



Architectural Review Board Meeting Agenda

Thursday, October 26, 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: 23-2228-ARB/CDP
Address: 5459 Shemara Street
Applicant: Gabriel Zamora, Architect, for Emma Davis
Planner: Marysol Smith

Request of Gabriel Zamora, architect, for Emma Davis to consider Project 23-2228-ARB/CDP for preliminary/final review of a request to comprehensively remodel the exterior of an existing single family residence and to construct a new covered front porch and a new trellis over the garage. The project also includes an interior remodel and comprehensive site improvements. The property is an 8,712 square foot parcel zoned Single Family Residential (8-R-1) shown as APN 001-272-009 and addressed as 5459 Shemara Street.

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 / Brian Banks

Request of Michael Stroh, DMHA Architects, agent/architect for Justin Klentner, to consider project 23-2221-DP/CDP for continued 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 (4 one-bedroom units and 20 two-bedroom units), and a 53-space ground level parking garage. Total project square footage would be approximately 57,188 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

3. Action Minutes of the Architectural Review Board Meeting of August 17, 2023
4. Action Minutes of the Architectural Review Board Meeting of August 31, 2023
5. Action Minutes of the Architectural Review Board Meeting of September 14, 2023

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, November 16, 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, October 19, 2023 in the Community Development Department, on the City Hall Public Notices Board, and on the City Website.

**CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of October 26, 2023**

Agenda Item #1

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 23-2228-ARB/CDP **Planner:** Marysol Smith
Address: 5459 Shemara Street
APN: 001-272-009
Zoning: Single-Family Residential District (8-R-1)
Applicant: Gabriel Zamora, Architect for Emma Davis

Project Review: ☐ Conceptual
☒ Preliminary/Final

PROJECT DESCRIPTION

This is the preliminary/final review of a request to comprehensively remodel the exterior of an existing single-family residence and to construct a new covered front porch and a new trellis over the garage. The project also includes an interior remodel and miscellaneous site improvements. Site improvements include comprehensive re-landscaping, new hardscape, new planter border walls, minor regrading of yard areas, and new side yard gates. The project does not include any modifications to the existing driveway, maximum building height, or habitable area of the residence.

Preliminary plans are included as Attachment A.

PROJECT SETTING

The 8,712 square foot lot is presently improved with a single-story residence and attached two-car garage, totaling approximately 1,760 square feet. The original residence was constructed as part of a larger tract development in 1963. No other permits are on file for any additions or remodels. A public utility easement runs along the rear property line, encroaching four feet into the property.

The project site is located in the Santa Monica, Canalino, and El Carro Neighborhoods ("Subarea 3"), which is primarily comprised of single-family residential subdivisions located north of US Highway 101. The neighborhood is developed with similar ranch style single-family residences. The subject property is immediately surrounded by single-family residences, some of which feature low front yard garden walls.

The site is zoned Single-Family Residential (8-R-1) and has a Low Density Residential designation (LDR). The site is not subject to any overlay districts.

PROJECT ANALYSIS

Carpinteria Municipal Code (CMC)

The following table identifies the project's conformance with Municipal Code requirements:

Standard	Requirement/Allowance	Proposal
Setbacks*		
Front	50 feet from centerline of street or 20 feet from property line, whichever is greater.	Existing: 20 feet Proposed: 20 feet, with 3 foot trellis projection encroaching*
Side (west)	Ranges from 8 feet 11 inches to 8 feet 2 inches (10% of lot width)	Existing: 8 feet 2 inches Proposed: No Change. The proposed window pop out would be set back 8 feet 7 inches.
Side (east)	Ranges from 8 feet 11 inches to 8 feet 2 inches (10% of lot width)	Existing: 23 feet Proposed: No Change
Rear	15 feet	Existing: 26 feet Proposed: No Change
Height	30 feet	Existing: 11 feet 6 inches Proposed: No Change
Building Coverage	35% max. (3,049 square feet)	Existing: 20% (1,760 square feet) Proposed: No Change
Parking	2 parking spaces within a garage	Existing: 2 parking spaces Proposed: No Change
Excessive Front Yard Paving*	Contiguous paving in excess of 324 square feet.	Existing: 322 square foot non-permeable paver driveway (approx.) Proposed: 230 square foot permeable paver driveway extension (approx.) 550 square feet (total)
Front yard fence / wall / hedge*	3 feet high max. Fence Permit required for a fence/wall/hedge greater than 3 feet in height	Existing: none Proposed: 24 inch rock border wall with plantings on top for a height of approximately 50+ inches.

**See Setback discussion below.*

Setback Encroachments

CMC 14.50.070(1)- General Yard Regulations states: *“Every part of a setback shall be unobstructed by structures from the ground to the sky... except for the ordinary projection of sills, belt courses, buttresses, cornices, chimneys, eaves, and ornamental features but in no case shall such projection exceed three feet.”* The proposed trellis over the garage door, an ornamental feature, will encroach a maximum of three feet, thus conforming to the regulation listed above.

Excessive Paving

CMC 2.36.130(d) states that contiguous paving in excess of 324 square feet in the front yard of single-family neighborhoods is defined as excessive paving. The Architectural Review Board is tasked to review project applications to evaluate proposed paving in the front yards to ensure that the visual quality of single-family neighborhoods remain intact. Contiguous paving is actively discouraged. The project proposes an additional 230 square foot extension to the existing driveway, for a total of 550 square feet. To address the above mentioned criteria, the applicant proposes permeable pavers for the new area. The Board should evaluate the proposal for consistency with the character of the single-family neighborhoods.

Front Yard Fence/Wall/Hedge

The project proposes a 24-inch high rock planter wall with plantings (Mexican Sage) above for a total height of approximately 50+ inches. The front yard would be infilled to be level with the back of the new rock wall planter. CMC 14.50.050 states that fences, walls and landscape plantings in excess of 3 feet may be permitted, subject to the approval of a Fence Permit, if the following findings are made:

- a. The design and materials of the proposed “fence” is compatible with adjacent property fences and the surrounding neighborhood; and*
- b. The proposed “fence” shall not impede or create a hazardous condition for motor vehicles, bicyclists or pedestrians.*

Staff reviewed the proposal for compatibility with the above criteria. Front yards are variable in the neighborhood and include open front yards with no fencing, low planter walls, low block walls, hedges, and wooden fences. Although front yard walls/hedges are not generally typical of the neighborhood, the proposed planter wall would be relatively low in height, the landscaping could help contribute to a softer visual barrier (as opposed to taller wall), and vision clearance requirements for the driveway would be met. Additionally, the neighboring parcel to the east is at a considerably higher grade, and is heavily landscaped.

Given these particular site conditions, Staff finds a hedge/wall taller than three feet could be found to be consistent with the Municipal Code's criteria addressing neighborhood compatibility. **The Board should comment on whether the grounds for approval of a Fence Permit would be met. If the Board finds the proposal appropriate, the Board should provide specific recommendations to the Director regarding the selected species and maximum height of the plantings.**

Design Review

The project proposes an exterior and interior remodel of the existing residence. The project proposes a combination of board and batten siding and smooth stucco, both painted in an off-white color. The garage would feature a new wooden door with a 3 foot wooden trellis projection. The trim would be a light brown and a secondary trim color of dark brown would further highlight certain features including the trellis. A 190 square foot covered front porch is proposed for the eastern front portion of the residence. The easternmost windows on the front of the residence would be removed, and a new set of double doors would be installed leading out to the new covered porch. A new cosmetic standing seam metal roof in a slate color would be installed over the existing roof, and would extend over the porch cover.

A 24 to 30 inch tall rock planter wall would border much of the property. In the front yard the 24 inch planter would be set back sufficiently to create space for landscaping between the planter wall and the sidewalk. Landscaping (Mexican Sage) would be added on top of the rock planter wall, increasing the maximum height to approximately 50+ inches, which, if the findings can be made, would require a Fence Permit to be processed concurrently. The entire front yard would be elevated to meet the height of the rock planter. Elsewhere on the property, the 30 inch rock planter walls would define landscaped areas along an existing slope.

The project proposes a 230 square foot extension, noted as a "housekeeping pad", on the western side of the driveway. The existing driveway are pavers overlaid over a concrete slab. To address the City's excessive paving criteria, the applicant proposes permeable pavers for the driveway extension. The side and rear fences would remain and only interior fences and gates would be replaced. The project also includes a comprehensive landscape plan for the entire property. The Board's comments on the detailing and landscaping of the residence would be appreciated.

Information about colors, materials and exterior lighting are included as Attachment B.

General Plan/Coastal Land Use Plan Neighborhood Policies

The City's Community Design Element of the General Plan/Coastal Land Use Plan contains both general over-arching policies and specific subarea policies. The project site is in Design Subarea 3 (Santa Monica, Canalino and El Carro Neighborhoods). The project is also subject to the Subarea 3 Residential Design Guidelines.

Citywide Community Design Objectives & Policies

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

The overall size and scale of the residence, as viewed from the street, would not noticeably change as a result of the proposed covered porch and trellis. The residence would remain in scale and character with surrounding residences. Many homes along Shemara Street have covered front porches and patios, and ornamental features over their garages. The type of roof material proposed, a standing seam metal roof, would be different than adjacent homes with shingle roofs, however, it does not increase the mass or significantly affect the height of the residence. **The Board's feedback on the appropriateness of these new features would be appreciated.**

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).*

The proposed addition/remodel would not alter the maximum height of the residence and thus would not have any impact on existing public views. Public ocean views are not available from this location.

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

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

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

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

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

The proposed project would alter the appearance of the existing residence with a new front entry concept that creates a covered front porch, an additional set of doors, and a trellis feature over the garage door. The new concept has the potential to create a more animated and varied facade for the residence, help draw attention towards the entry, and decrease the prominence of the garage door. **The Board's feedback would be appreciated.**

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 exterior remodel would maintain the existing setback for the residence, which aligns with the neighboring homes, while improving the frontage characteristics of the home, including a more prominent entry and updated materials and appearance. The new rock planter wall and elevated front yard would allow for a more usable front yard area. The wall is set back sufficiently from the sidewalk to allow for decorative plantings in front of the wall to help visually soften its appearance. Nevertheless, the combined height of the planter wall and plantings on top could have the effect of visually walling off the front yard and residence from the street which would run counter to the intent of the City's neighborhood design policies. Accordingly, the planter wall height and selected plantings should be reviewed carefully to avoid creating this walled-off effect. **The Board's feedback on the design of the proposed improvements would be appreciated.**

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.*

Exterior lighting is proposed under the covered porch, at the rear, and on the western side of the residence. The proposed fixture is included in Attachment B. The lighting appears to be consistent with the City's criteria.

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

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

The landscaping plan proposes a palate of low- and medium-water use shrubs and a privacy hedge long the eastern and rear property lines. A lawn is proposed in the front yard between the rock planter wall and front porch, and a permeable stepping stone path will connect the driveway to the porch. The proposed lavender bushes on the eastern side of the house could help screen the new A/C unit. A permeable flagstone patio is proposed in the rear western corner of the lot, and a crushed gravel seating area centered at the rear. A water feature is proposed in the rear eastern corner. **The Board's feedback on proposed plants and hardscaping in the front yard is appreciated.**

Subarea 3 Objectives & Policies

Objective CDS3-2: *Preserve and enhance the existing residential neighborhood and ensure that new development enhances the neighborhood character.*

Objective CDS3-3: *Ensure that new development is sensitive to the scale and character of the existing neighborhoods, and consistent with the City’s “small beach town” image.*

The proposed remodel would not significantly alter the scale of the existing residence. The total square footage and lot coverage would remain well under the allowed maximums, and the height of the residence would remain at its current state (11 feet 6 inches). The proposed improvements could enhance the neighborhood in that they represent an investment in the property with updated materials, paint, etc. and help to enhance the property’s street appeal. **The Board should whether the project is appropriate to the existing neighborhood character.**

Implementation Policy 37c: *Garage doors should constitute not more than 50 percent of the ground floor façade of the house. If a three-car garage is desired, a tandem configuration for the third car is encouraged, retaining a two-car garage door.*

In its existing setting, the garage does not constitute more than 50 percent of the ground floor facade of the house. Given its placement in front of the home, it is still a prominent feature of the property, but this configuration is not unusual for the neighborhood. The proposed remodel would not alter the garage’s dimensions or placement, but it would add elements, such as the trellis, new covered front porch and updated front yard landscaping, which may help to balance the existing garage’s prominence.

Subarea 3 Residential Design Guidelines

DG-3: *Exterior architectural treatment and detail should be carried around all sides of the building.*

DG-4: *Elements such as windows and doors should be consistent in design with the existing theme of a house and when appropriate should draw from elements in the existing neighborhood.*

DG-5: *The use of bay windows, dormers, balconies, covered porches and other decorative elements are encouraged when appropriate to the architecture of a building, particularly when these elements would be oriented toward a public street or public space.*

DG-7: *Muted tones should be encouraged, unless otherwise determined to be inappropriate by the Architectural Review Board.*

DG-8: *New additions should replicate or complement the existing structure or the entire structure should be remodeled as part of an overall architectural design.*

DG-9: *Materials should be high quality and durable (taking into consideration its use and climate) and authentic to the chosen architectural style.*

The proposed exterior remodel/addition aims to enhance the existing structure. The design makes use of decorative elements, such as the new garage door and rock planter wall to enhance the

street appeal of the residence. The proposed exterior remodel is also consistent with the general theme or themes observed in the neighborhood.

SUMMARY OF ISSUES

- Architectural compatibility with the existing residence and surrounding neighborhood;
- Exterior colors, materials, lighting and landscaping;
- Proposed front yard wall/hedge and overall height;
- Proposed driveway extension; and
- Style of the new roof and porch cover.

RECOMMENDATION

The Board should comment on the issues raised. If the Board finds the project consistent with the applicable Community Design Element policies, the Board should recommend preliminary approval to the Community Development Director.

If the project meets acceptable design criteria and the plans are fully developed as is appropriate for final design review, then the Board should recommend final approval with their comments attached.

