Sills shall be 2x or as otherwise indicated, and pure treated to resist termite infestation, and on 6.0 concrete foundation. Anchor per structural drawings.
   b. All joists shall be Douglas fir or equal.
   c. All studs shall be Douglas fir and grade marked, or machine stress rated. Studs shall be full length for each bearing wall and shall be continuous from sole plate to top plate. Studs shall be spaced at 16" o.c. unless noted otherwise.
   d. All structural woodwork shall comply with National Lumber Manufacturers Association and western wood products association standards and practices.
   e. Double wood joists under partitions running parallel to direction of joists.
   f. Fire stop all interior framing and overhangs as required by code.
   g. Where studs and beam frame flush, provide bevel or equal shim between and connection for support. Minimum 3" 2x bevel each side for all openings. Provide 2x 2x studs each side of headers or beams over 3'-0" span.
2. Blocking
   a. At masonry and frame walls shall be adequately braced and shored during construction until fully and properly braced and backfilled. Follow code requirements and good construction practices for work.
3. Doors
   a. All doors shall be designed, constructed, and installed to support a live load of 150 lbs. per sq ft.
4. Hardware
   a. Hardware and accessories shall be designed and constructed for a concentrated load of 200 lbs. applied at any point and in any direction. The entire area of a square foot be designed and constructed for a horizontal concentrated load of 200 lbs. applied over 1 sq ft, at any point in the guard system. Design load is not to be exceeded with the stressing of the rails.
5. Painting and Staining
   a. Finish exposed aluminum, sheet metals, all roof penetrations and aluminum roof materials with galvanized flashing, lapping all flashing at each 6". All vertical and roof intersections with walls shall also have galvanized flashing. Provide flashing where doors, windows and louvers and all other openings. Caulk on exterior joints. Building shall be guaranteed fully watertight.
6. Roof Sheathing
   a. All sheathing shall be fire resistant, galvanized sheet metal
7. Insulation
   a. Provide thermal insulation as shown on the line drawings
   b. Insulate all pipe chases for sound
   c. Provide roof sheet insulation at exposed sand beam on all window and exterior door frame and rough framing
8. Finishes
   a. Interior and exterior paints - to be zero or low voc, or of recycled content - verify samples with architect / owner
   b. Woodwork finishes - water based urethane or lacquer finish only - verify samples with architect / owner
   c. Reference - see finishes, account for sets
9. Systems, Equipment, Appliances & Building Components
   a. All equipment, appliances, and building components to be approved by Owner's project prior to installation.
   b. All EEMC 110.0 systems, equipment, appliances and building components shall be installed in a building if:
      1. The manufacturer has certified that the system, equipment, appliance or building component complies with the applicable manufacturing provisions of section 110.1 and
      2. The system, equipment, appliance or building component complies with all applicable provisions of 110.2 through 110.10.
      3. Certification. Appliances that are within the scope of federal 10CFR of the Appliance Efficiency regulations shall only be certified if they have been certified to the Energy Commission in accordance with 1103.0(c).

EROSION CONTROL NOTES

The owner/contractor shall remain responsible for the clean up of any mud or dirt that is tracked onto streets or paved areas, even with the installation of gravel construction entrances.

1. Gravel Construction Entrance(s)
   a. A gravel construction entrance is required where a vehicle traffic is a source of silt leaving paved or graveled roads. If there is more than one vehicle access point, a gravel construction entrance should be installed at each access point. The responsibility for field changes, and maintenance and removal of the construction entrance remains with the property owner or contractor throughout the duration of construction. Whether or not a property adjacent to a street, watercourse, or storm drain needs flexible access adequate measures are needed to prevent physical erosion into the road.
2. Catch Basin Protection
   a. A filter system shall be used on catch basins (any inlets) in public and private streets, and other areas as a means of sediment control. Alternate methods are subject to the approval of the Engineer.
3. Sediment Fibers/Barriers
   a. For all projects, a silt fence or straw wattle shall be installed along the down slope perimeter of the disturbed area, prior to the commencement of grading. The sediment fence shall be placed on level ground so that all runoff from the construction site is trapped, or passes through a sediment control device. Prior to placing a straw bale or installing a silt fence, the soil surface shall be roughened. Straw bales or silt fences shall be inspected regularly by the owner/on staff during construction and after the completion or progress of record. As sediment removed when the depth of sediment reaches one half the height of the structure. Silt fences and straw wattles shall be installed along the contour as reference used.
4. Straw Bales
   a. Straw bales can be used as dikes to divert the flow to a sediment trap, basin or as a perimeter filter barrier. Straw bales must be secured in a proper, sealed and backfilled if they are to be effective in reducing flow velocities and trapping sediment from runoff.
   b. Straw bales should not remain in place more than 12 months after installation unless it can be determined applicable determination has not occurred. When used as a perimeter filter sediment should be removed when material is within 2 inches of the top of any bales.
5. Silt Fences
   a. Silt fences should be erected near and parallel to the contour but sufficiently far enough apart to direct to small segments of flow to avoid concentrations of flow that may cause failure of the fence. Fences should be constructed on level contours where possible so that water ponds evenly behind the fence and prevents channelization of flow at low points along the fence.
   b. Maintenance of silt fences is similar to that of straw wattles in that the fence should be inspected and needed repairs implemented after every storm event. Sediment deposits should be removed when fence has reached no more than a depth of one half the fence height.
6. Plastic Sheeting
   a. Plastic sheeting shall generally not be used as an erosion control measure and have 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 point of concentrated flow from the plastic must be protected.
7. Existing Vegetation and Revegetation
   a. As far as is practicable, existing vegetation shall be protected and left in place, in accordance with the clearing limits shown on approved building, grading, or public works and erosion control plans. The exception is where plant material are to be removed, all the work included in accordance with an approved plan. Bare areas shall be limited to the smallest practical area of time. Where temporary or permanent seeding vegetation has been removed, or the original land contours disturbed, the site shall be revegetated, and vegetation maintained, as soon as practicable, but no later than October 15.
8. Tree Protection
   a. Trees retaining above will normally not be considered satisfactory erosion protection for disrupted areas steeper than an 2:1, these areas should also be protected using straw and fertilizer. The installation of erosion control blankets should be considered for all disrupted areas steeper than 2.5:1 (1:1 only) or more than 20 feet in slope length. Installation of straw mulches applied on contour should be considered for all slopes steeper than 4.5 (3:1) until slope reaches greater than 65 feet. Straw applied to all facing should be installed at the toe of all slopes, bases more than 1:1 (1:1 only) (soil mixes) top of these along all areas.
9. Wet Weather Measures:
   a. On sites where vegetation and ground cover have been removed from more than 5-6 acre of land, mechanical ground cover shall be placed on site before September 1 to help the ground cover developed by October 15, as an alternative of a protective ground cover is not established by October 15, the open areas shall be protected through the winter with straw mulch, erosion blankets, the installation of additional straw wattles, or other method(s) approved by the city.
10. Planting
    a. Seeding shall be as follows, or as recommended by a California licensed landscape architect or a certified professional soil erosion and sediment control specialist.

08 - QUALITY CONTROL

1. The contractor shall supervise and direct the work, using their best skill and attention. The contractor shall be solely responsible for all construction, equipment, delivery and installation means, methods, techniques, and procedures and for coordinating all portions of the work under the contract
2. When the owner's personnel is inspected at the job site, this supervision shall in no manner relieve the contractor of his responsibility to perform the work in accordance with the contract and scope of these specifications. Special attention should be given to the specifications throughout the term of the contract by the standards established herein and shall be applied with emphasis to all work. Work defended unacceptable by the OWNER shall be corrected in a manner and degree of quality as accepted by the OWNER

Note: if G.C. is not complete, all costs will be charged back to the general contractor

3. The "General Conditions" of the contract for construction are to be determined between the OWNER and general contractor and shall govern the construction, sequencing, respect to responsibilities and payment schedules. On-site field observation shall be performed by an appointed representative of the OWNER.
4. No contractual adjustment shall be due or come in demand as a result of failure on the part of the contractor to fully acquaint themselves and all other parties to the contract with the agreed upon general conditions.
5. The OWNER, without invalidating the contract, may order extra work, alter add to or deduct from the contract. The number, sum and completion date shall be adjusted accordingly
6. The general contractor shall include the cost of all permits and contract in the contract. The subcontractors shall include all permits and license costs as required by their profession to the general contractor. Permits and fees to include connecting all department, districts, and state and all utilities as required.
7. The costs submitted by the contractor are understood at every time to include all agreement and mutual clauses, hold harm at every level, and the OWNER shall not be called upon to make any payments as such taxes in addition to the contract amount

09 - TEMPORARY SERVICES

1. If applicable, the general contractor shall provide such arrangement, devices, methods and metering as required for temporary water, power, lighting, heat as so required to carry out the work
   a. Temporary telephone - the owner's general contractor shall install a toll free telephone service for the owner and each owner to be one of the telephone number and the name of the superintendent
   b. Temporary water - water required in the performance of the contract shall be provided and paid for by the contractor. Water used for human consumption shall conform to the requirements of state and local authorities for suitable water
   c. Toilets on site facilities - temporary facilities do not shall be the responsibility of the general contractor, supported by owner.
   d. Temporary heat - when required for proper installation or protection of any portion of the work. The contractor shall furnish and install temporary heating units as approved by the owner or local authority
2. Cost of temporary utility services provided by owner. The contractor shall make provisions or coordinate with the owner on the utility services