ATTACHMENTS

Attachment A- Preliminary architectural plans

Attachment B – Colors, Materials and Exterior Lighting

Attachment A

Preliminary Plans

5459 Shemara Street

Project 23-2228-ARB/CDP

October 26, 2023 Preliminary/Final ARB Review

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5459 SHEMARA STREET
CARPINTERIA, CA 93013

SHEET INDEX	
A-001	COVER SHEET
A-002	NOTES
A-003	PERFORMANCE-MANDATORY MEASURES
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A-008	FLOOR PLANS
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A-012	DETAILS
A-013	SCREENINGS

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PROJECT INFORMATION	PROPERTY ADDRESS 1800 S. Bascom Cupertino CA 95013
	PROPERTY DESCRIPTION 001275003 Building, 1,760 SF
	Sic: 8712 SF (18 AC) Size: 8,712 SF
	PROPERTY CHARACTER Zoning: R1 Single Family Residential Land Use: Low Density Residential Specialty: No Sprinklers
	Approved Loss Coverage: 1,760 SF - Loss From Fire Proposed Loss Coverage: 1,760 SF / 8,712 SF = 20%
	Allowed FMR: 100% Proposed FMR: 1,760 SF / 8,712 SF = 20%
	Approved Heights: 10' - 45' - 1 Story Proposed Heights: 11'-6" - 1 Story
	Existing Parking: 2 Spaces (Covered), 3 Spaces (Uncovered)
	Proposed Parking: 2 Spaces (Covered), 3 Spaces (Uncovered)
	SETBACKS From Front Setback: The Greater of 5'0" or Street C.L. From Side Setback: 5'0" From Rear Setback: 10'0" See City Ordinance 195' Permitted Width: 5' (Min)

DEVELOPMENT AREAS	
Single Family Development	1,300 SF or NO CHANGE
Medium Density Residential	500 SF or NO CHANGE
High Density Residential	1,000 SF or NO CHANGE
Recreational Use	1,000 SF or NO CHANGE
Office	400 SF or NO CHANGE
Warehouse	400 SF or NO CHANGE
CODE COMPLIANCE	
GENERAL	
This project shall comply with the following code's:	
2023 CCR TITLE 24 PARTS 1 & 1.2	
2022 CALIFORNIA BUILDING CODE	
2022 CALIFORNIA ELECTRICAL CODE	
2021 CALIFORNIA RESIDENTIAL CODE	
2022 CALIFORNIA BUILDING STANDARDS CODE	
2022 CALIFORNIA ENERGY CODE	
2022 CALIFORNIA FIRE CODE	
City of Cupertino's Ordinance & Municipal Code	

Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	Q12	Q13	Q14	Q15	Q16	Q17	Q18	Q19	Q20	Q21	Q22	Q23	Q24	Q25	Q26	Q27	Q28	Q29	Q30	Q31	Q32	Q33	Q34	Q35	Q36	Q37	Q38	Q39	Q40	Q41	Q42	Q43	Q44	Q45	Q46	Q47	Q48	Q49	Q50	Q51	Q52	Q53	Q54	Q55	Q56	Q57	Q58	Q59	Q60	Q61	Q62	Q63	Q64	Q65	Q66	Q67	Q68	Q69	Q70	Q71	Q72	Q73	Q74	Q75	Q76	Q77	Q78	Q79	Q80	Q81	Q82	Q83	Q84	Q85	Q86	Q87	Q88	Q89	Q90	Q91	Q92	Q93	Q94	Q95	Q96	Q97	Q98	Q99	Q100
Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	Q12	Q13	Q14	Q15	Q16	Q17	Q18	Q19	Q20	Q21	Q22	Q23	Q24	Q25	Q26	Q27	Q28	Q29	Q30	Q31	Q32	Q33	Q34	Q35	Q36	Q37	Q38	Q39	Q40	Q41	Q42	Q43	Q44	Q45	Q46	Q47	Q48	Q49	Q50	Q51	Q52	Q53	Q54	Q55	Q56	Q57	Q58	Q59	Q60	Q61	Q62	Q63	Q64	Q65	Q66	Q67	Q68	Q69	Q70	Q71	Q72	Q73	Q74	Q75	Q76	Q77	Q78	Q79	Q80	Q81	Q82	Q83	Q84	Q85	Q86	Q87	Q88	Q89	Q90	Q91	Q92	Q93	Q94	Q95	Q96	Q97	Q98	Q99	Q100

[illegible]

COVER SHEET

New covered porch, 190 SF. New 3" helix projection over existing garage door. Replace doors and windows in existing porches, replace existing A/C, remodel existing kitchen & bathrooms, new 30" high garden wall at sidewalk, new asphalt fence to replace existing ~~side path~~, new concrete roof over existing structure.

OWNER
Sue & Mark Davis
111 S. Refugio Rd.
Santa Ynez, CA 93460

ARCHITECT
Eightly Days Architecture
967 East Virginia Terrace
Santa Paula, CA 93060
Gabriel Andres Zamora
gabriel@eightlydays.com

SYMBOLS & REFERENCE LEGEND

	ELEVATION		DOOR		DWG. KEYNOTE		BENCH WALL		(E) WALL TO ROOF TO REMAIN
	SECTION		REVISION		REVISION REVISION *		ROOF		(G) WALL
	DETAIL		WALL TYPE		TRACING		CA TRACING		
	WINDOW		SHEAR WALL PANEL PER A.101						

[illegible]

A-001

ISSUE	NO.	NAME	DATE
1	PLANNING	6/19/21	
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EDA
 EIGHTH DAY'S ARCHITECTURE
 INCORPORATED
 5459 SHEMARA STREET
 CARPINTERIA, CALIFORNIA 93013
 805.491.1000
 eadaily.com

EXISTING FEATURES

PORCH
 COVER
 5459 SHEMARA STREET
 CARPINTERIA, CA 93013

DATE	6/16/21
PROJECT	2208 220715
DESIGNER	EDA
PREPARED BY	EDA
CHECKED BY	AS NOTED

A-008

DRAFT - FOR REVIEW AND COMMENT ONLY
 PRELIMINARY - NOT FOR CONSTRUCTION - DO NOT BUILD



4 EXISTING PROPERTY VIEW FROM THE SOUTH



1 EXISTING PROPERTY VIEW FROM THE WEST



2 EXISTING PROPERTY VIEW FROM THE NORTH, FROM THE STREET



3 EXISTING PROPERTY VIEW FROM THE EAST



PROPOSED SITE PLAN

LEGEND

- 1. GARAGE TRELLIS
- 2. DOG RUN BARRIER
- 3. REDWOOD FENCE
- 4. ENTRY GATE
- 5. ROCK PLANTER EDGE BORDER
- 6. FENCEPOST ANCHOR
- 7. ROCK PLANTER EDGE BORDER
- 8. PAVEMENT TERMINATIONS

NOTES

1. GARAGE TRELLIS: SEE DETAIL 1 FOR MATERIALS AND CONSTRUCTION.
2. DOG RUN BARRIER: SEE DETAIL 2 FOR MATERIALS AND CONSTRUCTION.
3. REDWOOD FENCE: SEE DETAIL 3 FOR MATERIALS AND CONSTRUCTION.
4. ENTRY GATE: SEE DETAIL 4 FOR MATERIALS AND CONSTRUCTION.
5. ROCK PLANTER EDGE BORDER: SEE DETAIL 5 FOR MATERIALS AND CONSTRUCTION.
6. FENCEPOST ANCHOR: SEE DETAIL 6 FOR MATERIALS AND CONSTRUCTION.
7. ROCK PLANTER EDGE BORDER: SEE DETAIL 7 FOR MATERIALS AND CONSTRUCTION.
8. PAVEMENT TERMINATIONS: SEE DETAIL 8 FOR MATERIALS AND CONSTRUCTION.

PROJECT INFORMATION

TOTAL LANDSCAPED AREA (PROPOSED):	494.1 SF
LANDSCAPED AREA WITH HIGH WATER USE PLANTS:	240.1 SF
LANDSCAPED AREA WITH MEDIUM HIGH WATER USE PLANTS:	994.5 SF
TOTAL NEW IRRIGATED AREA:	1,134.6 SF
TOTAL EXISTING IRRIGATED:	1,111.5 SF
TOTAL PERMISSIBLE IRRIGATED:	2,246.1 SF

PROJECT TYPE:	RESIDENTIAL
WATER SYSTEM TYPE:	POTABLE WATER DISTRICT

SWAMP DESIGNATION

[illegible]

LANDSCAPE LEGEND

PLANTING TABLE	NUMBER	POSS. SPECIES	QUANTITY	REMARKS
	1	AMERICAN LAVENDER	10	1000
	1	AMERICAN SOUTH CHALLENGER	10	1000
	1	AMERICAN SOUTH CHALLENGER	10	1000
	1	AMERICAN SOUTH CHALLENGER	10	1000
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	1	AMERICAN SOUTH CHALLENGER	10	1000

GRADING COVER & MATERIALS		AREA	PER 100 LBS
☐	PATTERN DISCREPANCY		
☐	BLACK CUPS/GOLDEN COPPER/RED/WHITE	2.02 SF	1
☐	CRUMBLE MATS, MAINTAIN SOIL, 1" DEPTH	58.5 SF	
☐	TRIP 2022/24	1.00 SF	LOK
☐	FLAQUISH PAVING/COVERING RECYCLED LAYER	75.5 SF	8
☐	TRIPPO TOWN SPREADS/ALL RECYCLED LAYER	48.5 SF	5

TRF LINE	THF	DESCRIPTION	QUANTITY	PLCOLS
1		CALIFORNIA WESTERN SYCAMORE PLANTING #1CE024 - 48" BOX	1	ACED
2		CRANE MYRTLE LAGEST02674 NATCHEZ - 18" BOX	3	ACED
3		LINCOLN LEMON	3	3403

HYDROZONT TABLE		PLANT TYPE EXPOSURE	
NUMBER	AREA	PLANT TYPE	EXPOSURE
1	316	LOW	FULL SUN
2	260	MED	FULL SUN
3	507	MED	FULL SUN
4	1,096	LOW	FULL SUN
5	1,000	LOW	FULL SUN

SITE GENERAL NOTES
1. GARDEN PLANTING AND PLANTERS
SUBJECT TO AND COMPLY WITH CITY
OF CHICAGO HEIGHT AND VIBRATION
CLEARANCE REQUIREMENTS AND
VIBRATION LIMITS FOR ALLIED

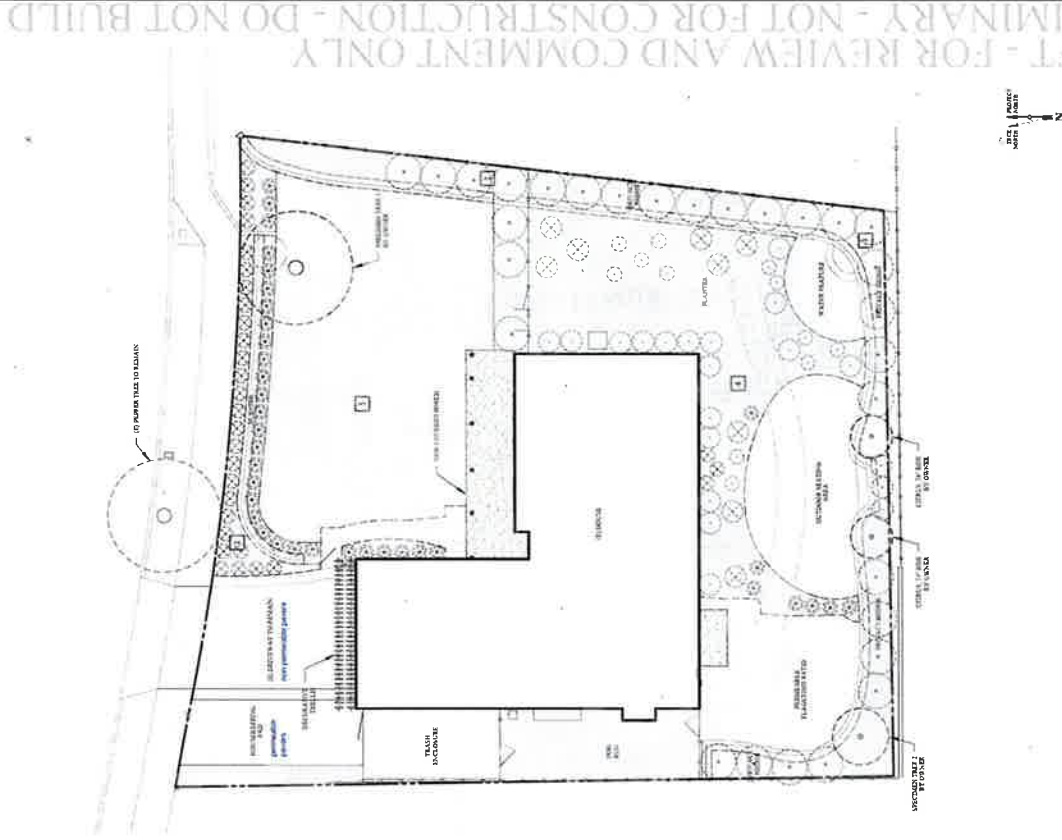
ABBREVIATIONS
EM - ELECTRICAL METER
GM - GAS METER
WM - WATER METER

SWMP DESIGNATION



Abstract

PROPOSED SITE PLAN - LANDSCAPE


$$22.2 = 18.1 + 2.2$$

DATE	09/30/22
PROJECT NO	2208 220715
DESCRIPTION	EDA
ANALYST	EDA
SCALE	AS NOTED

A-012

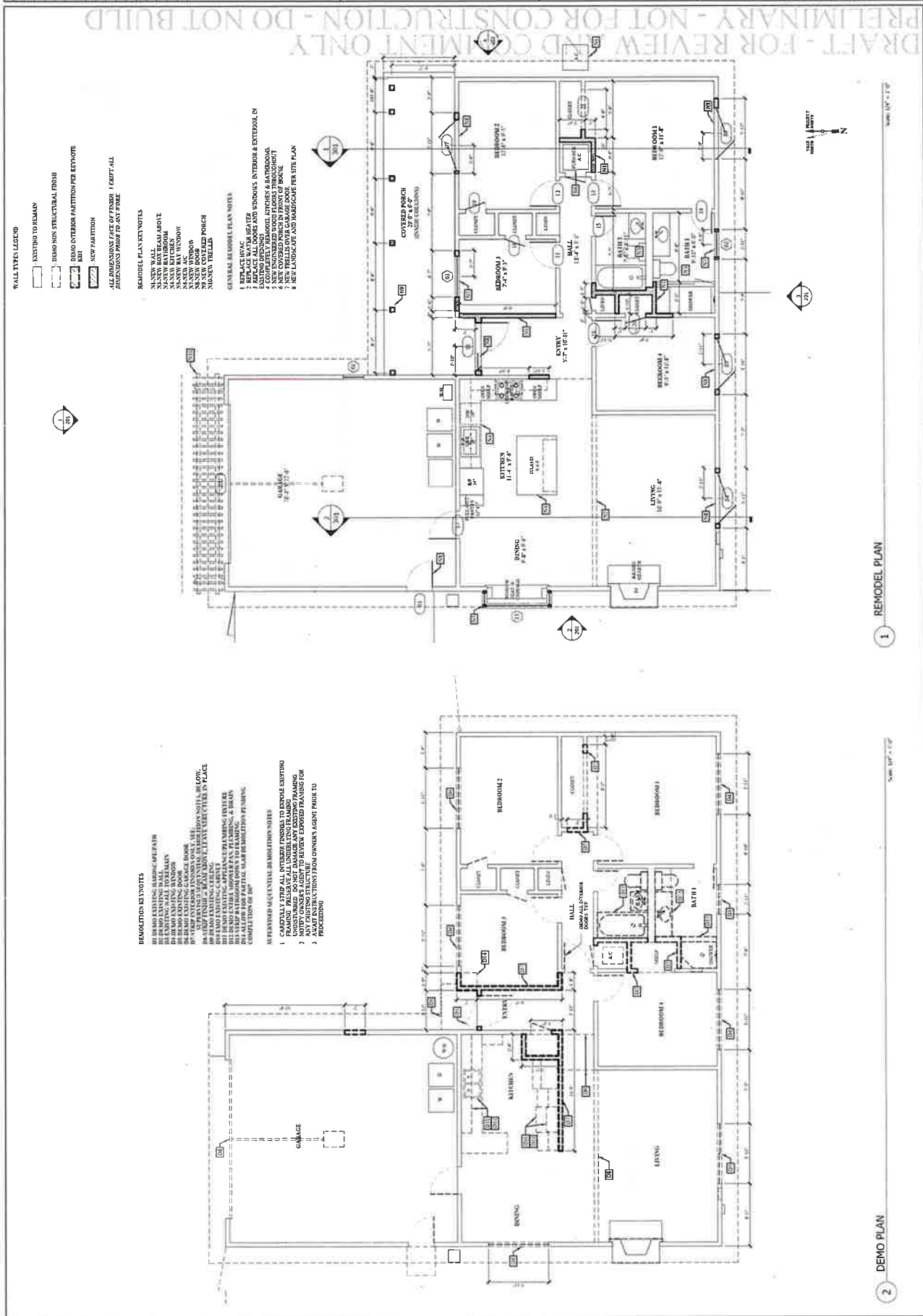
PORCH
COVER

SITE PLAN

EDA
EIGHTH DAYS ARCHITECTURE
INCORPORATED
1601 EAST VIRGINIA TERRACE
SANTA ANITA, CALIFORNIA 91660
(818) 341-2767

© 2000 Blackwell Science Ltd
Journal of Internal Medicine 247: 395–401

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EDA
 EIGHT DAYS ARCHITECTURE
 INCORPORATED
 55 EAST AVENUE, SUITE 200
 SAN ANTONIO, TEXAS 78205
 214.591.1000