10 - CONTRACT CLOSE-OUT

1. Completion is the date on which the work or designated portion thereof is sufficiently complete, so the owner may occupy the same for the intended purpose.
2. Provide the following for close out
   a. G.C.'s final waivers (need two signed originals)
   b. G.C.'s one year warranty
   c. G.C.'s affidavit of payroll
   d. Sub-contractor's warranty
   e. Certificate of occupancy (if applicable)
   f. As built drawings
   g. Pictures of completed work
   h. Signed off punchlist

The following documentation:
1. Solar manufacturer's warranties

Note: all paperwork to be submitted 2x hard copy completion date

11 - FINAL CLEANING

1. General
   a. The work included in this subcontract shall be performed according to the general conditions and requirements which are stated on the set of drawings.
   b. Each subcontractor shall clean his/her work and remove all scrap, debris, and waste material from the work.
   c. The final cleaning shall be done after the work is completed.
   d. All surfaces shall be left clean and free of foreign matter.
   e. All sub-contractors shall remove all rubbish, tools, scaffolding, and surplus materials from and about the premises during the progress of the work.
   f. [illegible]
   g. [illegible]
   h. [illegible]
   i. [illegible]
   j. [illegible]
   k. [illegible]
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BEST MANAGEMENT PRACTICES

1. Stockpiles of earth, sand & 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" equipment, etc
2. Fuels, oils, solvents & other toxic materials must be stored in accordance with their labeling & are not to be exposed to the rain, surface runoff, or wind. All spent liquids, substances are to be prevented from the weather. Spills may not be washed into the drainage system.
3. Non-storm water runoff from equipment & vehicle washing & any other activity shall be contained at the site
4. Excess or waste concrete may not be washed into the public way or any other drainage system. Provision must be made to retain concrete wastes on site until they can be disposed of at a legal facility.
5. Trash & construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
6. Sediments & other material may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to be inadequate to prevent sediment from being deposited into the public way. Any sediment deposited must be swept up immediately & may not be washed down by rain or other means.

WATERPROOFING GENERAL NOTES

Note: The following notes are general in nature and do not describe all conditions. Where a field condition exists that is not covered by these notes, the General Contractor is instructed to notify the architect immediately to resolve the condition

1. Window and door construction shall follow National standards AAMA 2400 (for mounting flanges) and AAMA 2200.
2. All flashing shall be applied over sand bedding per manufacturer's recommendations.
3. Sand applied masonry should be thoroughly brushed and a hard bristle broom to assure proper adhesion of the flashing flanges, substrate, joint flashings and water repellent barriers.
4. All flashing and accessory shall be chemically compatible and installed within the temperature range and conditions recommended by the manufacturer. Always refer to the manufacturer's requirements. Where possible, all flashings and all accessory should be from a single manufacturer.
5. All penetrations of attachment flanges for fasteners of cladding components, accessories, and trim shall be protected and holes filled with sealant prior to driving fasteners.
6. Provide a 1'-0" minimum joint for cladding, accessories and components per AAMA 2400-02. Fill joint with backer rod and compatible sealant as follows:
   a. Joints and overlappings between the cladding system (WRB assembly) and fenestration products shall be designed to accommodate differential thermal expansion and contraction, as well as the structural requirements within the window/wall assembly.
   b. Maintain a 6mm (1/4") joint between the window frame and the exterior wall surface (siding, stucco, etc.). Joint should be filled with backer rod to the joint between the window frame and the final exterior wall surface. Joints, stucco, etc.) Joint sealant per manufacturer's recommendations.
   c. At openings shall be terminated per manufacturer's recommendations.
7. There shall be no vertical joints in water-resistive barrier above and below windows, and within 12" of jambs (under the sheet).
8. Provide thermal acoustic insulation around window and door frame voids (at rough openings between studs). Batt insulation and/or low expansion urethane foam such as DOW "Great Stuff Window & Insulation" or equal.
9. Exterior and mounted items, electrical panels, utility outlets, fire extinguisher cabinets, receptors and other flanged surface mounted assemblies shall be flashed similar to a window opening.
10. Window sill sloping sheet shall not be stucked.
11. Water resistive barrier at doors shall lap a minimum of 2" horizontally and 6" vertically. Verify with manufacturer's recommendations (some manufacturers require additional lapping).
12. Cover all exterior wood and other exposed structural hardware with a self-adhered flashing prior to application of water-resistive barrier to prevent water intrusion.
13. Provide a continuous sealant and, if warranted, self-adhered flashing at window exterior wall-mounted items and penetrations such as hose bibbs, electrical boxes and panels, light fixtures, wall vents, downspouts, etc. Exterior penetration on the exterior surfaces shall be protected and holes filled with sealant prior to driving fasteners.

00 - CONTRACT REQUIREMENTS

GENERAL CONDITIONS

1. The contractor shall establish and direct the work, using their best talent and attention. The contractor shall be solely responsible for all fabrication, shipment, delivery and installation means, methods, techniques, and procedures and for coordinating all portions of the work under the contract
2. When the owner's personnel is inspected at the job site, this supervision shall in no manner relieve the contractor of his responsibility to perform the work in accordance with the contract and scope of these specifications. Special attention should be given to the specifications throughout the term of the contract by the standards established herein and shall be applied with emphasis to all work. Work defended unacceptable by the OWNER shall be corrected in a manner and degree of quality as accepted by the OWNER

Note: if G.C. is not complete, all costs will be charged back to the general contractor

3. The "General Conditions" of the contract for construction are to be determined between the OWNER and general contractor and shall govern the construction, sequencing, respect to responsibilities and payment schedules. On-site field observation shall be performed by an appointed representative of the OWNER.
4. No contractual adjustment shall be due or come in demand as a result of failure on the part of the contractor to fully acquaint themselves and all other parties to the contract with the agreed upon general conditions.
5. The OWNER, without invalidating the contract, may order extra work, alter add to or deduct from the contract. The number, sum and completion date shall be adjusted accordingly
6. The general contractor shall include the cost of all permits and contract in the contract. The subcontractors shall include all permits and license costs as required by their profession to the general contractor. Permits and fees to include connecting all department, districts, and state and all utilities as required.
7. The costs submitted by the contractor are understood at every time to include all agreement and mutual clauses, hold harm at every level, and the OWNER shall not be called upon to make any payments as such taxes in addition to the contract amount

01 - GENERAL REQUIREMENTS

EXISTING CONDITIONS

1. Prior to submitting bid proposal, the OWNER's contractor and each subcontractor shall visit the proposed space and make themselves familiar with all existing conditions, take field measurements and record all information needed to provide a complete scope of work
2. Notify the OWNER of any discrepancies which may contribute to unnecessary, excessive costs
3. No additional compensation will be paid to the OWNER for disputes which result from a lack of familiarity with the existing conditions
4. Existing conditions take precedence over drawings and specifications for dimensions
5. Special attention should be given to dimensions indicated as "field" and "verify on field (+ o.c.)" dimensions. The general contractor and sub-trades shall verify all existing dimensions and locations of equipment. The general contractor shall be liable for all costs incurred by themselves or others by failing to municipal the dimensions on the drawings or misreading the ARCHITECT in the case of discrepancies between actual field conditions and dimensions on the drawings

02 - SELECTIVE DEMOLITION

1. The work included in this subcontract shall be performed according to the general conditions and requirements which are stated on the set of drawings.
2. The contractor performing demolition shall also be responsible for verifying all existing field conditions so as to minimize any delays and/or the construction and/or removal work which may be required to complete the work as intended in the contract documents.
3. Each portion of the demolition work is to be done by the specific trade that is competent work by the company's trade. Unauthorized work by the mechanical trades, electrical work by the electrical trades, and so on. Therefore, each demolition and subcontractor shall thoroughly examine the demolition work and make arrangements to be prepared for the work of all demolition, unless otherwise noted by general contractor
4. Remove all debris daily to area designated.
5. Provide temporary bracing, shoring and supports as required for existing structural systems to prevent damage during construction
6. Dispose of all materials not to be salvaged in accordance with state, municipal and state environmental regulations.
7. General Contractor shall coordinate all demolition drawings with space, equipment and finish plans.
8. Remove all existing mechanical devices, conduit and wiring serving equipment and devices to be removed, whether such items are indicated as demolition or not. Remove all existing electrical devices, conduit and wiring serving equipment and devices to be removed, whether such items are indicated as demolition or not. Such items may be reused if approved by OWNER. Such items may be stored on site if approved by OWNER. Such items may be disposed of by the electrical contractor or may be abandoned in place if new work and wiring may be installed without interference with existing work. Coordinate with other trades and owner to be removed or disposed of as directed.
9. Remove all existing plumbing fixtures, equipment, material and devices serving equipment and devices to be removed, whether such items are indicated as demolition or not. Such items may be reused if approved by OWNER. Such items may be stored on site if approved by OWNER. Such items may be disposed of by the plumbing contractor or may be abandoned in place if new work and wiring may be installed without interference with existing work. Coordinate with other trades and owner to be removed or disposed of as directed.
10. Remove all existing mechanical devices, conduit and wiring serving equipment and devices to be removed, whether such items are indicated as demolition or not. Such items may be reused if approved by OWNER. Such items may be stored on site if approved by OWNER. Such items may be disposed of by the mechanical contractor or may be abandoned in place if new work and wiring may be installed without interference with existing work. Coordinate with other trades and owner to be removed or disposed of as directed.
11. G.C. to verify existing grades and responsibility to OWNER before openings or build over to construction

03 - MODIFICATION PROCEDURES

SUBSTITUTIONS & CHANGES

1. Do not substitute materials, equipment or methods unless such substitution has been approved specifically in writing by the OWNER.
2. Notify the OWNER immediately by telephone of any added, unforeseen conditions which may impact work. Confirm all notifications and action required in writing within 24 hours of the event.
3. Implement daily changes must be made in writing by the OWNER.
4. The OWNER has chosen materials for use on this project as specified. Upon award of the contract, the successful contractor shall be ordered immediately and as necessary confirmed to meet the construction date. Delay in ordering, including if materials not being available to the contractor for performance of all work on schedule and cohesion, as well as the responsibility of the trade responsible for such delays. If materials that are unavailable for inclusion in the project time, as a result these delays, require the OWNER to choose and approve new replacement materials satisfactory to the project, may result in back charge only to the said trade, unless the OWNER has been advised with a signed time to make such material necessary.
5. Delivery of OWNER furnished items: the contractor will advise the OWNER in writing, within seven (7) days after awarding, the exact delivery dates and locations they wish to receive all furnished items. Shipments scheduled within seven (7) days will be scheduled and delivered at the OWNER's option.

04 - COORDINATION OR SCHEDULE

1. The owner's contractor and each subcontractor shall be thoroughly familiar with the work shown on the drawings and on other contract documents.
2. All load parties are to notify center immediately of any discrepancies contained within the contract documents prior to proceeding with labor which may result in "extra" or additional costs to the owner
3. Each subcontractor shall coordinate their work with that of others and be aware of all related work to be performed by others, via the owner's contractor
4. The contractor shall, at all times, afford access to the owner and/or agents and inspectors to the work wherever it is in preparation and progress. The contractor shall provide facilities necessary for such access for the owner to perform their functions under the contract documents
5. G.C. to coordinate and inspect all millwork fixtures and accessories within 24 hours of delivery to assure the condition and quantity. Notify the owner and the appropriate distributors within 24 hours if the condition or quantity of the aforementioned items is not in accordance with the schedules and specifications contained in the contract documents.
6. The general contractor shall be responsible for coordinating with the owner at their most available date when construction is complete, for verifying the job site and doing the punch list
7. All sub-contractors shall coordinate their work with the work of others or work existing conditions adjacent to work or below the primers and shall make changes from time to time as necessary to accommodate such work or conditions. All changes that shall affect the final appearance of the project shall be approved in advance by owner
8. Coordinate all contract fixtures and materials suppliers to schedule all deliveries.

05 - REGULATORY REQUIREMENTS

1. Comply with the state and local codes - refer to sheet G001 for building code requirements
2. All trades and sub shall be registered with the city, county, state, and authorities as required
3. The contractor and general contractor shall be responsible for obtaining a certificate of occupancy from the governing authority
4. All trades shall comply with all applicable federal, state, municipal, and O.S.H.A. codes, rules and regulations.

06 - SPECIALTY REQUIREMENTS

1. Work shall be completed in a timely manner, consistent with the owner approved construction schedule
2. The superintendent will be required to maintain a daily journal of events which shall list and work performed, number of workers, of each trade on job, consultative changes, telephone calls, etc.
3. The contractor shall be responsible to the owner for acts and omissions of his employees, sub-contractors and their agents and employees, and other persons performing any of the work under a contract with the contractor
4. The contractor agrees that all the performances of the work called for by the contract and contract drawings, are also perform such other as not to delay or interfere with the speedy and useful progress of the project and in all as acceptable to and work in harmony with all other workers employed on the construction site
5. Materials and equipment shall be stored and installed in accordance with manufacturer's instructions, and codes and trades manuals and projects. Should a conflict or discrepancy exist between manufacturer's instructions and recommendations, and those on the drawings, the general contractor shall contact owner prior to further work in the area of question
6. The contractor agrees to permit all owner furnished items at the job site or designated storage space and unload those items from the delivery transport to place premises. Items delivered to a designated storage space shall be delivered to owner at contractor
7. The general contractor shall be responsible for security of the project and materials, whether stored within the premises or elsewhere until the point of completion. This shall include all owner-furnished items accepted by the contractor

07 - SUBMITTALS

1. The general contractor shall prior to a physical or digital submittal (shop drawings, product data, or physical samples) for the following: fire sprinkler, fire alarm, elevator room, plumbing fixtures & accessories, doors & door hardware, windows & window hardware, exterior and interior finish materials, cases & hardware, electrical fixtures, signage & paint drawdowns
2. No portion of the work requiring submission of a shop drawing, product data or samples shall be commenced until the submittal has been approved by the architect. All such portions of the work shall be in accordance with approved such details.
3. The contractor shall not be relieved from responsibility for errors or omissions in the shop drawings product data or samples

ARCHITECTURAL SYMBOLS

Sheet Reference — View Name, SCALE ##

Section — A101

Level — Name, Datum

Detail Section — A101

Detail Callout — A101

Elevation — A101

Area Tag — AREA NAME, 150 SF, 1'-0" o.c., 1'-0" o.c.

Door Tag — D###

Window Tag — W###

Wall Type — TYP.###

Material Tag — MAT.

Revision Tag — 1

Roof Pitch — 12 / 4

Signage Reference — 60

Tempered Safety Glazing — T

Dimension to Core Structure

Dimension to Finish Face

Fire Extinguisher — FE

Indication of accessible clearances per details provided on sheet G701

ABBREVIATIONS

@	At	MAX.	Maximum
ACT	Acoustic Ceiling Tile	MIN.	Minimum
ADJ.	Adjustable	MTL	Metal
AFF	Above Finish Floor	MTD	Mounted
ALUM.	Aluminum	MFR	Manufacturer
ANOD.	Anodized	N.I.C.	Not In Contract
APPROX.	Approximate	NO.	Number
ARCH.	Architect	OPP.	Opposite
BD.	Board	PLAM.	Plastic Laminate
BLDG.	Building	PLYWD.	Plywood
BLKG.	Blocking	P.T.D.	Paper Towel Dispenser / Disposal
BOT.	Bottom of	P.T.R.	Paper Towel Recess / Owner Provided
CAB.	Cabinet	PVMT.	Pavement
CEM.	Cement	QTY.	Quantity
CER.	Ceramic	R.	Radius
CLG.	Ceiling	RAD.	Radius
CLR.	Clear	REF.	Refer
CONC.	Concrete	REFR.	Refrigerator
CONT.	Continuous	REINF.	Reinforced
CPT.	Carpet	REQ'D.	Required
CTR.	Center	RM.	Room
DBL.	Double	R.O.	Rough Opening
DEPT.	Department	SCHED.	Schedule
DET.	Detail	SECT.	Section
DIA.	Diameter	SHT.	Sheet
DIM.	Dimension	SIM.	Similar
DN.	Down	SPEC.	Specification
DWG.	Drawing	SQ.	Square
E.J.C.	Expansion Joint Cover	STD.	Standard
ELEC.	Electrical	STL.	Steel
ELEV.	Elevator	STOR.	Storage
EQUIP.	Equipment	STRUCT.	Structural
EXIST.	Existing	SUSP.	Suspended
EXT.	Exterior	T.B.D.	To Be Determined
FIN.	Finish	T.B.R.	To Be Removed
FLR.	Floor	T.B.S.	To Be Selected
FOC	Face of Concrete	T.O.	Top of
FOF	Face of Finish	T.O.C.	Top of Curb
FOS	Face of Stud	T.O.P.	Top of Plate
FT.	Foot / Feet	T.O.S.	Top of Slab
GA.	Gauge	T.O.W.	Top of Wall
GR.	Grade	TYP.	Typical
GYP.	Gypsum	U.N.O.	Unless Noted Otherwise
HDR.	Handrail	VERT.	Vertical
HGT.	Height	W/	With
HM.	Hollow Metal	W/O	Without
HORIZ.	Horizontal	WD.	Wood
INSUL.	Insulation	WDW.	Window
INT.	Interior	WP.	Waterproof
JAN.	Janitor	WSCT.	Wainscot
JT.	Joint	WT.	Weight
LAM.	Laminate		
LAV.	Lavatory		
MAT.	Material		
MECH.	Mechanical		
MEMB.	Membrane		

DMHA
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4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/14/2023

G002

SYMBOLS, ABBREVIATIONS & NOTES

NOT FOR CONSTRUCTION

SUPERSEDED

LOOKING FROM CARPINTERIA AVE

LOOKING FROM WEST SIDE OF NOTH ST

LOOKING TO WEST SIDE OF CARPINTERIA AVE

LOOKING SOUTH TOWARD THE SITE FROM 9TH ST

LOOKING SOUTH TOWARDS THE PRAWLIN CREEK

EXISTING STRUCTURE AT SITE

LOOKING SOUTH TOWARDS THE SITE FROM CARPINTERIA AVE

LOOKING SOUTH TOWARDS THE SITE FROM ACROSS THE CARPINTERIA AVE

LOOKING EAST FROM CARPINTERIA AVE

LOOKING AT PRAWLIN CREEK

LOOKING TO 9TH ST FROM HALLY AVE

LOOKING SOUTH FROM 9TH ST

LOOKING NORTH EAST TO NORTH WEST FROM CARPINTERIA AVE

LOOKING WEST FROM 9TH ST

LOOKING SOUTH WEST FROM 9TH ST

SUPERSEDED

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NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	[illegible]