edagroup.com
 100% SUSTAINABLE
 LEED CERTIFIED
 GREEN BUILDING
 PRACTICES

SECTIONS

PORCH COVER
 5459 SHEPHERD STREET
 CARPINTERIA, CA 93013

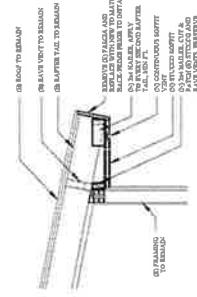
DATE	6/16/21
PROJECT NO.	2205_210715
DESIGNER	EDA
DRAWN BY	EDA
SCALE	AS NOTED

A-301

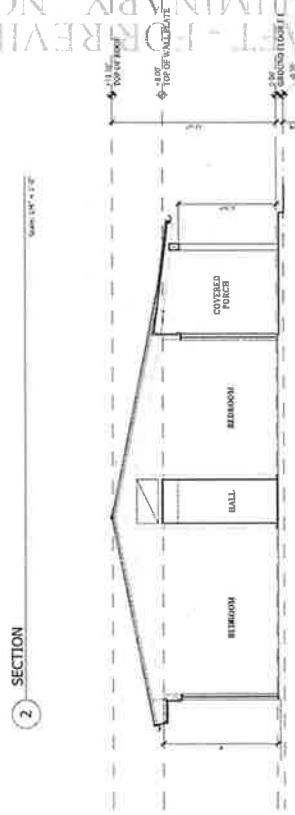
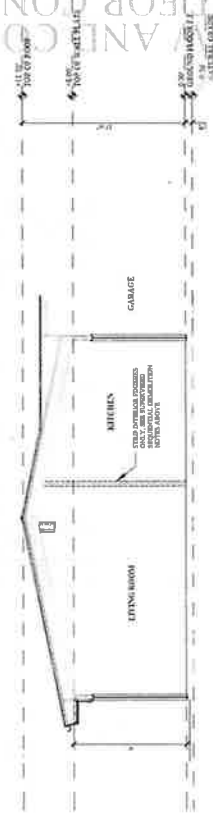
DR - FOR REVIEW AND COMMENT ONLY
 NOT FOR CONSTRUCTION - DO NOT BUILD

STANDARD SECTIONAL DESCRIPTIONS

- CAREFULLY STUDY ALL INTERIOR FINISHES TO ENSURE EXISTING CONDITIONS ARE MAINTAINED. DO NOT DAMAGE ANY EXISTING FINISHES OR STRUCTURES. ANY DAMAGE TO EXISTING FINISHES OR STRUCTURES SHALL BE REPAIRED AT THE OWNER'S RISK.
- ANY EXISTING STRUCTURE SHALL BE MAINTAINED AND NOT REMOVED OR MODIFIED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE CALIFORNIA BUILDING CODE (CBC).



3 (N) VENT @ (E) EAVE
 Scale: 1/8" = 1'-0"



Attachment B

Colors, Materials and Exterior Lighting

5459 Shemara Street

Project 23-2228-ARB/CDP

October 26, 2023 Preliminary/Final ARB Review

PROPOSED COLORS

White Dove
OC-17

1. MAIN BODY COLOR - BENJAMIN MOORE 'WHITE DOVE' OC-17

Balboa Mist
OC-27

2. TRIM COLOR - BENJAMIN MOORE 'BALBOA MIST' OC-27

French Press
AF-170

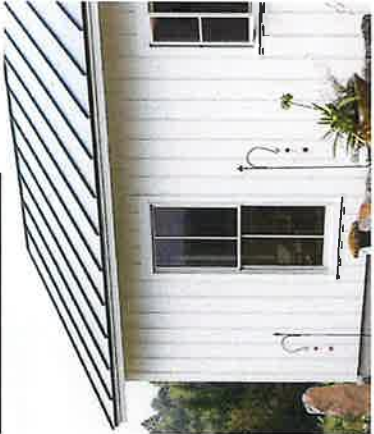
3. SECONDARY TRIM COLOR - BENJAMIN MOORE 'FRENCH PRESS' AF-170

Walnut

4. CLAD DOOR AND WINDOW COLOR - BY MANUFACTURER 'EBONY'

5. STANDING SEAM METAL COLOR - BY MANUFACTURER 'BURNISHED SLATE'

PROPOSED MATERIALS



A. BOARD & BATT SIDING, WINDOW TRIMS, PAINT, GREY STANDING SEAM ROOF



B. STUCCO - SMOOTH TROWEL FINISH, PAINT, PAINTED TRIMS



C. BOARD & BATT SIDING, PORCH & WINDOW TRIMS, PAINT, CLAD DOORS & WINDOWS, GREY STANDING SEAM ROOF, STONE GARDEN WALL



D. SELF-SUPPORTING/NON-STRUCTURAL ROCK GARDEN WALL

DRAFT FOR REVIEW AND COMMENT ONLY
PROGRESS PRINT - SUBJECT TO REVISION

10/19/2023
Scale - NTS

EDA
EIGHTH DAYS
ARCHITECTURE
305 E 18TH AVE
SANTA ANA, CA 92705
818.445.5555
eda8days.com

PROPOSED EXTERIOR
COLORS AND MATERIALS

PORCH COVER

FOR
SUE & MARK DAVIS
5459 SHEMARA STREET
CARPINTERIA, CA 93013

PROPOSED EXTERIOR SCENCE
5459 SHEMA
23-2228/ARB/CDP

SPECIFICATIONS

Certifications/Qualifications

Dark Sky Compliant Yes
www.kichler.com/warranty

Dimensions

Base Backplate 5.25" DIA
Extension 9.25"
Weight 0.50 LBS
Height from center of Wall opening 2.50"
(Spec Sheet)
Height 7.50"
Width 8.00"

Light Source

Dimmable Yes
Lamp Included Not Included
Lamp Type R14FL
Light Source Incandescent
Max or Nominal Watt 40.00
of Bulbs/LED Modules 1
Socket Type Medium
Socket Wire 150"

Mounting/Installation

Interior/Exterior Exterior
Location Rating Wet
Mounting Style Wall Mount

FIXTURE ATTRIBUTES

Housing

Primary Material Aluminum
Shade Description Metal Shade
Shade Dimensions 8.00" D X 3.25"
Shade Included Yes

Product/Ordering Information

SKU 490590Z
Patent US Patent Pending
Finish Olde Bronze
Style Lodge / Country
UPC 783927301114

Finish Options

● Olde Bronze



ALSO IN THIS FAMILY



490610Z



490600Z



490630Z

**CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of October 26, 2023**

Agenda Item #2

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 23-2221-DP/CDP **Planner:** Nick Bobroff / Brian Banks
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 (Continued)
 ☐ Final

PROJECT DESCRIPTION

This is the continued 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 30,902 square foot apartment complex built around and atop a ground-level 22,500 square foot concrete parking podium, and a 3,786 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 57,188 square feet. Maximum building height to the top of the proposed three-story element would be approximately 35 feet six inches.

The contemplated 24-unit apartment complex would be comprised of 4 one-bedroom units, 16 two-bedroom units, and 4 two-bedroom “townhouse” units facing Ninth Street. The 4 one-bedroom units and 16 two-bedroom units would each comprise approximately ~1,211 square feet of living area; and the 4 two-bedroom “townhome” units would each comprise approximately ~1,354 square feet of living area. 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 1,238 square feet and an upper level commercial space of 2,515 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 revised preliminary plans, including streetscape perspective drawings are provided as Attachment A.

PROJECT HISTORY

The project was most recently reviewed at a preliminary level by the Architectural Review Board (ARB) on August 31, 2023. The version of the project presented at the meeting reflected a refinement of the original concept that was shown to the Board previously on May 25, 2023. The revised proposal re-aligned and restudied the roofs and decks of the second- and third-floor flats to further animate the side elevations and further developed the architectural and colors / materials of the different building elements.

Approximately 10 neighbors spoke at the meeting, most of whom are residents of the nearby Arbor Trailer Park. Nearly all of the commenters still felt the project was too large and too intensive for the site, and worried about impacts to already limited on-street parking in the area, as well as potential privacy and view impacts. Approximately five public comment letters were also submitted ahead of the meeting that reflected many of the comments made during the hearing.

Boardmember reactions to the project were mixed. Boardmember Stein was strongly opposed to the project in its current form and intensity, and felt it did not fit the neighborhood nor the community. He expressed an inability to support the project. Boardmember Blakemore also was not at a point where she was ready to support the project, however she indicated she could potentially come around with some changes to the project design to better fit the neighborhood character. Boardmembers Johnson and Little were, in general, more receptive to the project, but still felt that it would benefit from further refinement and articulation, and that more needed to be done to introduce more variation in terms of colors, materials, and massing.

A motion for preliminary approval with comments failed on a split 2-2 vote (Johnson and Little in favor; Blakemore and Stein opposed). At the request of the applicant, the motion was left as a split vote while they considered their options for either returning to the ARB at a later date for continued preliminary review or proceeding to the Planning Commission without a formal recommendation from the Board.

A copy of the draft Minutes from the August 31st ARB meeting is included as Attachment B and a copy of the previous preliminary plans is included as Attachment C.

PROJECT ANALYSIS

Following further discussions amongst the project applicant team and City staff, the applicant opted to return to the ARB for continued preliminary review with revised plans that attempt to respond to some of the Board's comments from the August 31st meeting.

Amongst the changes noted, the mix of unit types has been updated to provide two additional one-bedroom units in exchange of two of the (previous) two-bedroom units. One additional one-bedroom flat was added to both the second- and third-floor levels. The revised mix of units now

stands at 4 one-bedroom units and 20 two-bedroom units (inclusive of the four “townhome” units facing Ninth Street).

Along the Carpinteria Avenue frontage, the square footage of the commercial tenant spaces were slightly adjusted downward to allow for a larger, more prominent entry stair to the second floor. The vehicle gate on the Carpinteria Avenue driveway was also recessed farther back into the garage to be less visually prominent and allow more room for queueing between the gate and public sidewalk.

On the Ninth Street elevation, each of the townhome units was offset from the neighboring unit by approximately two feet in an effort to help break up massing and give each unit a more “residential” scale. The offsets also create an opportunity for each unit to be clad in different color siding, which again may help to break up monotony and introduce more of a residential character to the façade.

On the side elevations, further animation was introduced by slightly varying the offsets between units and using more variety in the layouts and dimensions of the units’ decks. Subtle roof overhangs have also been reintroduced.

Overall, the changes appear to address some of the previous comments from the Board related to introducing additional animation and variety into the architecture, as well as through enhancing the Carpinteria Ave-facing entry. Importantly, it does not appear any reductions to building height were made despite a suggestion from the Board to consider reducing the third floor plate heights.

In an effort to reduce potential impacts to the mature trees on the adjacent flood control property, the layout and location of the proposed onsite bioretention facilities were redesigned to not encroach as far into the dripline of the large sycamore trees.

The Board should comment on the revised project; particularly in light of previous ARB comments. Staff notes for a more complete analysis of the project’s consistency with applicable zoning requirements and General Plan/Coastal Land Use Plan policies, readers should refer back to the August 31, 2023 ARB staff report. In general, the revisions described in this report do not merit significant change to any of the previous zoning or policy consistency analysis.

SUMMARY OF ISSUES

- Revisions in light of previous preliminary 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- Revised Preliminary Plans
Attachment B- August 31, 2023 Draft ARB Meeting Minutes
Attachment C- Superseded August 31, 2023 ARB Preliminary Plans

Attachment A

Revised Preliminary Plans

4745 Carpinteria Avenue Mixed Use Development

October 26, 2023
Architectural Review Board Meeting
Project 23-2221-DP/CDP



Sheet No.	121
Project Name	4745 Carpinteria Ave
Client Name	4745 Carpinteria Ave
Project Manager	J.D.
Design Date	10/15/2024
Drawn By	J.D.

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

GENERAL NOTES:
ALL CONSTRUCTION SHALL BE BASED ON THE LATEST AVAILABLE INFORMATION. CONTRACTOR TO PROVIDE ALL NECESSARY MATERIALS AND LABOR. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

RIGHT OF WAY CONSTRUCTION NOTES:

- 1. CONSTRUCT CONCRETE DRIVE AND SIDEWALKS PER SPACING STANDARD PLAN 100-101-102.
- 2. CONSTRUCT CONCRETE CURB PER SPACING STANDARD PLAN 100-101-102.
- 3. CONSTRUCT CONCRETE SIDEWALK PER SPACING STANDARD PLAN 100-101-102.
- 4. CONSTRUCT CONCRETE DRIVEWAY AND SIDEWALK PER SPACING STANDARD PLAN 100-101-102.

SITE CONSTRUCTION NOTES:

- 1. CONSTRUCT CONCRETE DRIVEWAY SECTION.
- 2. CONSTRUCT CONCRETE SIDEWALK SECTION.
- 3. CONSTRUCT DRIVEWAY AND SIDEWALK SECTION.
- 4. CONSTRUCT DRIVEWAY AND SIDEWALK SECTION.
- 5. CONSTRUCT DRIVEWAY AND SIDEWALK SECTION.
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- 9. CONSTRUCT DRIVEWAY AND SIDEWALK SECTION.
- 10. CONSTRUCT DRIVEWAY AND SIDEWALK SECTION.

STORM DRAIN CONSTRUCTION NOTES:

- 1. CONSTRUCT STORM DRAIN BASIN.
- 2. CONSTRUCT STORM DRAIN BASIN OUTLET.
- 3. CONSTRUCT STORM DRAIN BASIN INLET.
- 4. CONSTRUCT STORM DRAIN BASIN INLET.

ELECTRICAL NOTES:

- 1. ELECTRICAL SERVICE CONDUIT PER ELECTRICAL PLANS.
- 2. CONNECT TO EXISTING TRANSFORMER.

SANITARY SEWER CONSTRUCTION NOTES:

- 1. INSTALL SANITARY SEWER AND CONDUIT MATERIAL TO EXISTING MAN PER CARPINTERIA STANDARD.
- 2. INSTALL SANITARY SEWER AND CONDUIT MATERIAL TO EXISTING MAN PER CARPINTERIA STANDARD.
- 3. INSTALL SANITARY SEWER AND CONDUIT MATERIAL TO EXISTING MAN PER CARPINTERIA STANDARD.
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- 10. INSTALL SANITARY SEWER AND CONDUIT MATERIAL TO EXISTING MAN PER CARPINTERIA STANDARD.

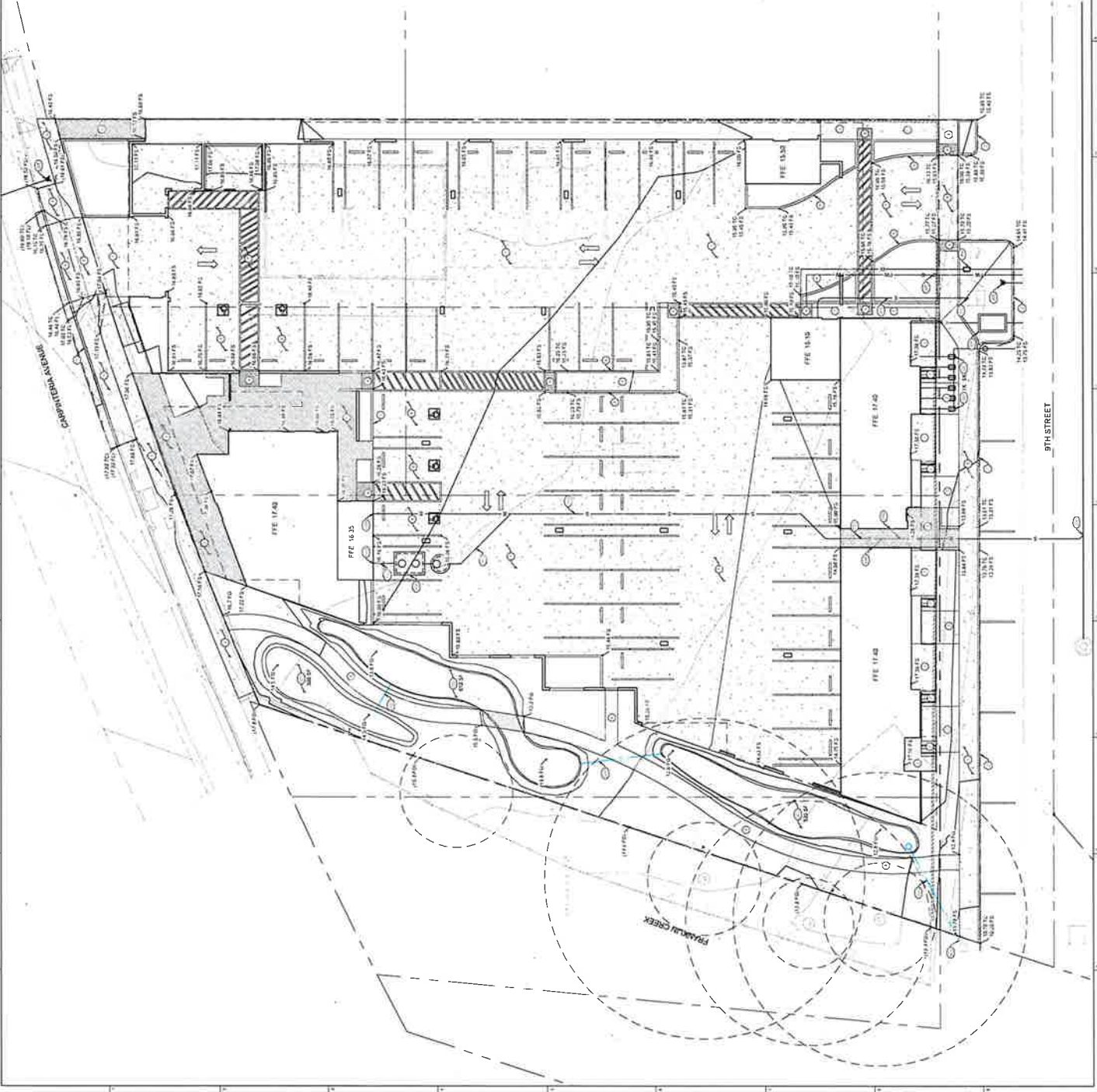
WATER CONSTRUCTION NOTES:

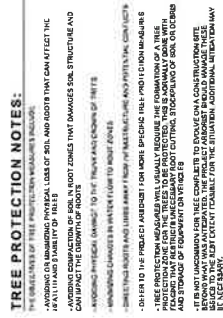
- 1. CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAILS. SEE PLUMBING PLAN FOR WATER MAINS.
- 2. CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAILS. SEE PLUMBING PLAN FOR WATER MAINS.
- 3. CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAILS. SEE PLUMBING PLAN FOR WATER MAINS.
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- 9. CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAILS. SEE PLUMBING PLAN FOR WATER MAINS.
- 10. CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAILS. SEE PLUMBING PLAN FOR WATER MAINS.

EARTHWORK INFORMATION:

- 1. SEE AREA.
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- 3. SEE AREA.
- 4. SEE AREA.
- 5. SEE AREA.
- 6. SEE AREA.
- 7. SEE AREA.
- 8. SEE AREA.
- 9. SEE AREA.
- 10. SEE AREA.

NOTE: THE ABOVE QUANTITIES ARE FOR PLANNING AND PERMITTING PURPOSES ONLY. THE ACTUAL QUANTITIES SHALL BE DETERMINED BY THE CONTRACTOR BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED GRADES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.





WITHIN LIMIT OF WORK
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TOTAL TREES TO REMOVE
TOTAL TREES

abbreviation	description
(E)	EXISTING
(N)	NEW
PA	PLANTING AREA
DO	DISCOMPOSED GRANITE
TP	TYPICAL
LA	LANDSCAPE ARCHITECT
LT	LANDSCAPE TEXT
SF	SQUARE FEET

THE QUALITY OF THE PROTECTION WILL BE A KEY

- **AVOIDING OR MINIMIZING PHYSICAL LOSS OF SOIL AND ROOTS THAT CAN AFFECT THE STABILITY OF EXISTING FOUNDATIONS**
- **AVOIDING COMPRESSIVE OR SOIL ROOT GROWS THAT DAMAGES SOIL STRUCTURE AND CAN IMPAIR THE DRAINAGE OF ROOTS**
- **AVOIDING PHYSICAL DAMAGE TO THE ROOTS AND GROWTH OF TREES**
- **MAINTAINING CHANGES IN WATER FLOW TO AVOID DROUGHT**
- **DOES NOT TO THE PROJECT AND PREVENT A LOSS OF ROOTS, BRANCHES AND FOLIAGE THAT COULD AFFECT THE STABILITY OF EXISTING FOUNDATIONS**
- **THE PROTECTION OF EXISTING TREES ALREADY REQUIRES THE COMPLETION OF A TREE PROTECTION ZONE FOR THE TREES TO BE PRESERVED. THIS IS USUALLY DONE WITH THE INSTALLATION OF PROTECTIVE ROOT GUARDS TO PROTECT THE GROWTH OF SOIL OR DROUGHT**
- **IF NOT LAUNCHING FOR TREE COMPLETION TO DOING CAN CONSTRUCTIVE MEASURES THAT WOULD BE ANTICIPATED, THE PROJECT SHOULD BE AVOIDED THESE MEASURES TO AVOID SUCH CASES OF COLLISION FOR THE SITUATION, ADDITIONAL ATTENTION MUST BE TAKEN**

TREE TOTALS:

WITHIN LIMIT OF WORK
TOTAL TREES TO REMAIN
TOTAL TREES TO REMOVE
TOTAL TREES

ABBREVIATIONS:

abbreviation	description
(E)	EXISTING
(N)	NEW
PA	PLANTING AREA
DO	DISCOMPOSED GRANITE
TP	TYPICAL
LA	LANDSCAPE ARCHITECT
LT	LANDSCAPE TEXT
GF	SQUARE FEET



ABBREVIATIONS:

Abbreviations:	Abbreviation	Meaning
E	EXISTING	
N	NEW	
A	PLANTING AREA	
G	DECOMPOSED GRANITE	
VP	TYPICAL	
F	LANDSCAPE ARCHITECT	
F	LINEAL FEET	
S	SQUARE FEET	

PRELIMINARY PLANT PALETTE

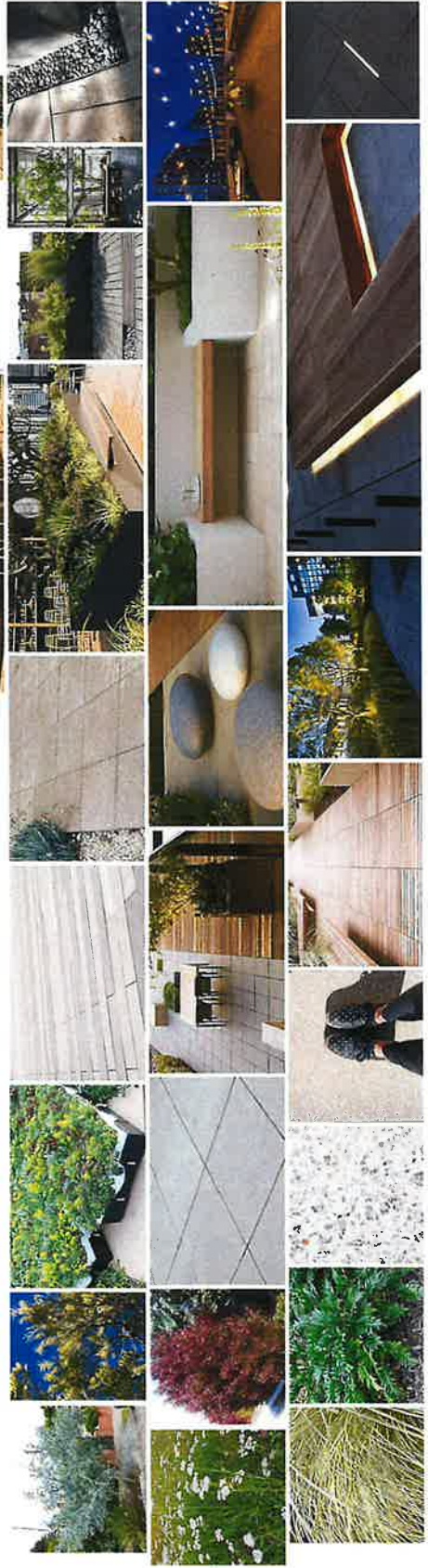
[illegible]

PRELIMINARY PLANT PALETTE

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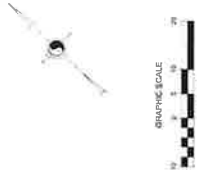
PRELIMINARY PLANT PALETTE

STANDARD NAME	COMMON NAME
SEEDLING TREES	
<i>Albizia leonensis</i>	Orange tree
<i>Artocarpus lacuchaensis</i>	Indian fig
<i>Uapaca indica</i>	Indian fig
<i>Morinda tomentosa</i>	Red-flowered Christmas tree
<i>Borassus flabellifera</i>	Red-flowered tree
<i>Albizia leonensis</i>	Orange tree
SMALL UPRIGHT TREES	
<i>Albizia leonensis</i>	Orange tree
<i>Artocarpus lacuchaensis</i>	Indian fig
<i>Uapaca indica</i>	Indian fig
<i>Morinda tomentosa</i>	Red-flowered Christmas tree
<i>Borassus flabellifera</i>	Red-flowered tree
<i>Albizia leonensis</i>	Orange tree
SMALL TREES (LAND SHRUBS)	