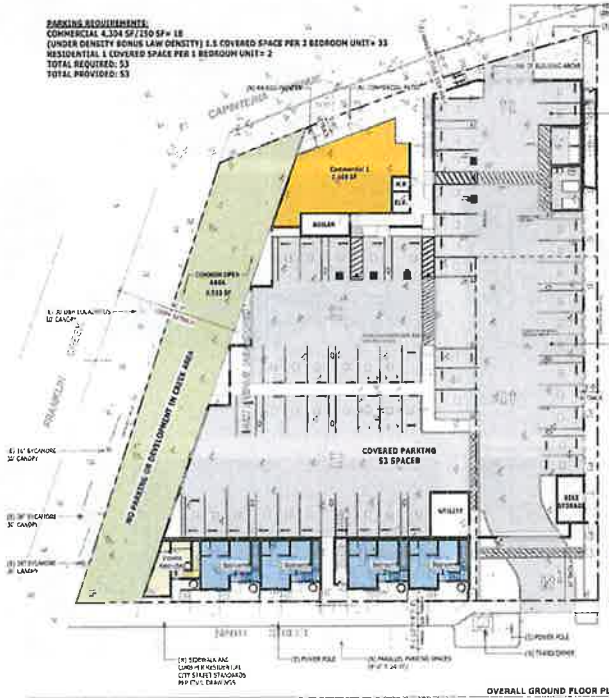
G011

SITE PHOTOS

SUPERSEDED

OVERALL SECOND LEVEL FLOOR PLAN - PLANNING EXHIBIT 02

OVERALL THIRD LEVEL FLOOR PLAN -PLANNING EXHIBIT 03



OVERALL GROUND FLOOR PLAN - PLANNING EXHIBIT 01

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NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria Ca 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE

G012

PLANNING EXHIBIT

SUPERSEDED

GENERAL NOTES:

ALL EXISTING UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR TO POTHOLE ALL POINTS OF CONNECTION AND VERIFY ALL CLEARANCES, MATERIAL, DEPTH AND LOCATION. SHALL BE IDENTIFIED BY CONTRACTOR. IF THERE ARE ANY DIFFERENCES FROM PLAN WITH ANY OF THESE ITEMS, ENGINEER OF WORK SHALL BE NOTIFIED IMMEDIATELY.

RIGHT OF WAY CONSTRUCTION NOTES:

1. CONSTRUCT CONCRETE CURB AND GUTTER PER SBMWD STANDARD PLAN 200 1 TYPE A2-6
2. CONSTRUCT CONCRETE CURB PER SBMWD STANDARD PLAN 200 2 TYPE A2-6
3. CONSTRUCT CONCRETE SIDEWALK PER SBMWD STANDARD PLAN 113-2
4. CONSTRUCT CONCRETE DRIVEWAY APRON PER SBMWD STANDARD PLAN 110 2

SITE CONSTRUCTION NOTES:

1. CONSTRUCT CONCRETE DRIVEWAY SECTION
2. CONSTRUCT CONCRETE WALKWAY SECTION
3. CONSTRUCT PAVER WALKWAY SECTION
4. CONSTRUCT GRAVEL WALKWAY SECTION
5. CONSTRUCT 6-INCH CONCRETE CURB
6. CONSTRUCT 6-INCH CONCRETE CURB
7. CONSTRUCT CONCRETE STAIRS
8. CONSTRUCT ACCESSIBLE PARKING STALL
9. INSTALL TRUNCATED DOME WARNING STRIP

STORM DRAIN CONSTRUCTION NOTES:

- CONSTRUCT DETENTION BASIN
- CONSTRUCT STABILIZED HOOK RIP RAP OUTLET

ELECTRICAL NOTES:

- ELECTRICAL SERVICE CONDUIT PER ELECTRICAL PLANS
- CONNECT TO EXISTING TRANSFORMER

SANITARY SEWER CONSTRUCTION NOTES:

- INSTALL SEWER WYE AND CONNECT 6" LATERAL TO EXISTING MAIN PER CARPINTERIA SEWER DISTRICT PLATE 108
- INSTALL 6" SDR26 SANITARY SEWER LATERAL PER CARPINTERIA SEWER DISTRICT PLATES 104 AND 106
- INSTALL SEWER CLEANOUT PER CARPINTERIA SEWER DISTRICT PLATE 110
- SEWER POINT OF CONNECTION AT BUILDING. SEE MECHANICAL PLANS

WATER CONSTRUCTION NOTES:

- INSTALL 1 1/2-INCH METER AND SERVICE LINE PER CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAILS W-103, W-111 AND W-115.
- INSTALL 1 1/2-INCH SERVICE LINE PER CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAILS W-103, W-111 AND W-115
- INSTALL 4-INCH FIRE LINE SERVICE PER CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAIL W-116
- INSTALL 6-INCH DCDA PER CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAIL W-116

EARTHWORK INFORMATION:

SITE AREA	0.57 AC
AREA DISTURBED	0.49 AC
CUT QUANTITY	400 CUBIC YARDS
FILL QUANTITY	150 CUBIC YARDS
NET QUANTITY	250 CUBIC YARDS IMPORT

NOTE: THE ABOVE QUANTITIES ARE FOR PLANNING AND PERMITTING PURPOSES ONLY. SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS / LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS AND TRENCHING FOR UTILITIES AND FOUNDATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED UPON THE IMPROVEMENTS DEPICTED ON THE GRADING AND PROPOSED FINISHED GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES. THE CONTRACTOR SHALL PERFORM AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A LUMP SUM BID PRICE FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS EARTH MATERIALS.

DIGALERT
UNDERGROUND SERVICE ALERT

HORIZONTAL SCALE: 1" = 10'

Ashley & Vance ENGINEERING, INC.
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www.ashleyvance.com

PLAN REVIEW SET
NOT FOR CONSTRUCTION

4745 CARPINTERIA
4745 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

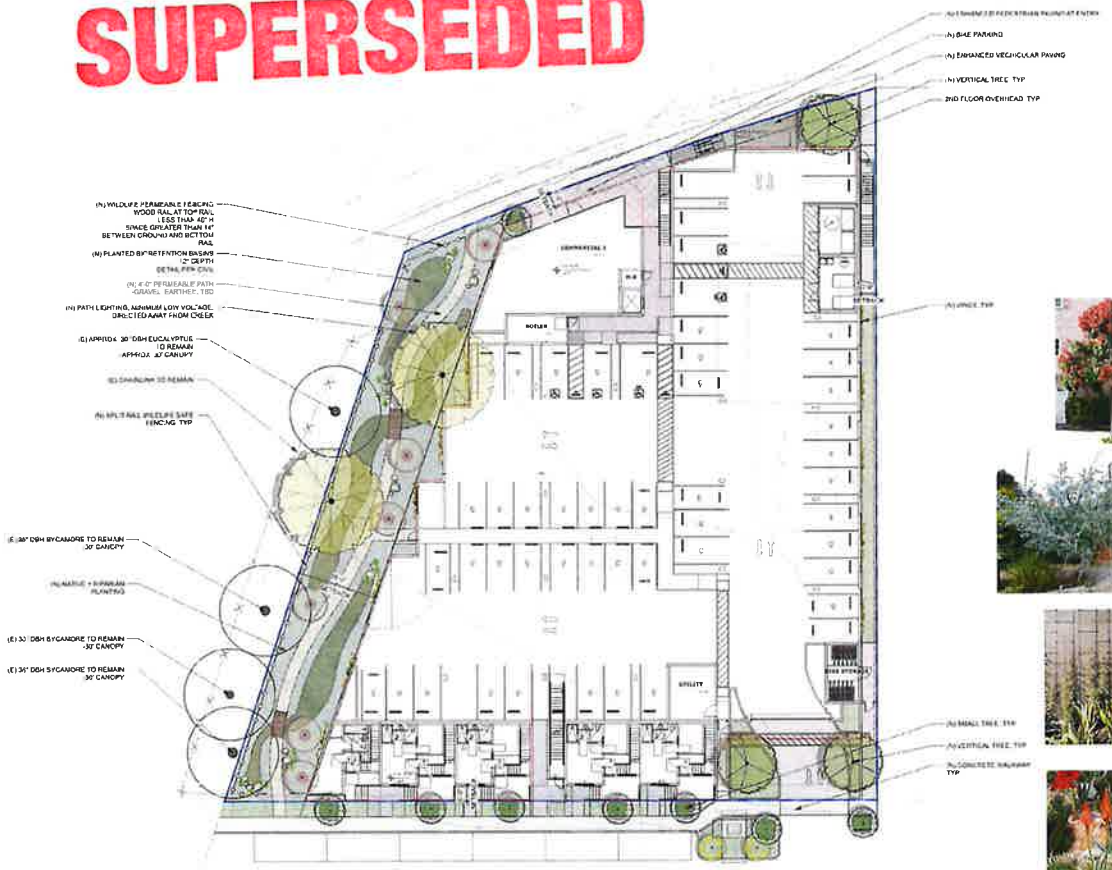
PRELIMINARY PLANS - NOT FOR CONSTRUCTION

Project Engineer	SAL
Project Manager	JJG
Date	04.13.2021
Scale	PER PLAN
AV Job No.	230115
Sheet Size	30" x 42"

GRADING AND DRAINAGE PLAN

C-2.1

SUPERSEDED



ABBREVIATIONS:

(E)	EXISTING
(N)	NEW
PA	PLANTING AREA
BD	BIORETENTION BASIN
TYP.	TYPICAL
LA	LANDSCAPE ARCHITECT
LF	LINEAL FEET
SF	SQUARE FEET

CREEK SETBACK NOTE:
PER CITY OF CARPINTERIA PRESERVATION PROGRAM FINAL DOCUMENT SEPT 2003 THERE SHALL BE NO INVASIVES PLANTED. LOW VOLTAGE LIGHTING SHALL SHINE AWAY FROM CREEK AND WILDLIFE PERMEABLE FENCING SHALL BE IMPLEMENTED

PRELIMINARY PLANT PALETTE

BOTANIC NAME	COMMON NAME
VERTICAL TREES	
Lophostemon confertus	Brisbane Box
Metrosideros excelsa	New Zealand Christmas Tree
Stenocarpus sinuatus	Firewheel Tree
SMALL UPRIGHT TREES	
Agonis flexuosa	Peppermint Tree
Carpinus spp.	Hornbeam
Olea europaea 'Fruitless'	Fruitless Olive
Schefflera actinophylla	Umbrella Tree
SMALL TREES / LARGE SHRUBS	
Acacia cultriformis	Pearl Acacia
Dodonaea viscosa 'Purpurea'	Purple-leafed Hopseed
Leucadendron 'Safari Sunset'	Safari Sunset Conebush
NATIVE TREES	
Cercis occidentalis	Western Redbud
Platanus racemosa	Western Sycamore
NATIVE SHRUBS	
Achillea millefolium	Common Yarrow
Arctostaphylos 'Howard McMinn'	Howard McMinn Manzanita
Artemisia californica 'Mound San Bruno'	Mound San Bruno California Sagebrush
Baccharis pilularis 'Pigeon Point'	Pigeon Point Coyote Brush
Ceanothus 'Yankee Point'	Yankee Point California Lilac
SHRUBS	
Acanthus mollis	Bear's Breech
Agapanthus spp.	Lily of the Nile
Agave spp.	Agave
Aloe spp.	Aloe
Carex divulsa	European Grey Sedge
Ceanothus 'Concha'	Concha Ceanothus
Ceanothus 'Hearst Ranch Magic'	Magic Blue Hearst Ranch Wild Lilac
Ceanothus 'Joyce Coulter'	Joyce Coulter Wild Lilac
Ceanothus 'Snow Flurry'	Snow Flurry Wild Lilac
Cistus 'Sunset'	Sunset Rockrose
Convolvulus cneorum	Bush Morning Glory
Dianella 'Little Rev'	Little Rev Dianella
Dietes bicolor	Yellow Fortnight Lily
Echium fastuosum	Pride of Madeira
Festuca 'Siskiyou Blue'	Siskiyou Blue Fescue
Leucadendron 'Safari Sunset'	Safari Sunset Conebush
Leucospermum 'Scarlet Ribbon'	Scarlet Ribbon Pincushion
Leucospermum 'Veldfire'	Veldfire Pincushion
Olea europaea 'Little Ollie'	Little Ollie Dwarf Olive
Phormium 'Dazzler'	Dazzler Flax
Phormium 'Sheer Dream'	Sheer Dream Flax
Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Mock Orange
Rosmarinus officinalis	Rosemary
Salvia spp.	Sage
Senecio spp.	Senecio
Westringia 'Morning Light'	Coast Rosemary
Xylosma congestum 'Compacta'	Shiny Xylosma
GROUNDCOVERS	
Carissa macrocarpa 'Tuttle'	Dwarf Natal Plum
Convolvulus sabatius	Ground Morning Glory
Hedera helix 'Needlepoint'	Needlepoint Ivy
Lantana montevidensis	Purple Trailing Lantana
Myoporum parvifolium 'Putah Creek'	Putah Creek Myoporum
Rosmarinus officinalis 'Prostratus'	Creeping Rosemary
Trachelospermum jasminoides	Star Jasmine
VINES	
Clematis spp.	Clematis
Distictis buccinatoria	Blood-red Trumpet Vine

PARRY

Project Manager
Katie Nash
805.242.8617
katie@parryl.com

4745 Carpinteria Ave
Carpinteria, CA

PROJECT:

SHEET CONTENTS:
Preliminary Landscape Plan - Ground Floor

L1

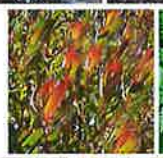
SUPERSEDED

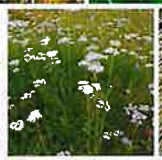
PRELIMINARY PLANT PALETTE

BOTANIC NAME	COMMON NAME
VERTICAL TREES	
Lophostemon confertus	Brisbane Box
Metrosideros excelsa	New Zealand Christmas Tree
Stenocarpus sinuatus	Firewheel Tree
SMALL UPRIGHT TREES	
Agonis flexuosa	Peppermint Tree
Citrus spp.	Citrus
Olea europaea 'Fruitless'	Fruitless Olive
Schefflera pueckleri	Myles Parasol
SMALL TREES / LARGE SHRUBS	
Arbutus unedo 'Compacta'	Dwarf Strawberry Tree
Leptospermum 'Ruby Glow'	Purple Veined Ruby Gum
Leptospermum 'Moonlight'	Moonlight Tea-tree
NATIVE TREES	
Cercis occidentalis	Western Redbud
Rhus lancea	African Sumac
NATIVE SHRUBS	
Arctostaphylos spp.	Shaggy Bearclover
Ceanothus 'Dark Star'	Dark Star Lilac
Carex praegracilis	California Field Sedge
Epilobium canum	California Fuschia
Heuchera 'Canyon Prince'	Canyon Prince Alumroot
Mimulus puniceus	Shrubby Monkey Flower
Muhlenbergia rigens	Deer Grass
Salvia clevelandii	Cleveland Sage
Rhamnus californica 'Mound San Bruno'	Coffeeberry
Stenotus acaulis 'Alpinus'	Boo-eyed Grass
Westringia 'Jervis Bay'	Jervis Point Coast Rosemary
SHRUBS	
Aeonium spp.	Dwarf Aeonium
Agave attenuata	Foxtail Agave
Agave spp.	Agave
Aloe spp.	Aloe
Leucadendron 'Safari Sunset'	Safari Sunset Conebush
Leucospermum 'Yellow Delight'	Yellow Pincushion
Leucospermum 'Scarlet'	Scarlet Pincushion
Leucospermum 'Veldfire'	Veldfire Pincushion
Olea europaea 'Little Ollie'	Little Ollie Dwarf Olive
Phormium cookianum	Mountain Flax
Phormium 'Sundowner'	Sundowner Flax
Phormium 'Yellow Wave'	Yellow Wave Flax
Salvia spp.	Sage
Sphaeralcea spp.	Globemallow
Westringia 'Wynyabbie Gem'	Coast Rosemary
Westringia fruticosa	Coast Rosemary
GROUNDCOVERS	
Carissa macrocarpa 'Tuttle'	Dwarf Natal Plum
Delosperma cooperi	Purple Ice Plant
Dymondia margaretae	Silver Carpet
Gazania rigens	Gazania
Sedum spp.	Sedum
Senecio mandraliscae	Blue Chalksticks
VINES	
Distictis spp.	Trumpet Vine

ABBREVIATIONS:

abbreviation	description
(E)	EXISTING
(N)	NEW
PA	PLANTING AREA
DG	DECOMPOSED GRANITE
TYP	TYPICAL
LA	LANDSCAPE ARCHITECT
LF	LINEAL FEET
SF	SQUARE FEET





PARRY

Project Manager:
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4745 Carpinteria Ave.
Carpinteria, CA

SHEET CONTENTS
Preliminary Landscape Plan - 2nd Floor

L1.1

SUPERSEDED

ABBREVIATIONS:

abbreviation	description
(E)	EXISTING
(N)	NEW
PA	PLANTING AREA
DG	DECOMPOSED GRANITE
TYP	TYPICAL
LA	LANDSCAPE ARCHITECT
LF	LINEAL FEET
SF	SQUARE FEET

PRELIMINARY PLANT PALETTE

BOTANIC NAME	COMMON NAME
VERTICAL TREES	
Arbutus menziesii	Madrone
Magnolia grandiflora	Southern Magnolia
Quercus agrifolia	Coast Live Oak
SMALL UPRIGHT TREES	
Agonis flexuosa	Peppermint Tree
Citrus sp.	Citrus
Olea europaea 'Fruitless'	Fruitless Olive
Schefflera arboricola	Hawaii Schefflera
SMALL TREES / LARGE SHRUBS	
Acacia pendula	Weeping Acacia
Dodonaea viscosa 'Purpurea'	Purple-leaved Hop bush
Grevillea 'Moonlight'	Moonlight Grevillea
NATIVE TREES	
Cercis occidentalis	Western Redbud
Platanus racemosa	California Sycamore
NATIVE SHRUBS	
Achillea millefolium	Common Yarrow
Ceanothus thyrsiflorus	Blue Blossom
Carex praegracilis	California Field Sedge
Epilobium canum	California Fuchsia
Heuchera 'Canyon Dawn'	Canyon Dawn Coral Bells
Mimulus aurantiacus	Sticky Monkey Flower
Muhlenbergia rigens	Deer Grass
Salvia clevelandii	Cleveland's Sage
Rhamnus californica 'Mound San Bruno'	Coffeeberry
Stipa pulchra	Purple Needle Grass
Ceanothus 'Ray Hartman'	Ray Hartman California Lilac
SHRUBS	
Aeonium sp.	Aeonium
Agave sp.	Agave
Aloe sp.	Aloe
Cistus sp.	Rockrose
Convolvulus cneorum	Bush Morning Glory
Dymondia margaretae	Dymondia
Festuca glauca	Blue Fescue
Lantana sp.	Lantana
Senecio mandraliscae	Blue Chalksticks
VINES	
Distictis sp.	Royal Red Vine
Ficus pumila	Creeping Fig
Gelsemium sempervirens	Carolina Jessamine
Hardenbergia violacea	Lilac Vine
Macfadyena unguis-cati	Cat's Claw Vine
Trachelospermum jasminoides	Star Jasmine
Wisteria sinensis	Chinese Wisteria