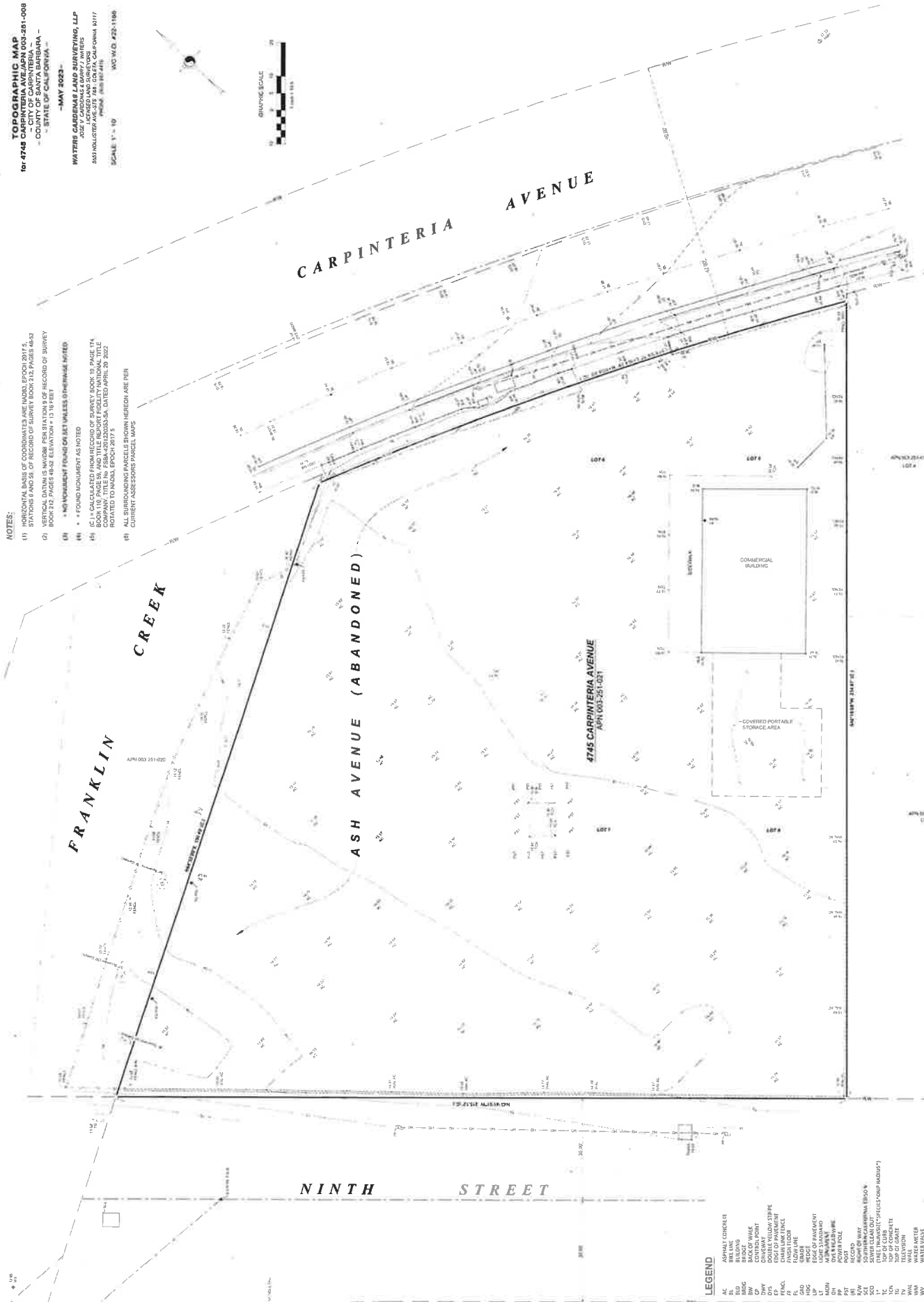


TOPOGRAPHIC MAP
 FOR 4745
 CITY OF CARPINTERIA
 COUNTY OF SANTA BARBARA
 STATE OF CALIFORNIA

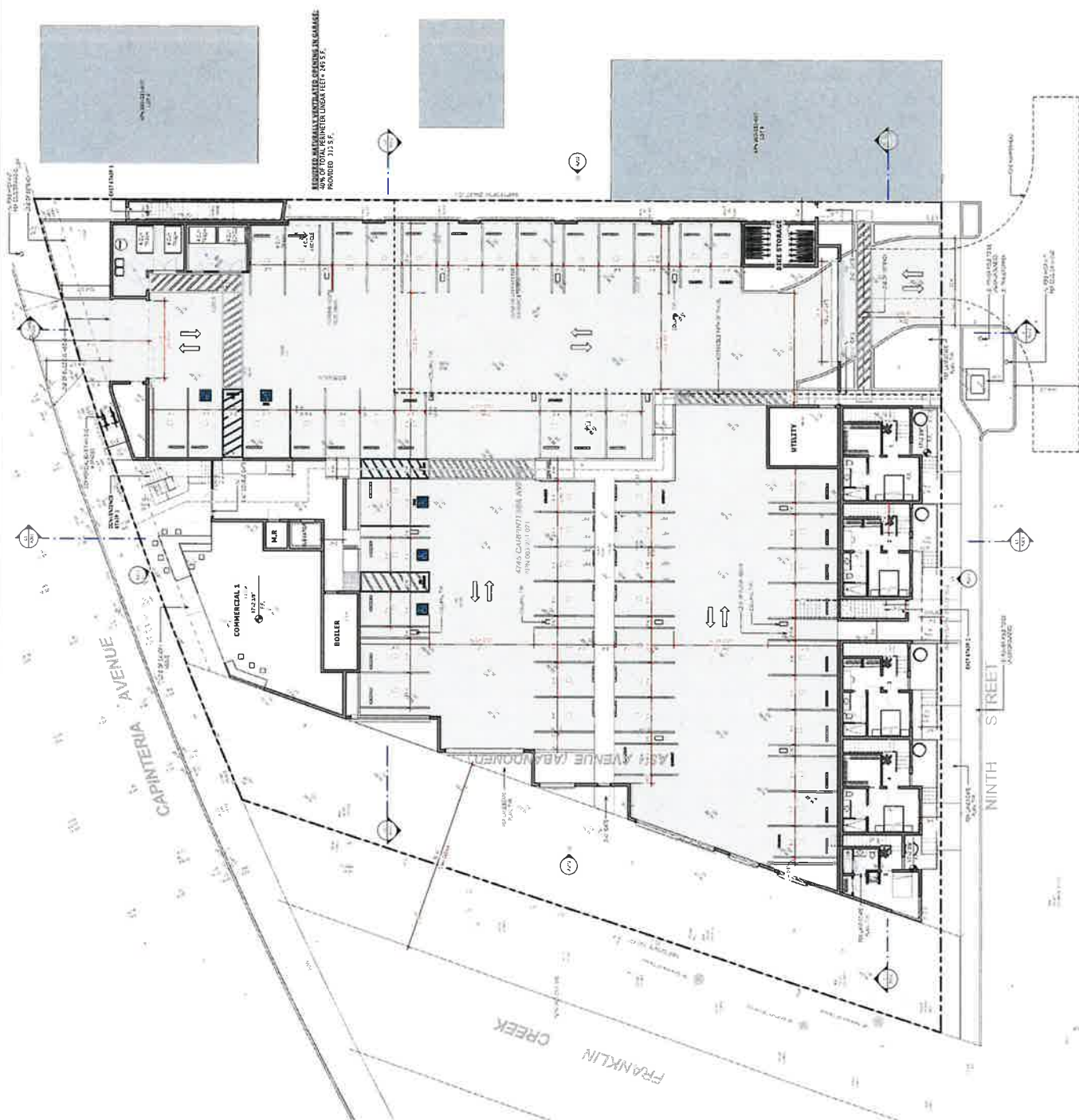
—MAY 2023—
WATERS GARDENAS LAND SURVEYING, LLP
 205 JACARANDA DRIVE
 CARPINTERIA, CA 93013
 805.425.1317
 PHONE: 805.425.1317
 FAX: 805.425.1318
 SCALE 1" = 10'
 NAD 83 UTM 11Q UTM 22S 1196



- NOTES:**
- (1) HORIZONTAL BASE OF COORDINATES ARE NAD83 EPOCH 2011.5.
 - (2) STATIONS 8 AND 9 OF RECORD OF SURVEY BOOK 212, PAGES 48-52.
 - (3) VERTICAL DATUM IS NAVD83 PER STATION 9 OF RECORD OF SURVEY BOOK 212, PAGES 48-52. ELEVATION = 13.9 FEET.
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- LEGEND**
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 - BL BIRCH
 - BR BRICK
 - BU BURNING
 - CA CALIFORNIA
 - CH CHINA
 - CL CLAY
 - CO COAST
 - CR CRACK
 - CS CONCRETE
 - CT CEMENT
 - CU CUP
 - CV CEMENT
 - DE DECK
 - DI DIAMOND
 - DO DOOR
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**4745 Carpinteria
 Avenue Mixed Use
 Development**

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT # 240108

NO. DESCRIPTION

DATE

REVISIONS

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REVISIONS

REVISIONS

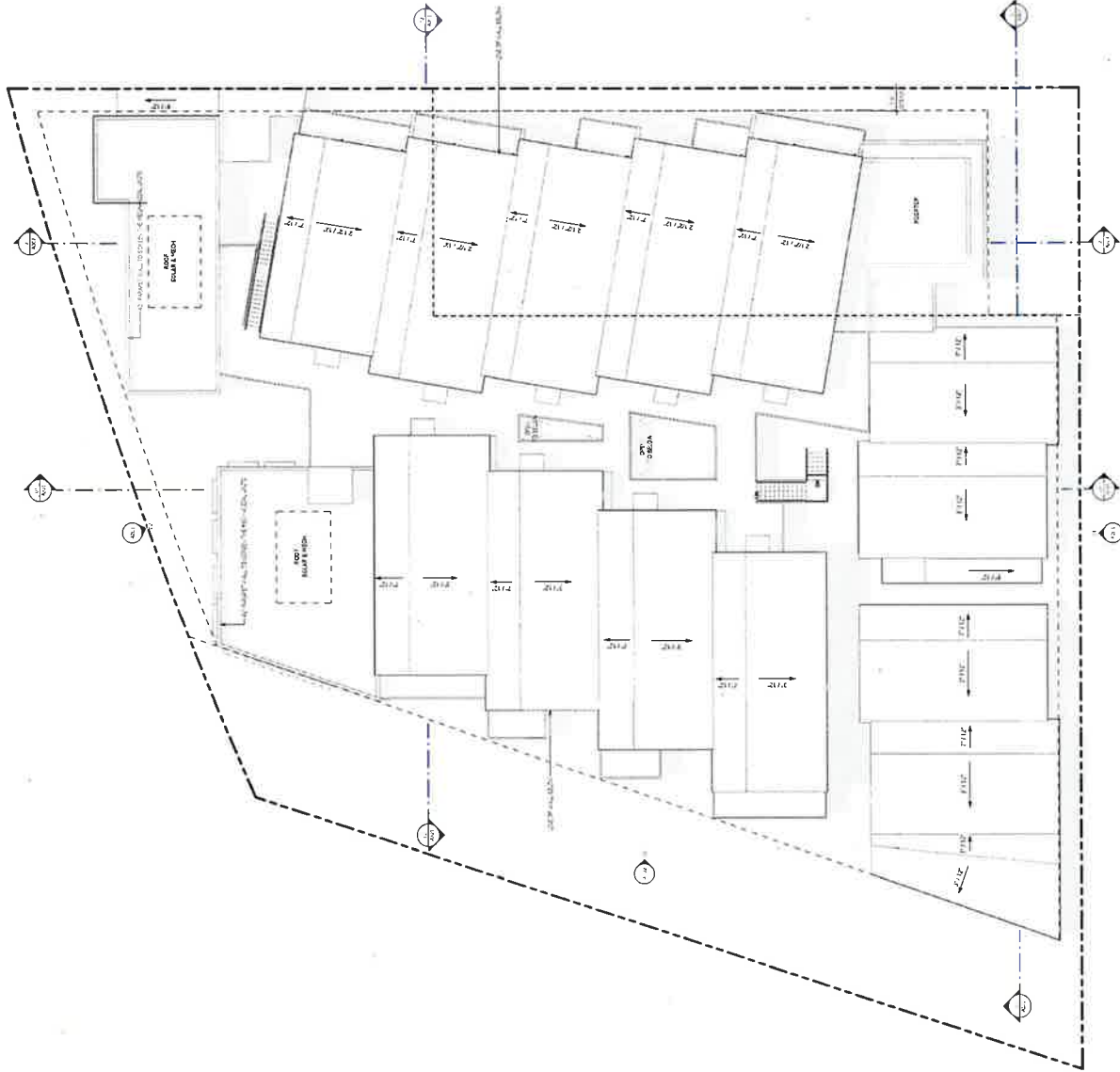
REVISIONS

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REVISIONS

A104

ROOF PLAN





4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria, CA 93188

PROJECT #	DATE
220188	10/1/2022
NO.	DESCRIPTION
1	REVISIONS
2	REVISIONS
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A201
 EXTERIOR ELEVATIONS

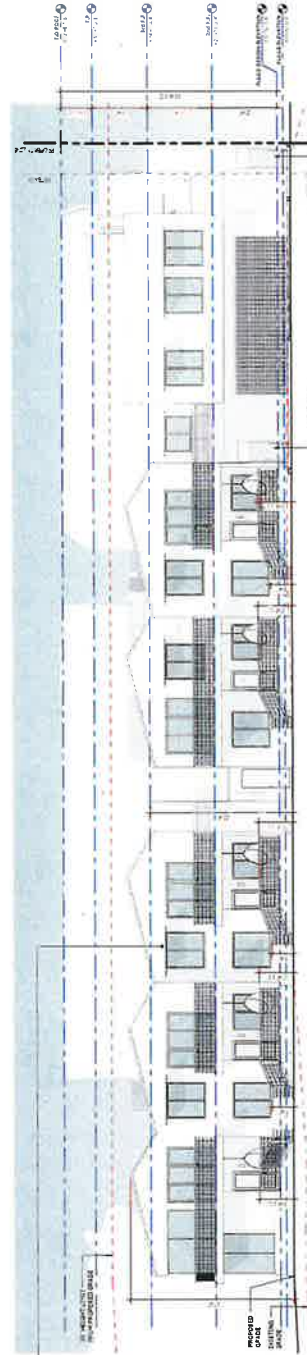


WIDE HIGH RIZING

RETRACTIVE SINGLE RING DOOR SYSTEM



NORTH ELEVATION- CARPINTERIA AVE
 1/8" = 1'-0"



SOUTH ELEVATION- 8TH STREET
 1/8" = 1'-0"



WIDE DOOR CANOPY



NOT FOR CONSTRUCTION

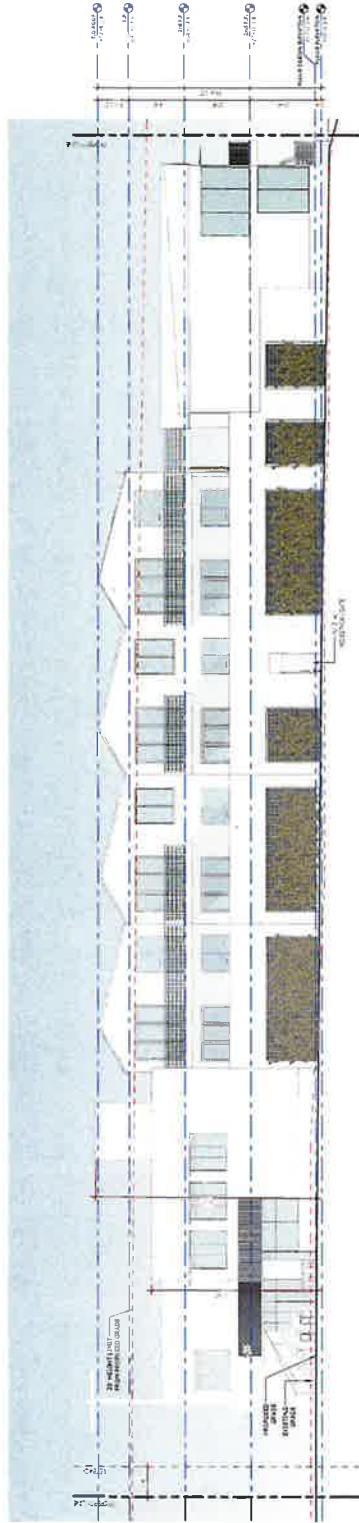
**4745 Carpinteria
Avenue Mixed Use
Development**

4745 Carpinteria Ave., Carpinteria, CA 93013

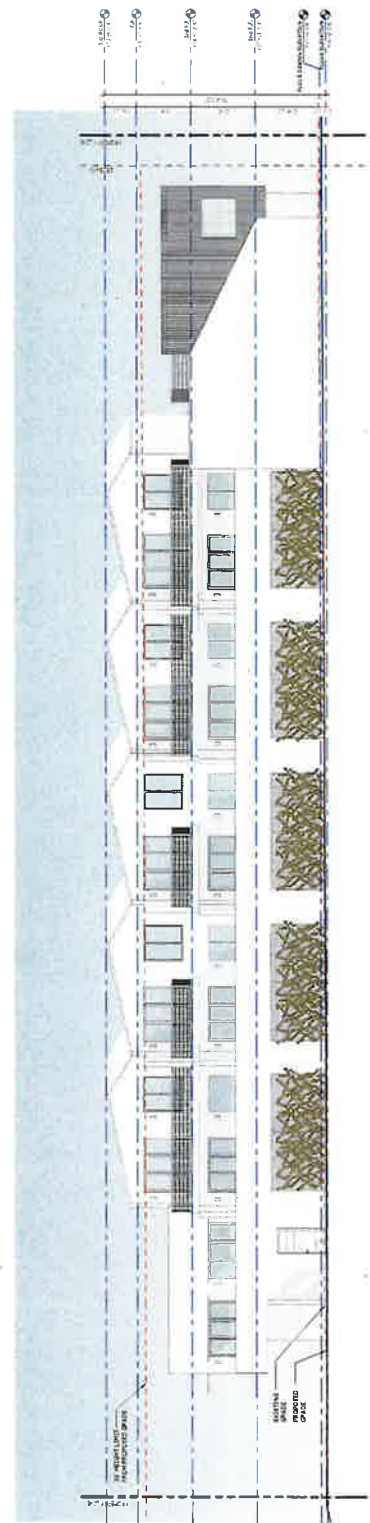
PROJECT #: 22C108	
NO.	DESCRIPTION
Development Application Submission	
04/14/2023	

A202

EXTERIOR ELEVATIONS



WEST ELEVATION 02
1/4\"/>



EAST ELEVATION 01
1/4\"/>



NOT FOR CONSTRUCTION

**4745 Carpinteria
Avenue Mixed Use
Development**

4745 Carpinteria Ave, Carpinteria, CA 93013

PROJECT # 230188

NO. DESCRIPTION

DATE

1. 10/1/18

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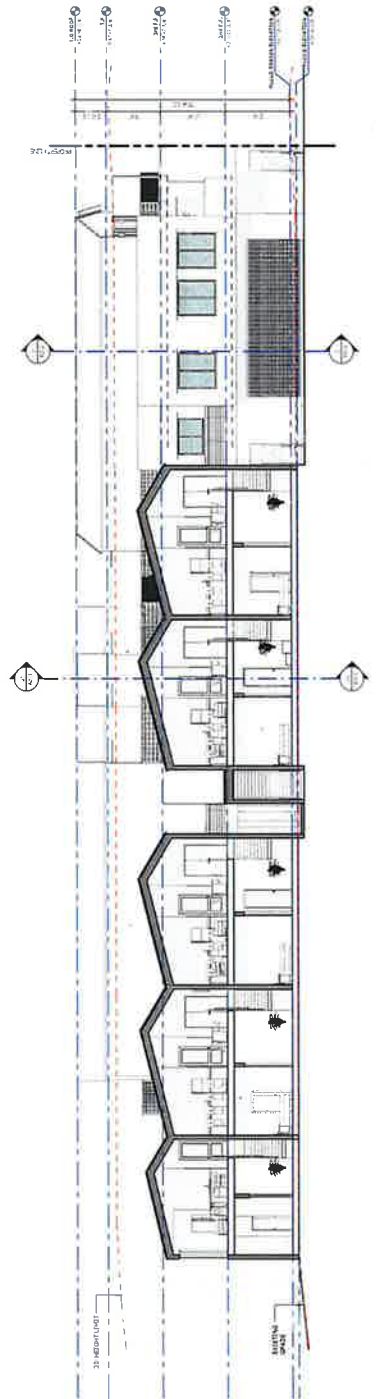
100. 10/1/18

A302

BUILDING SECTIONS



Section 2
1/4" = 1'-0"



Section 3
1/4" = 1'-0"



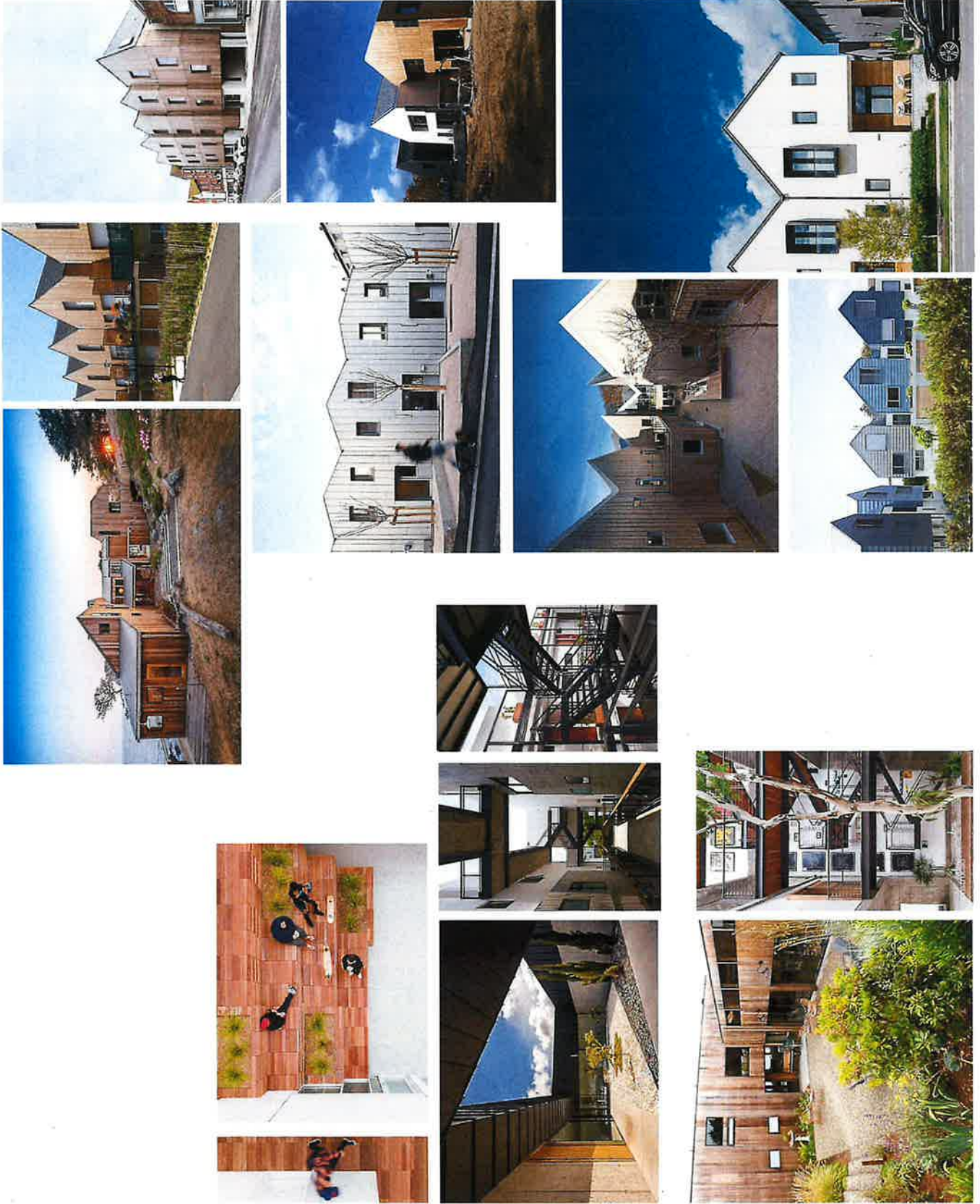
4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Santa Anita CA 90113

NO.	DESCRIPTION	DATE
1	Initial Project Meeting	01/01/2018
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A701

ARCHITECTURAL LOOK AND FEEL



EXTERIOR MATERIALS AND MATERIALS

COMMONS AREA - AREA, STAIRS AND BATHS



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

NO.	DESCRIPTION	DATE
1	Initial Design	10/1/2018
2	Final Design	10/1/2018
3	Final Design	10/1/2018
4	Final Design	10/1/2018
5	Final Design	10/1/2018
6	Final Design	10/1/2018
7	Final Design	10/1/2018
8	Final Design	10/1/2018
9	Final Design	10/1/2018
10	Final Design	10/1/2018
11	Final Design	10/1/2018
12	Final Design	10/1/2018
13	Final Design	10/1/2018
14	Final Design	10/1/2018
15	Final Design	10/1/2018
16	Final Design	10/1/2018
17	Final Design	10/1/2018
18	Final Design	10/1/2018
19	Final Design	10/1/2018
20	Final Design	10/1/2018

A706
EXTERIOR MATERIAL BOARD



18
GARAGE DOOR
MANUFACTURER: BAYVIEW
STYLE: ROLL-UP SECURITY
FINISH: WHITE
FINISH: WHITE



12
GUARDRAIL
1 1/2" O.D. 1.5" SCH. 40 STEEL PIPE AS ASTM GUARD RAIL/RAILING WITH WIRE MESH INFILL
FINISH: BLACK



12
METAL RAILING/GUARDRAIL WITH WIRE MESH INFILL
FINISH: BLACK



12
METAL RAILING/GUARDRAIL WITH WIRE MESH INFILL
FINISH: BLACK



12
METAL RAILING/GUARDRAIL WITH WIRE MESH INFILL
FINISH: BLACK



12
METAL RAILING/GUARDRAIL WITH WIRE MESH INFILL
FINISH: BLACK



12
METAL RAILING/GUARDRAIL WITH WIRE MESH INFILL
FINISH: BLACK



17
WALL MOUNTED LIGHT
MANUFACTURER: BAYVIEW
STYLE: ROLL-UP SECURITY
FINISH: WHITE
FINISH: WHITE



17
WALL MOUNTED LIGHT
MANUFACTURER: BAYVIEW
STYLE: ROLL-UP SECURITY
FINISH: WHITE
FINISH: WHITE



17
WALL MOUNTED LIGHT
MANUFACTURER: BAYVIEW
STYLE: ROLL-UP SECURITY
FINISH: WHITE
FINISH: WHITE



17
WALL MOUNTED LIGHT
MANUFACTURER: BAYVIEW
STYLE: ROLL-UP SECURITY
FINISH: WHITE
FINISH: WHITE



17
WALL MOUNTED LIGHT
MANUFACTURER: BAYVIEW
STYLE: ROLL-UP SECURITY
FINISH: WHITE
FINISH: WHITE



17
WALL MOUNTED LIGHT
MANUFACTURER: BAYVIEW
STYLE: ROLL-UP SECURITY
FINISH: WHITE
FINISH: WHITE



16
CONCRETE STAIRS
MANUFACTURER: BAYVIEW
STYLE: ROLL-UP SECURITY
FINISH: WHITE
FINISH: WHITE



16
CONCRETE STAIRS
MANUFACTURER: BAYVIEW
STYLE: ROLL-UP SECURITY
FINISH: WHITE
FINISH: WHITE



16
CONCRETE STAIRS
MANUFACTURER: BAYVIEW
STYLE: ROLL-UP SECURITY
FINISH: WHITE
FINISH: WHITE



16
CONCRETE STAIRS
MANUFACTURER: BAYVIEW
STYLE: ROLL-UP SECURITY
FINISH: WHITE
FINISH: WHITE



16
CONCRETE STAIRS
MANUFACTURER: BAYVIEW
STYLE: ROLL-UP SECURITY
FINISH: WHITE
FINISH: WHITE



16
CONCRETE STAIRS
MANUFACTURER: BAYVIEW
STYLE: ROLL-UP SECURITY
FINISH: WHITE
FINISH: WHITE



16
CONCRETE STAIRS
MANUFACTURER: BAYVIEW
STYLE: ROLL-UP SECURITY
FINISH: WHITE
FINISH: WHITE



16
CONCRETE STAIRS
MANUFACTURER: BAYVIEW
STYLE: ROLL-UP SECURITY
FINISH: WHITE
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CONCRETE STAIRS
MANUFACTURER: BAYVIEW
STYLE: ROLL-UP SECURITY
FINISH: WHITE
FINISH: WHITE



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CONCRETE STAIRS
MANUFACTURER: BAYVIEW
STYLE: ROLL-UP SECURITY
FINISH: WHITE
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MANUFACTURER: BAYVIEW
STYLE: ROLL-UP SECURITY
FINISH: WHITE
FINISH: WHITE



16
CONCRETE STAIRS
MANUFACTURER: BAYVIEW
STYLE: ROLL-UP SECURITY
FINISH: WHITE
FINISH: WHITE



16
CONCRETE STAIRS
MANUFACTURER: BAYVIEW
STYLE: ROLL-UP SECURITY
FINISH: WHITE
FINISH: WHITE



16
CONCRETE STAIRS
MANUFACTURER: BAYVIEW
STYLE: ROLL-UP SECURITY
FINISH: WHITE
FINISH: WHITE

01
EXTERIOR WALLS - ELEVATOR TOWER
FINISH: WHITE

05
UNDER SLAB - CEDAR TAG
FINISH: WHITE

09
COMMON OPEN AREA - ROOF DECK - FIBERGLASS PAVEMENT
FINISH: WHITE

13
EXTERIOR METAL SIDING AT COMMERCIAL
FINISH: WHITE

16
CONCRETE STAIRS
FINISH: WHITE

16
CONCRETE STAIRS
FINISH: WHITE

01
EXTERIOR WALLS - ELEVATOR TOWER
FINISH: WHITE

05
UNDER SLAB - CEDAR TAG
FINISH: WHITE

09
COMMON OPEN AREA - ROOF DECK - FIBERGLASS PAVEMENT
FINISH: WHITE

13
EXTERIOR METAL SIDING AT COMMERCIAL
FINISH: WHITE

16
CONCRETE STAIRS
FINISH: WHITE

16
CONCRETE STAIRS
FINISH: WHITE

03
EXTERIOR METAL DOOR AND WINDOW CANOPY
FINISH: WHITE

07
EXTERIOR STAIRS AT COMMERCIAL - REUSE
FINISH: WHITE

11
EXTERIOR SIDING DOOR AND WINDOW
FINISH: WHITE

15
EXTERIOR WALL - FIBER CEMENT BOARD
FINISH: WHITE

17
EXTERIOR DOWNLIGHTS
FINISH: WHITE

17
EXTERIOR DOWNLIGHTS
FINISH: WHITE

02
EXTERIOR ROADS FORMED CONCRETE
FINISH: WHITE

06
EXTERIOR PAVEMENT
FINISH: WHITE

10
COMMERCIAL - HYDRAULIC SINGLE SWING DOOR
FINISH: WHITE

14
WOOD SIDING AT 1ST, 2ND AND WEST SIDE UNITS
FINISH: WHITE

14
WOOD SIDING AT 1ST, 2ND AND WEST SIDE UNITS
FINISH: WHITE

14
WOOD SIDING AT 1ST, 2ND AND WEST SIDE UNITS
FINISH: WHITE

01
EXTERIOR WALLS - ELEVATOR TOWER
FINISH: WHITE

05
UNDER SLAB - CEDAR TAG
FINISH: WHITE

09
COMMON OPEN AREA - ROOF DECK - FIBERGLASS PAVEMENT
FINISH: WHITE

13
EXTERIOR METAL SIDING AT COMMERCIAL
FINISH: WHITE

16
CONCRETE STAIRS
FINISH: WHITE

16
CONCRETE STAIRS
FINISH: WHITE

03
EXTERIOR METAL DOOR AND WINDOW CANOPY
FINISH: WHITE

07
EXTERIOR STAIRS AT COMMERCIAL - REUSE
FINISH: WHITE

11
EXTERIOR SIDING DOOR AND WINDOW
FINISH: WHITE

15
EXTERIOR WALL - FIBER CEMENT BOARD
FINISH: WHITE

17
EXTERIOR DOWNLIGHTS
FINISH: WHITE

17
EXTERIOR DOWNLIGHTS
FINISH: WHITE

02
EXTERIOR ROADS FORMED CONCRETE
FINISH: WHITE

06
EXTERIOR PAVEMENT
FINISH: WHITE

10
COMMERCIAL - HYDRAULIC SINGLE SWING DOOR
FINISH: WHITE

14
WOOD SIDING AT 1ST, 2ND AND WEST SIDE UNITS
FINISH: WHITE

14
WOOD SIDING AT 1ST, 2ND AND WEST SIDE UNITS
FINISH: WHITE

14
WOOD SIDING AT 1ST, 2ND AND WEST SIDE UNITS
FINISH: WHITE

01
EXTERIOR WALLS - ELEVATOR TOWER
FINISH: WHITE

05
UNDER SLAB - CEDAR TAG
FINISH: WHITE

09
COMMON OPEN AREA - ROOF DECK - FIBERGLASS PAVEMENT
FINISH: WHITE

13
EXTERIOR METAL SIDING AT COMMERCIAL
FINISH: WHITE

16
CONCRETE STAIRS
FINISH: WHITE

16
CONCRETE STAIRS
FINISH: WHITE



1111 11th Street
San Francisco, CA 94103



NOT FOR CONSTRUCTION

4745 Carpinteria
Avenue Mixed Use
Development

4745 Carpinteria Ave., Carpinteria, CA 93013

PROJECT #1: 23018

NO. DESCRIPTION

DATE

REVISIONS

REVISIONS

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REVISIONS

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REVISIONS

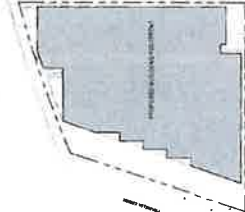
REVISIONS

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A901

9TH ST VIEW



KEYPLAN
02



9TH ST VIEW FROM SOUTH EAST
01
NOT TO SCALE



NOT FOR CONSTRUCTION

**4745 Carpinteria
 Avenue Mixed Use
 Development**

4745 Carpinteria Ave., Carpinteria, CA 93013

PROJECT # 202408

NO. DESCRIPTION

DATE

REVISIONS

DATE

REVISIONS

A902

9TH ST VIEW

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



02
 9TH ST VIEW





NOT FOR CONSTRUCTION

**4745 Carpinteria
 Avenue Mixed Use
 Development**

4745 Carpinteria Ave., Carpinteria, CA 93013

PROJECT #1: 23C108

NO. DESCRIPTION

DATE

REVISIONS

DATE

REVISIONS

DATE

REVISIONS

DATE

REVISIONS

DATE

REVISIONS

DATE

REVISIONS

DATE

REVISIONS

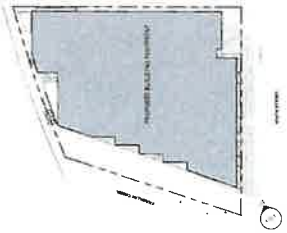
A903

9TH ST VIEW

9TH ST VIEW, FROM SOUTH WEST
 NOT TO SCALE



9TH ST VIEW, FROM SOUTH WEST
 NOT TO SCALE



9TH ST VIEW, FROM SOUTH WEST
 NOT TO SCALE



NOT FOR CONSTRUCTION

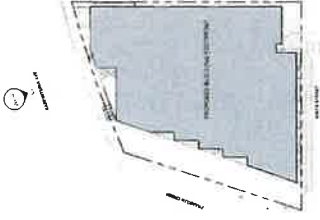
4745 Carpentaria Avenue Mixed Use Development