PARRYI

Project Manager
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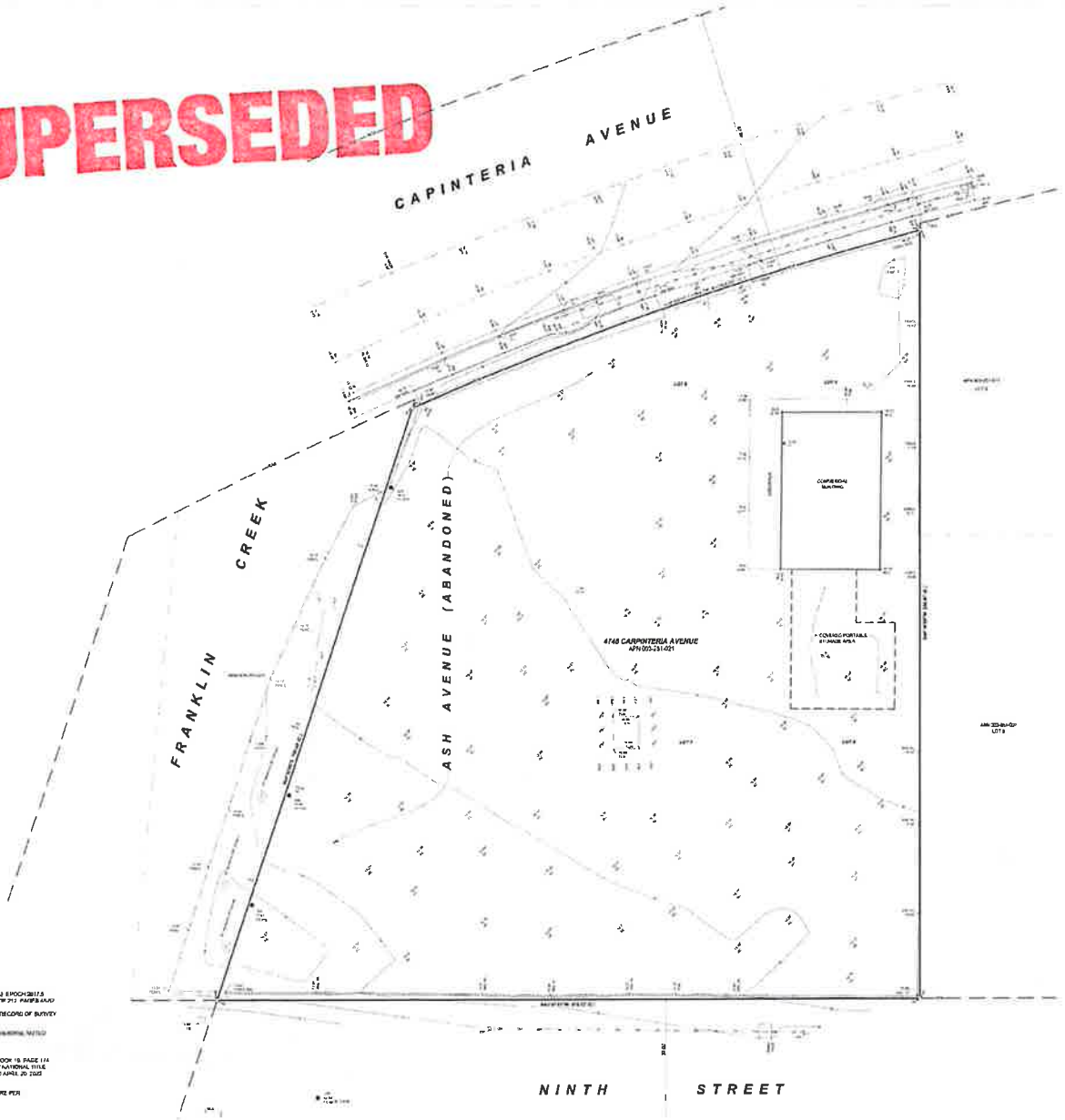
4745 Carpinteria Ave.
Carpinteria, CA

PROJECT

SHEET CONTENTS
Preliminary Landscape Plan - 3rd Floor

L1.2

SUPERSEDED



NOTES:

(1) HORIZONTAL BASIS OF COORDINATES ARE NAD83 EPOCH 2017.5 STATION 4 AND 50 OF RECORD OF SURVEY BOOK 212, PAGES 40-50

(2) VERTICAL DATUM IS NAVD88, PER STATION 9 OF RECORD OF SURVEY BOOK 212, PAGES 48-50, ELEVATION = 13.10 FEET

(3) [illegible]

(4) ● = FOUND MONUMENT AS NOTED

(5) (C) = CALCULATED FROM RECORD OF SURVEY BOOK 19, PAGE 174 BOOK 115, PAGE 58, AND TITLE REPORT FIDELITY NATIONAL TITLE COMPANY, TITLE No. FSDA-4201222053-SA, DATED APRIL 20, 2022 ROTATED TO NAD83 EPOCH 2017.5

(6) ALL SURROUNDING PARCELS SHOWN HEREON ARE PER CURRENT ASSESSORS PARCEL MAPS

LEGEND

AC	ASPHALT CONCRETE
BL	BIKE LINE
BLD	BUILDING
BRDG	BRIDGE
BW	BACK OF WALK
CP	CONTROL POINT
DWY	DRIVEWAY
DYS	DOUBLE YELLOW STRIPE
EP	EDGE OF PAVEMENT
FENCE	FENCE LINE FENCE
FF	FINISH FLOOR
FL	FLOW LINE
GND	GROUND
HDG	HEDGE
LP	EDGE OF PAVEMENT
LT	LIGHT STANDARD
MON	MONUMENT
OH	OVER HEAD WIRE
PP	POWER POST
PST	POST
RR	RECORD
RCW	RIGHT OF WAY
SCE	SOUTHERN CALIFORNIA EDISON
SLD	SINGLE LEAN OUT
TT	TOTAL TRUNK OUT PUPILS VERSUS SINGLE
TC	TOP OF CURB
TCN	TOP OF CONCRETE
TG	TOP OF GRATE
TV	TELEVISION
WAL	WALL
WM	WATER METER
WV	WATER VALVE

TOPOGRAPHIC MAP
for 4745 CARPINTERIA AVE./APN 003-251-008
– CITY OF CARPINTERIA –
– COUNTY OF SANTA BARBARA –
– STATE OF CALIFORNIA –

– SEPTEMBER 2022 –

WATERS CARDENAS LAND SURVEYING, LLP
JOSE V. CARDENAS & DANIEL J. WATERS
LICENSED LAND SURVEYORS
3633 HOLLISTER AVE. STE. 1A1 GOLETA, CALIFORNIA 93117
PHONE: (805) 967-4616

SCALE: 1" = 10' WCLS-D-PER-1-08

DMHA
ARCHITECTURE + INTERIOR DESIGN
805 965 7777
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

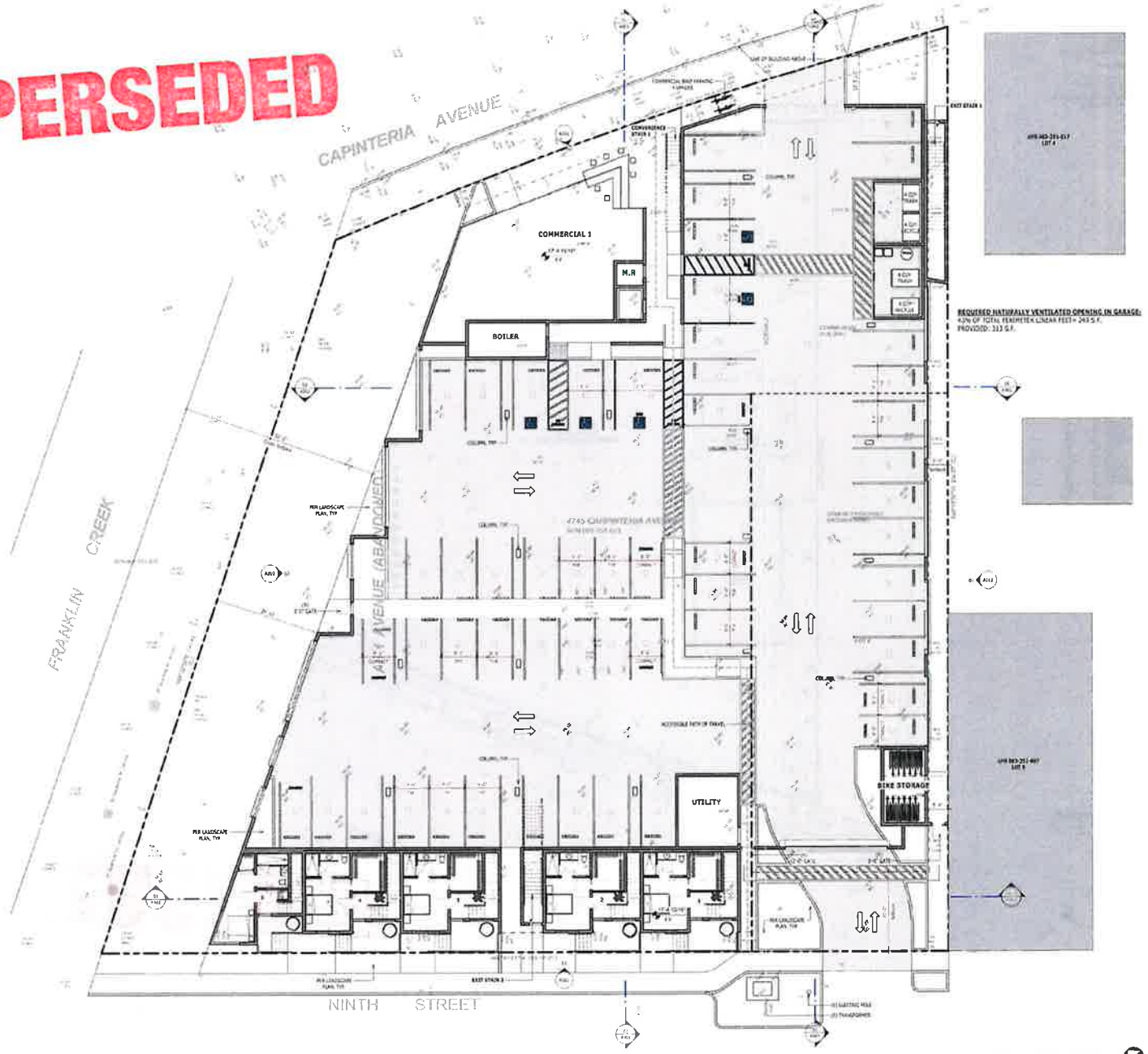
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C109

NO.	DESCRIPTION	DATE
	Conceptual Approval Submittal	04/19/2023

A100
EXISTING SURVEY

SUPERSEDED



OVERALL GROUND FLOOR PLAN 01
1" = 10'-0"

DMHA
ARCHITECTURE + INTERIOR DESIGN
805.965.7777
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Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

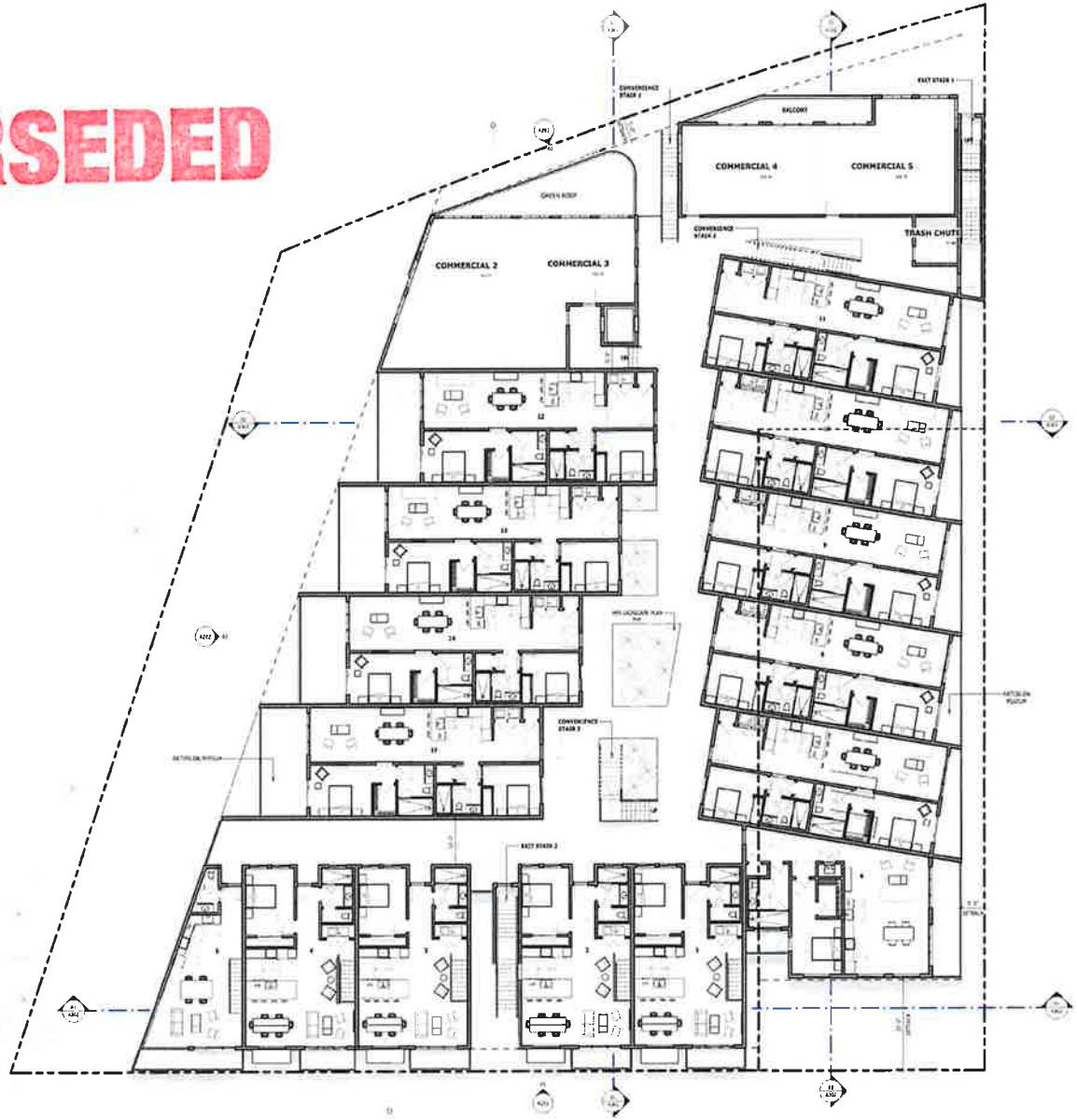
4745 Carpinteria Avenue Mixed Use Development
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	07/19/2023

A101
OVERALL GROUND FLOOR PLAN

SUPERSEDED



SECOND LEVEL FLOOR PLAN- 9TH ST 01

DMHA
ARCHITECTURE + INTERIOR DESIGN
805.965.7777
141 Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C10R

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/14/2023

A102

OVERALL SECOND FLOOR PLAN

SUPERSEDED

OVERALL THIRD LEVEL FLOOR PLAN 01

DMHA
ARCHITECTURE + INTERIOR DESIGN
805 965 7777
11 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