4745 Carpentaria Ave., San Francisco CA 94133

PROJECT #	DATE
13588	01/15/2021
NO. DESCRIPTION	DATE
1. Initial Design Development	01/15/2021
2. Final Design Development	02/01/2021

A904

COMMERCIAL VIEW



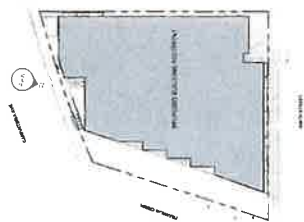
REPLAN 02



COMMERCIAL VIEW - FROM CARPENTARIA AVE
 1/15/2021

01

02 SITE PLAN



01 COMMERCIAL VIEW - FROM CARPENTARIA AVE

NOT TO SCALE

4745 Carpentaria Avenue Mixed Use Development

4745 Carpentaria Ave., CARPENTARIA CA 92623

PROJECT # 220188

NO. DESCRIPTION

DATE

1. Initial Design

2. Preliminary Design

3. Final Design

A905

COMMERCIAL VIEW



NOT FOR CONSTRUCTION

**4745 Carpinteria
Avenue Mixed Use
Development**

4745 Carpinteria Ave., Carpinteria, CA 93113

PROJECT #1: 201808

NO. DESCRIPTION

DATE

NO. DESCRIPTION

DATE

NO. DESCRIPTION

DATE

NO. DESCRIPTION

DATE

NO. DESCRIPTION

DATE

NO. DESCRIPTION

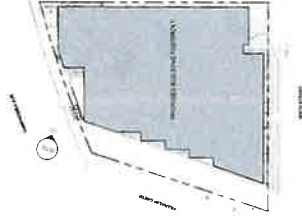
DATE

NO. DESCRIPTION

DATE

A906

COMMERCIAL VIEW



02
ELEVATION
ELEVATION



01
COMMERCIAL VIEW FROM CARPINTERIA AVE
ELEVATION



NOT FOR CONSTRUCTION

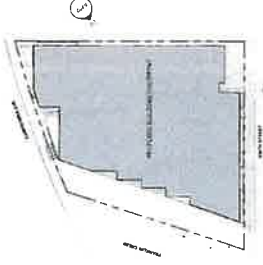
4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave., Carpinteria, CA 92013

PROJECT #	DATE
NO. DESCRIPTION	
REVISIONS	
DATE	
BY	
DESCRIPTION	

A907

EAST SIDE VIEW

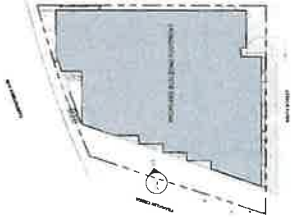


KEY PLAN
 1" = 60'



COMMERCIAL VIEW FROM CARPINTERIA AVE
 NOT TO SCALE

01



KEYPLAN 02
1" = 100'



WEST SIDE VIEW 1
1" = 100'

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria, CA 93013

NO.	DESCRIPTION	DATE
1	REVISIONS	10/10/2020
2	REVISIONS	10/10/2020
3	REVISIONS	10/10/2020
4	REVISIONS	10/10/2020
5	REVISIONS	10/10/2020
6	REVISIONS	10/10/2020
7	REVISIONS	10/10/2020
8	REVISIONS	10/10/2020
9	REVISIONS	10/10/2020
10	REVISIONS	10/10/2020

A908

WEST SIDE VIEW



**4745 Carpinteria
Avenue Mixed Use
Development**

4745 Carpinteria Ave, Carpinteria, CA 93013

PROJECT # 220108

NO. DESCRIPTION

DATE

1. Initial Design Development 01/01/2020

2. Final Design Development 01/01/2020

3. Construction Documents 01/01/2020

4. Construction Documents 01/01/2020

5. Construction Documents 01/01/2020

6. Construction Documents 01/01/2020

7. Construction Documents 01/01/2020

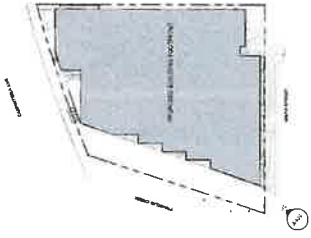
8. Construction Documents 01/01/2020

9. Construction Documents 01/01/2020

10. Construction Documents 01/01/2020

A909

OVERALL SOUTH WEST VIEW



02
SITE PLAN
1/1" = 1' 0"



01
OVERALL SOUTH WEST VIEW
1/1" = 1' 0"



NOT FOR CONSTRUCTION

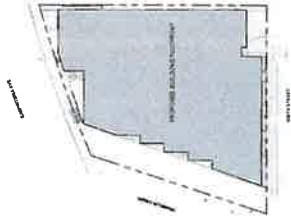
**4745 Carpinteria
 Avenue Mixed Use
 Development**

4745 Carpinteria Ave., Carpinteria, CA 93013

PROJECT #	DATE
220100	01/01/2022
NO.	DESCRIPTION
1	Initial Design
2	Final Design

A910

OVERALL SOUTH EAST VIEW



02
 KEY PLAN
 1" = 50'



01
 OVERALL SOUTH EAST SIDE - TOP VIEW
 1" = 10'

Attachment B

August 31, 2023 Draft ARB Meeting Minutes

4745 Carpinteria Avenue Mixed Use Development

October 26, 2023
Architectural Review Board Meeting
Project 23-2221-DP/CDP

and if the Downtown “T” Committee had been consulted regarding the renovation. He suggested that the vertical brick feature on the building’s front should be removed, and noted that the awning and pathway are nice improvements.

Jon Schlobohm, the property owner, commented that he is grateful for City Staff’s help on the project.

An anonymous speaker asked if the plans shown were the first set of plans drawn for the project, which Chair Stein confirmed they were. The speaker said they liked the design.

Boardmember Discussion:

Chair Stein asked why galvanized metal had not been chosen as a material on the western face. Mr. Schlobohm responded that wood and brick was chosen to maintain the nostalgic, old-town character. He recommended that a high-quality wood be used for the wooden features.

Boardmember Little asked for clarification on the intention for the sidewalk between the parking lot and building. Mr. Schlobohm said that the sidewalk would run the entire length of that side, and the parking lot would be “pinched in” four feet to accommodate that sidewalk, which would provide pedestrian access to two tenant spaces. Nick Bobroff also noted that the parking spaces will be re-angled as well. Boardmember Little also asked if there was a plan to brighten the skylights in the existing hallway, and Mr. Schlobohm said there was not a plan to change the skylights, but that the hallway could be painted a lighter color.

Boardmember Johnson commented that the open trellises above the storefronts would not protect the entrances, to which Mr. Schlobohm noted the intent was to let light through. He suggested that the trellis members not be so small so as to minimize the potential for boards warping over time, and said that he liked the wall planters and exterior lighting. He also asked if there would be a gutter on the Carpinteria Avenue overhang, and Mr. Schlobohm confirmed there would be.

Vice Chair Blakemore said she really likes the wall sconce planters, but would be hard to maintain and the heat might kill plants in them— in-ground planting may be better. She said in the future, it would be good to include landscaping to screen the trash enclosure. She also reminded the applicant to use an agave sub-species that is less “pokey”. Overall, Vice Chair Blakemore really liked the proposal.

ACTION: Motion by Boardmember Stein, seconded by Boardmember Blakemore, to recommend preliminary/final approval of the project with comments.

VOTE: 4-0

- 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”).

Ex Parte Communications Disclosure: None.

Staff Comments: Nick Bobroff presented the project. He gave a general project description, then presented images of the floor plans and renderings provided by the architect. Images of the story poles, viewed from all angles, were also displayed. Mr. Bobroff explained the lot’s overlapping zoning and land use designations, which include commercial and residential. He also clarified how the proposed project uses State Density Bonus law to add 6 additional units, bringing the unit total to 24, up from the 18 that would be allowed per zoning. The density bonus also reduces parking requirements, and grants concessions for height and lot coverage. He reminded the Board that the City is required to harmonize the Coastal Act with Density Bonuses and other State housing directives. The proposed project aligns with goals for infill development and mixed-use to add housing units.

Mr. Bobroff explained this project was previously seen by the ARB, Planning Commission and City Council in December 2022 at an early conceptual level, and had a formal ARB conceptual review in May 2023. He presented a recap of previous ARB suggestions for the project, including softening the architecture toward a more residential feel. Images were displayed to highlight how the applicant changed the design from the conceptual review to the present preliminary review.

Applicant Comments: Michael Stroh and Ryan Mills of DMHA Architecture, and Katie Klein of Parryi Landscape introduced themselves to the Board. Mr. Stroh explained the changes made in response to the December 2022 early conceptual review, notably in regards to massing on 9th Street and Franklin Creek. He also explained the changes made since the May 2023 conceptual review, which further align the design with nearby buildings and add animation to the elevations. Mr. Stroh and Mr. Mills reviewed the 3D renderings of the streetscapes with the Board in detail, emphasizing their efforts to minimize the buildings’ bulk as seen from the street. Ms. Klein then reviewed the landscape architecture for the creekside space and smaller green spaces within the building complex, noting that green areas and trees were implemented wherever possible.

Justin Klentner, project applicant, noted that he was not against undergrounding utility poles and wires. However, he sees the project as a “give and take” scenario where Carpinteria needs the housing units, and not everything desired can be completed at once. He noted that he has lived in Carpinteria for a long time, and understands the importance of infill and improving the area for both current residents and residents of the proposed project. Answering a question from Boardmember Little, Mr. Klentner explained that there is not enough space on 9th Street to create head-in parking, but that parallel parking spots, sidewalk infill and improved landscaping could be implemented with help from Public Works. He noted that the project has not truly “maximized” the size and density of the project per State law and that the project could be larger, but that he chose the proposed size and density in accordance with local style and character. He also said he is open to further working on the design to make it more “Carp Cottage” style.

Public Comment:

Glenn Butelo, a resident of Arbor Trailer Park, expressed concerns with the project's impact on parking.

Beth Anderson, a resident of Arbor Trailer Park, was primarily concerned with gas barbeques on decks and the rooftop patio. The architects noted that gas barbeques are prohibited by State law on patios and balconies.

John Gonzalez, tenant at neighboring 4749 Carpinteria Ave for 42 years, expressed concerns with the noise and traffic flow at the proposed Carpinteria Ave driveway entrance. He also wondered about trash collection traffic, and the ability of vehicles to safely enter and exit his driveway that abuts the project property line.

Carol Kernahan, a resident of Arbor Trailer Park, was unhappy with the proposed balconies, which would look into her bedroom window and block the view of the sunrise. She requested information on State density bonus law, and questioned why density bonus allowances would be "pushed" in a small town. Ms. Kernahan inquired why the third floor unit roofs are peaked. She hopes that Carpinteria Ave's transition toward a Linden Ave-like design does not eliminate housing. She noted that she appreciates the large setbacks of the Village Gardens buildings across Carpinteria Ave, another three story multifamily development.

Chuy Curez expressed agreement with prior comments on the project's height.

Karen Aragaki, a nearby resident, was concerned with parking availability on nearby streets and feels the City needs to take charge of the ongoing parking issue. She preferred the original "donut" configuration of the project (common open space provided in the interior of the site), and was concerned with privacy issues caused by the balconies.

Joseph Viens liked the project and the creekside greenbelt. He was concerned with street safety and how tourists will impact traffic and safety in the area, especially with the proposed project's commercial spaces. He feels that Carpinteria Avenue cannot support the tourist traffic, and that street parking issues will increase.

Kathleen Lord expressed that neighborhood compatibility is missing in this project. She noted that having balconies looking into neighbors' windows is not being neighborly.

Catherine Decker, at 4755 Carpinteria Ave, expressed concerns that the project's Carpinteria Avenue garage door will open and close at night and be very loud.

Carlena McKnerney felt the project is too big and too tall, and would prefer the residential be comprised of one bedroom apartments and studios.

Public Comment letters were submitted by five people and are summarized below. Copies of the letters are on file with the Community Development Department. All were submitted on August 31, 2023.

Patrick O'Connor digitally submitted comments on the project as a private citizen. He wrote that he supports the project and the housing it provides, but would not recommend preliminary approval with its current design. He feels the applicant has appropriately addressed feedback for size and bulk of the

third story and along 9th Street, although the proposed intensity and density of the project is concerning. The mixed zoning of the parcel, he noted, does introduce some complications, but over 80% of the parcel is zoned CPD and the majority of the project will be residential. He felt that the lot coverage and open space calculations were taking advantage of the less strict requirements for commercial space and was not attuned to the primarily residential use of the proposed project. He wrote that he understands the limitations placed on the City by State density bonus law, but that the project's "scale, intensity, and neighborhood effects warrant a more nuanced view." He stated he does not support the exceedance of PRD lot coverage requirements using density bonus law. He recommended a reduction of lot coverage and increased open space along the 9th Street side.

Connie Thompson expressed disapproval for the project proposed at over two stories.

Van Latham wrote that after seeing the story poles, the project feels too massive for the site, and that the scale should match the "small town nature of Carpinteria."

Steve McMahon wrote that the project has the right idea of minimizing traffic and being close to services, but that it has "too much profit built in" and should be "tapered down" where adjacent to other properties. McMahon added that the City should engage the developer in a transportation mitigation measure such as shuttles or e-bike charging stations.

Carol Kernahan submitted a list of questions and comments for the Board, including questions about the number of parking spaces designated for commercial versus residential, truck loading spaces, the types of businesses that will be allowed in the commercial spaces, and the enforcement of the 25 MPH speed limit on 9th Street.

Boardmember Discussion:

Chair Stein asked about the percentage of the lot zoned specifically for residential, which Mr. Bobroff answered was approximately 13%. Chair Stein noted that in the CPD zone, although mixed-use is permitted, the City is not obligated to approve a residential-commercial mixed use project. He asked if the utility poles and wires would be removed and undergrounded, and the applicant said they would not. Chair Stein also expressed his dislike for larger housing projects that take advantage of state law, citing the small-town identity of Carpinteria. He felt that the project is not suited to Carpinteria, and that its main goal is to make a profit, not to fit in the neighborhood. He said the design is not neighborhood-compatible in style and size, and that it should be reduced in all respects. He also noted that the construction period for the project would further impact parking in the area.