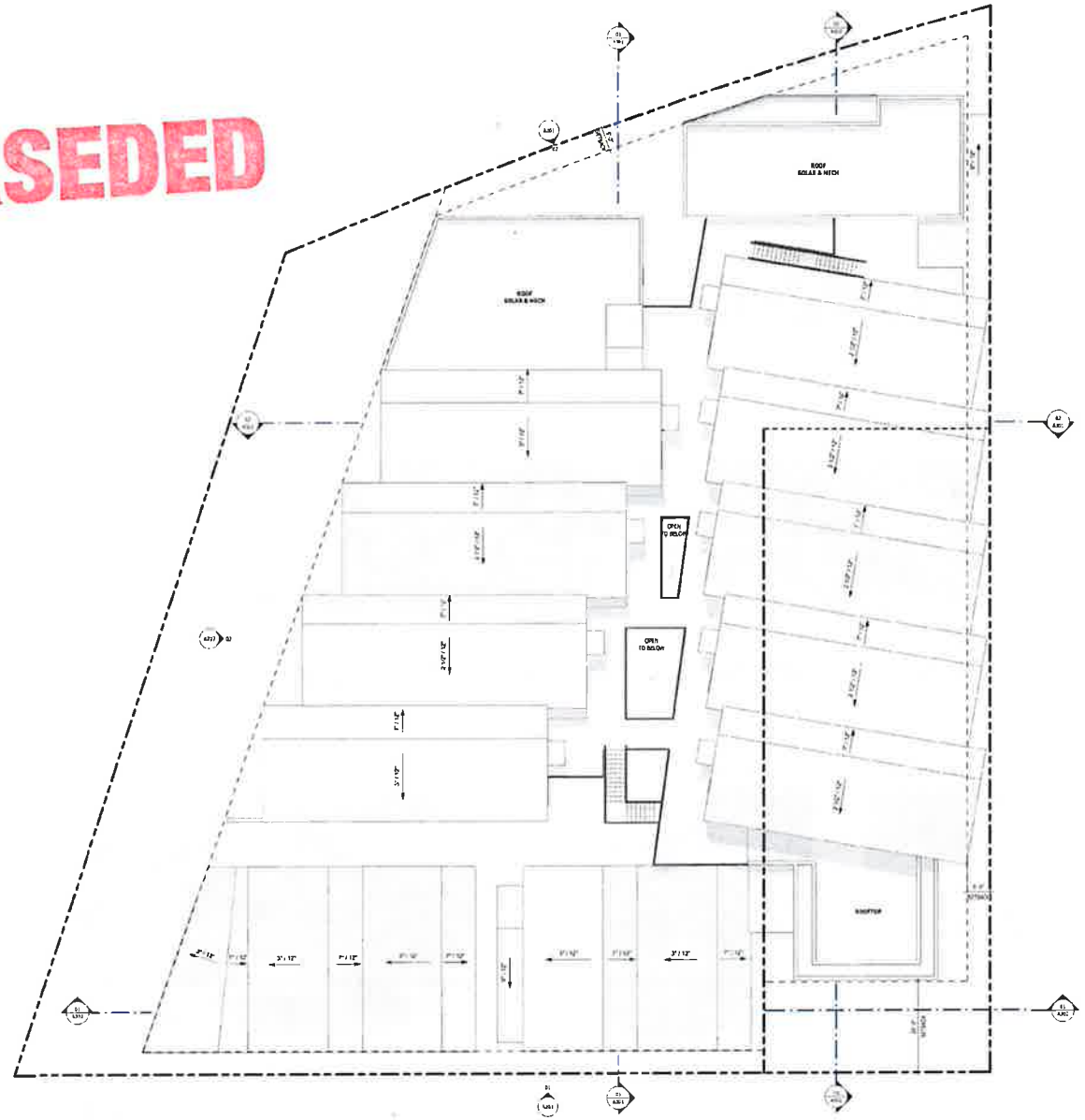
PROJECT #: 22C108

NO.	DESCRIPTION	DATE

A103

OVERALL THIRD FLOOR PLAN

SUPERSEDED



ROOF PLAN 01

DMHA
ARCHITECTURE + INTERIOR DESIGN
805 965 7777
11 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	09.19.2023

A104

ROOF PLAN

SUPERSEDED

HYDRAULIC- SINGLE SWING DOOR SYSTEM

WIRE MESH AT PATKING

NORTH ELEVATION 02

UNIT DOOR CANOPY

SOUTH ELEVATION 01

DMHA
ARCHITECTURE + INTERIOR DESIGN

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4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/14/2023

A201

EXTERIOR ELEVATIONS

SUPERSEDED

WEST ELEVATION 02

EAST ELEVATION 01

DMHA
ARCHITECTURE + INTERIOR DESIGN
805 965 7777
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	09/19/2023

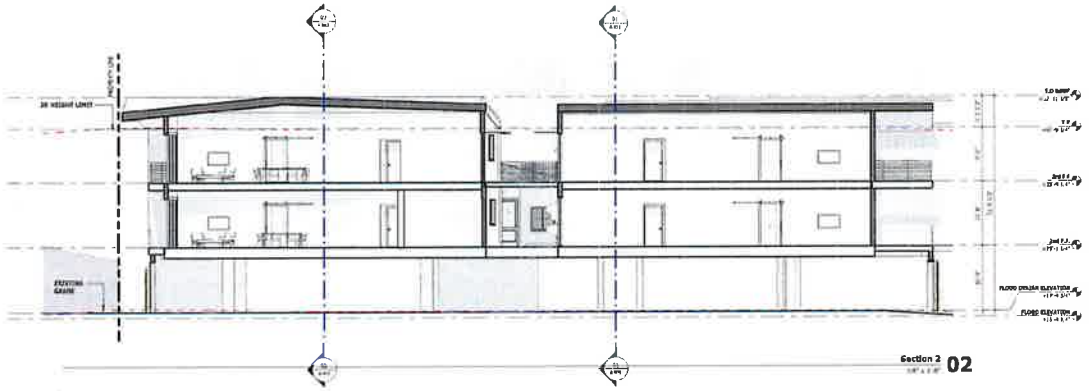
A202

EXTERIOR ELEVATIONS

INSULATION SCHEDULE

See Title 24 Drawings For Energy + Envelope Compliance
Provide Thermal Insulation As Shown On The Drawings, With The Following Minimums
1. Exterior Walls And Walls Between Heated And Unheated Spaces: R-23 High Density Batt
2. Walls Between Heated & Un-Heated Spaces: R-23 High Density Batt
3. Bathroom Walls: R-11 Sound Batt
4. Roof, Cathedral with no Attic: R13.8 Plaza & PRI (4" Isyceno Classic Units - ICC ESR 1826 + 6.25" Sam Insulation Systems per Manufacturer's Details to Achieve Air Impermeability)
5. Mechanical / Electrical Closets: R-11 Sound Batt
6. Drop Ceilings Under Mechanical Units: R-11 Sound Batt
7. Insulate All Pipe Chases For Sound
8. Provide Rock Wool Insulation Or Equivalent Between All Window And Exterior Door Frame And Rough Framing

SUPERSEDED



Section 2 02

Section 1 01

DMHA
ARCHITECTURE + INTERIOR DESIGN
805 965 7777
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

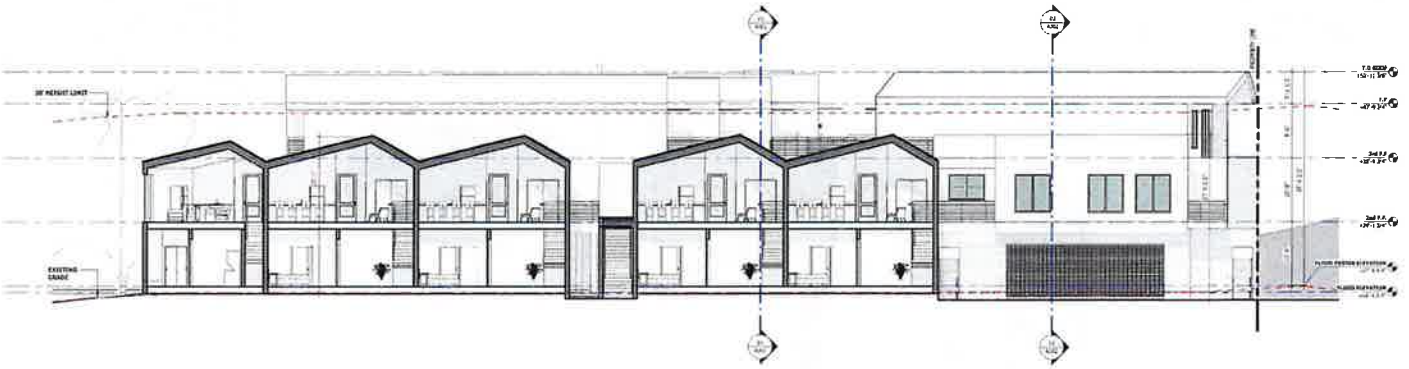
NO.	DESCRIPTION	DATE
	Development Application Submittal	05/04/2023

A301

BUILDING SECTIONS

SUPERSEDED

Section 4 02



Section 3 01

DMHA
ARCHITECTURE + INTERIOR DESIGN
805 965 7777
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

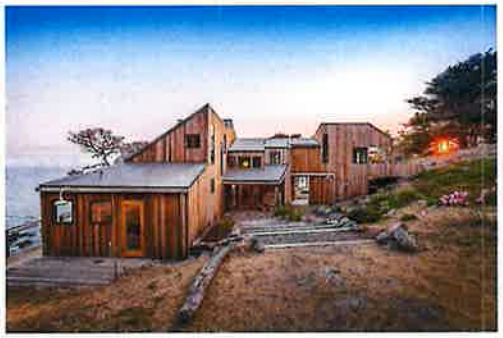
PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Applications Submittal	04/14/2023

A302

BUILDING SECTIONS

SUPERSEDED



COMMON OPEN AREA- METAL STAIRS AND RAILING

EXTERIOR MASSING AND MATERIAL

DMHA
ARCHITECTURE + INTERIOR DESIGN
805.965.7277
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

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4745 Carpinteria Avenue Mixed Use Development
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	10/ 4/2023

A701
ARCHITECTURAL LOOK AND FEEL

SUPERSEDED

COMMERCIAL AREA- EXTERIOR

COMMERCIAL AREA- SEATING AND DOOR SYSTEM

DMHA
ARCHITECTURE + INTERIOR DESIGN
805.965.7727
130 Cesar Chavez #130
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/14/2023

A702

ARCHITECTURAL LOOK AND FEEL

SUPERSEDED

9TH ST VIEW- FROM SOUTH EAST

DMHA
ARCHITECTURE + INTERIOR DESIGN
805.689.2777
141 Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/07/2023

A901

9TH ST VIEW

SUPERSEDED

9TH ST VIEW- ACROSS THE STREET

DMHA
ARCHITECTURE + INTERIOR DESIGN
805 965 7777
11 N. Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/19/2023

A902

9TH ST VIEW

SUPERSEDED

9TH ST VIEW- FROM SOUTH WEST

DMHA
ARCHITECTURE + INTERIOR DESIGN

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C106

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/19/2023

A903

9TH ST VIEW

SUPERSEDED

COMMERCIAL VIEW- FROM CARPINTERIA AVE

DMHA
ARCHITECTURE + INTERIOR DESIGN
(805) 965-7777
1 N. Calle Cesar Chavez #130
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	06/14/2023

A904

COMMERCIAL VIEW

SUPERSEDED

COMMERCIAL VIEW- FROM CARPINTERIA AVE

DMHA
ARCHITECTURE + INTERIOR DESIGN
805 965 7777
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/05/23

A905

COMMERCIAL VIEW

SUPERSEDED

EAST SIDE VIEW

DMHA
ARCHITECTURE • INTERIOR DESIGN
805.965.7777
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	[illegible]

A907

EAST SIDE VIEW

SUPERSEDED

WEST SIDE AND 9TH ST VIEW

DMHA
ARCHITECTURE + INTERIOR DESIGN

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	01/19/2023

A908
WEST SIDE VIEW