Boardmember Little wondered about the impact of two bedroom versus one bedroom units on parking demand. He commented that the design does not feel very "beachy," and wondered if the roof pitch or second story massing could be changed to improve 9th Street residents' view of the mountains.

Boardmember Johnson asked if the public would have access to the proposed Creekside path on private property, and Mr. Bobroff clarified that discussion is happening between the County, Public Works, and the applicant to design a trail along the creek, potentially in both the flood control area and private property. Boardmember Johnson asked if Fire and Emergency access was ok, and Mr. Klentner confirmed that the design allows fire trucks and crew to appropriately access the site. Boardmember Johnson felt that the project cannot be adequately represented by storypoles, and that a three-story building cannot fit the "Carp cottage scale" no matter the design. He suggested the third story plate be reduced by one foot. He praised the "serrated" and angled units and liked the interior

courtyard, although the second story residents will not receive much direct sunlight. He suggested that more variation be introduced in the east and west sides of the project, perhaps by stepping in some portions, as “cookie cutter” designs do not fit Carpinteria style. Material or color variation could help introduce variation. He further suggested the Carpinteria Ave staircase be made more grand and inviting. He expressed appreciation for the applicants in taking on a larger project with affordable housing.

Vice Chair Blakemore inquired if the actual amount of landscaping would match the landscape plans or the architectural drawings, and the applicant confirmed it would match the landscape plans. Vice Chair Blakemore questioned the parking garage layout and maneuverability within the garage. She agreed that the design feels too “cookie cutter” for Carpinteria, but applauded the landscape architecture. She felt that the project is too “aggressive” and “maxed out” for the available space. She noted that the designated low-income unit above the 9th Street garage door and below the rooftop deck is poorly situated, and would be impacted by activities both above and below the unit.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Little, to recommend preliminary approval of the project with comments.

VOTE: 2-2* (Blakemore and Stein opposed).

*At the applicant’s request, the split 2-2 motion was left in place to allow the applicant to decide whether to proceed to the Planning Commission without a recommendation from the ARB or to return to the ARB at a later date with revised plans.

OTHER BUSINESS: None

CONSENT CALENDAR: None

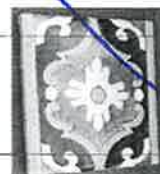
MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: None

- Dow Building Staircase Rebuild Tile Selection: In April of this year, the Architectural Review Board reviewed and approved the tile design to be used as part of the staircase reconstruction project at the Dow Building at 4916 Carpinteria Avenue (Building Permit No. 13744). In the field, it was discovered that the tile size purchased is too large for the dimensions of the new staircase and would either have to be cut (changing the design of the tile) or new tile would have to be purchased. The applicant requested guidance from the Board on how to best solve the problem. The Board agreed with staff that the best option would be to rotate the purchased tile by 90 degrees and cut each tile symmetrically (on the sides without the yellow stripe) to fit the designated space. The resulting visible tile design after installation should be symmetrical.



Rotate
90 degrees



Equal dist.

Equal dist.

Attachment C

August 31, 2023 ARB Preliminary Plans

4745 Carpinteria Avenue Mixed Use Development

October 26, 2023
Architectural Review Board Meeting
Project 23-2221-DP/CDP



SUPERSEDED

NOT FOR CONSTRUCTION

**4745 Carpinteria
Avenue Mixed Use
Development**

4745 Carpinteria Ave., Carpinteria, CA 93013

PROJECT #: 23C106
NO. DESCRIPTION
DATE
10/10/2023

Prepared by: [Signature]

G011

SITE PHOTOS



LOOKING SOUTH FROM THE INTERSECTION OF 47TH AND CARPINTERIA AVENUES



LOOKING SOUTH FROM THE INTERSECTION OF 47TH AND CARPINTERIA AVENUES



LOOKING SOUTH FROM THE INTERSECTION OF 47TH AND CARPINTERIA AVENUES



LOOKING SOUTH FROM THE INTERSECTION OF 47TH AND CARPINTERIA AVENUES



LOOKING SOUTH FROM THE INTERSECTION OF 47TH AND CARPINTERIA AVENUES



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LOOKING SOUTH FROM THE INTERSECTION OF 47TH AND CARPINTERIA AVENUES

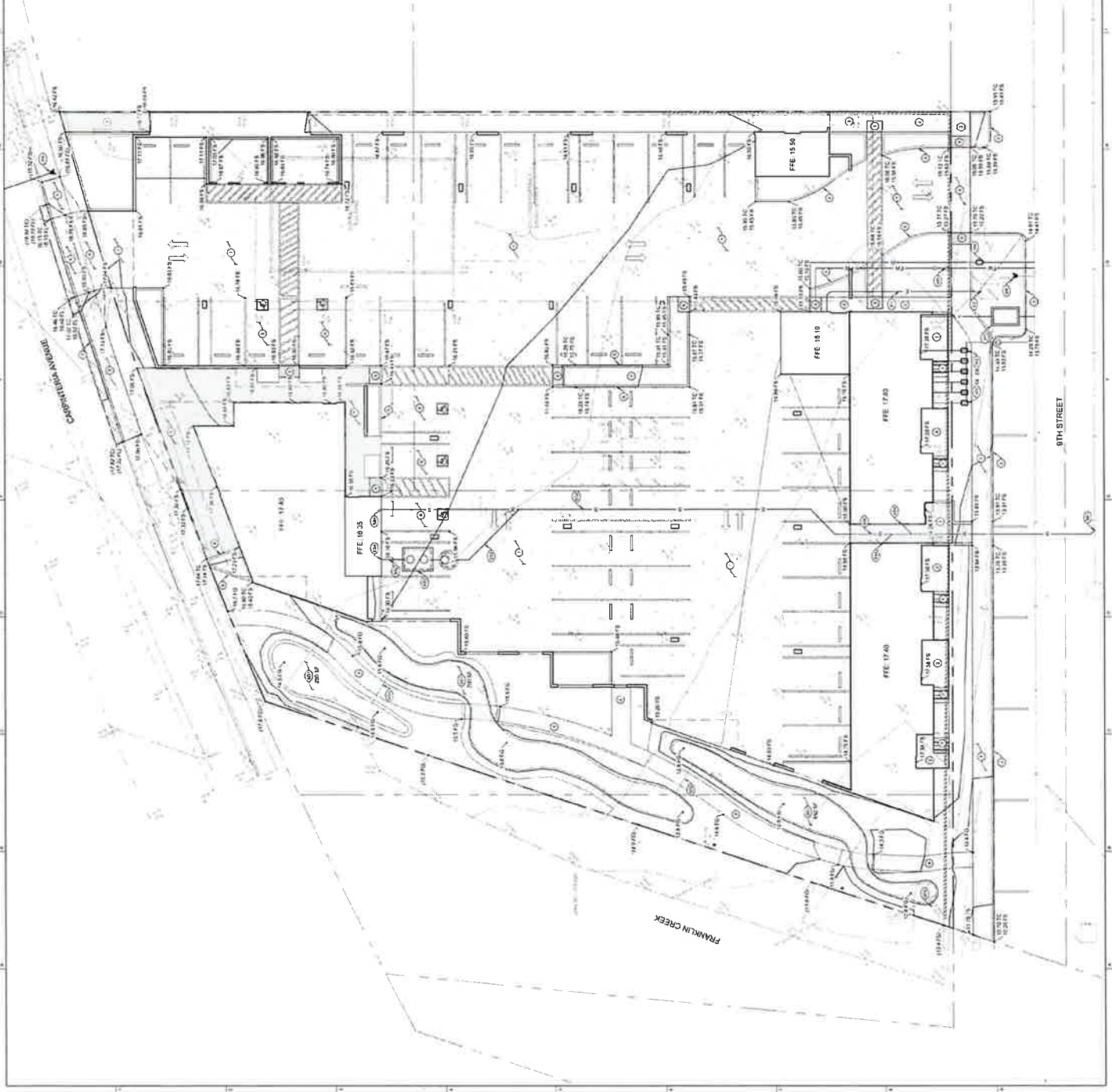


LOOKING SOUTH FROM THE INTERSECTION OF 47TH AND CARPINTERIA AVENUES

*NOTE: THE ABOVE QUANTITIES ARE FOR PLANNING AND PERMITTING PURPOSES. THEY DO NOT INCLUDE THE EFFECTS OF VARIOUS NATURAL AND MANUFACTURED FACTORS, CONSEQUENCE TO OTHER PROJECTS, OR THE EFFECTS OF CLIMATE CHANGE. THESE QUANTITIES ARE BASED ON CURRENT DATA AND ASSUMPTIONS. THE ABOVE QUANTITIES ARE FOR PLANNING AND PERMITTING PURPOSES. THEY DO NOT INCLUDE THE EFFECTS OF VARIOUS NATURAL AND MANUFACTURED FACTORS, CONSEQUENCE TO OTHER PROJECTS, OR THE EFFECTS OF CLIMATE CHANGE. THESE QUANTITIES ARE BASED ON CURRENT DATA AND ASSUMPTIONS.

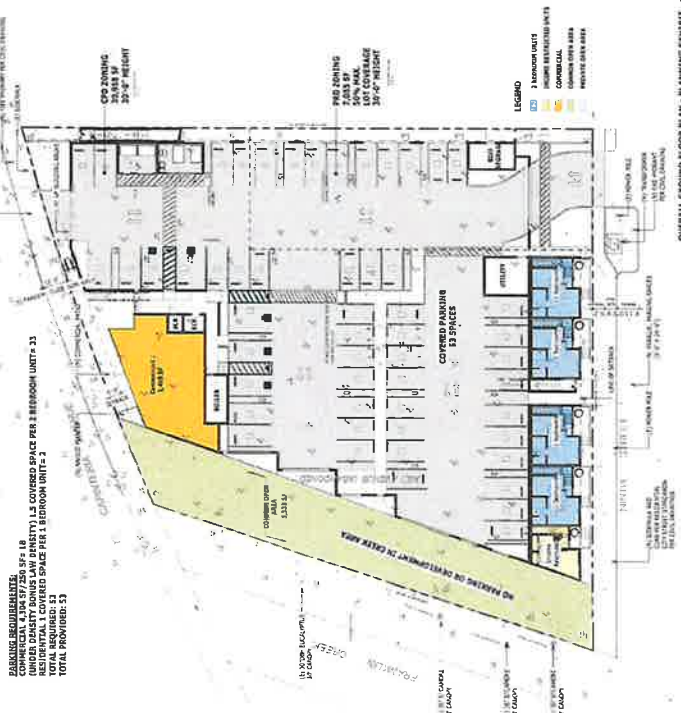
DIGALERT

 1-800-4-A-ALERT
 24 HOURS A DAY
 7 DAYS A WEEK
 1-800-4-A-ALERT





OVERALL SECOND LEVEL FLOOR PLAN- PLANNING EXHIBIT 02
P-20-1



OVERALL GROUND FLOOR PLAN - PLANNING EXHIBIT 01



OVERALL THIRD LEVEL FLOOR PLAN - PLANNING EXHIBIT 03

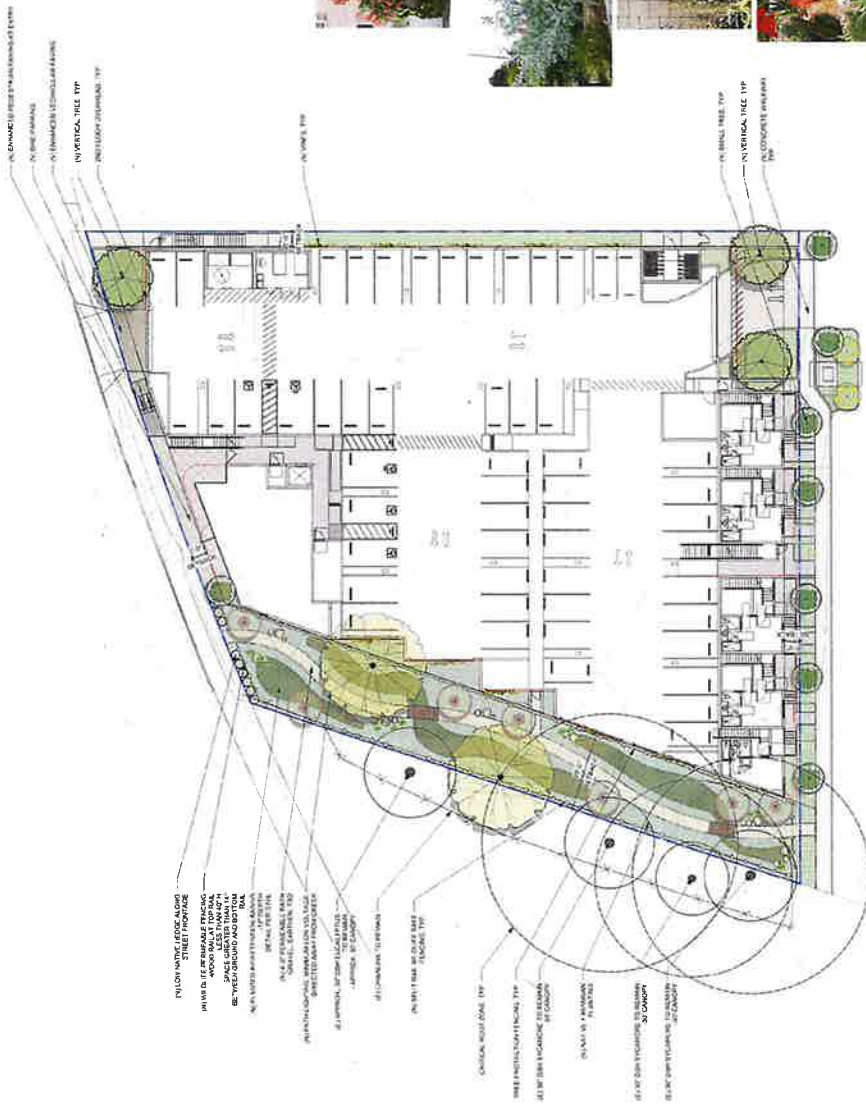
SUPERSEDED

[illegible]

Abbreviation	Full Name
(E)	Environ
(N)	Environ
PA	Planting Area
DG	Decomposed Granite
TP	Topsoil
LA	University of Arizona
LF	Leaf
S	Soil

LANDSCAPE AREA:	
GRASSLAND FLOOR	9.47 SF
SECOND FLOOR	1.08 SF
WALKWAY	1.08 SF
TOTAL LANDSCAPE AREA	16.12 SF

CAREX RETRACK NOTE:	
PER CITY OF CALISTOGUA PRESERVATION PROGRAM FINAL	
PLANTING SPECIFICATIONS:	
PLANTED: 100% YARROW LIGHTING SHALL BE AWAY FROM	
CREW AND MAINTENANCE PERSONNEL FENCING SHALL BE	
IMPLEMENTED ADDITIONALLY THE DIRT CUT AREA SHALL BE	
UNPLANTED AREAS USED WITH APPROPRIATE RUMPUTAN NATIVE	
PLANTS	PLANT#03



ABBREVIATIONS:

LINEAL FEET	ON LOT	EXISTING	NEW	PLANNING AREA	DECOMPOSED GRANT	TOTAL	LANDSCAPE ARCHITECTURE	LANDSCAPE	SQUARE FEET
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PRELIMINARY PLANT PALETTE

[illegible]



SUPERSEDED

NOT FOR CONSTRUCTION

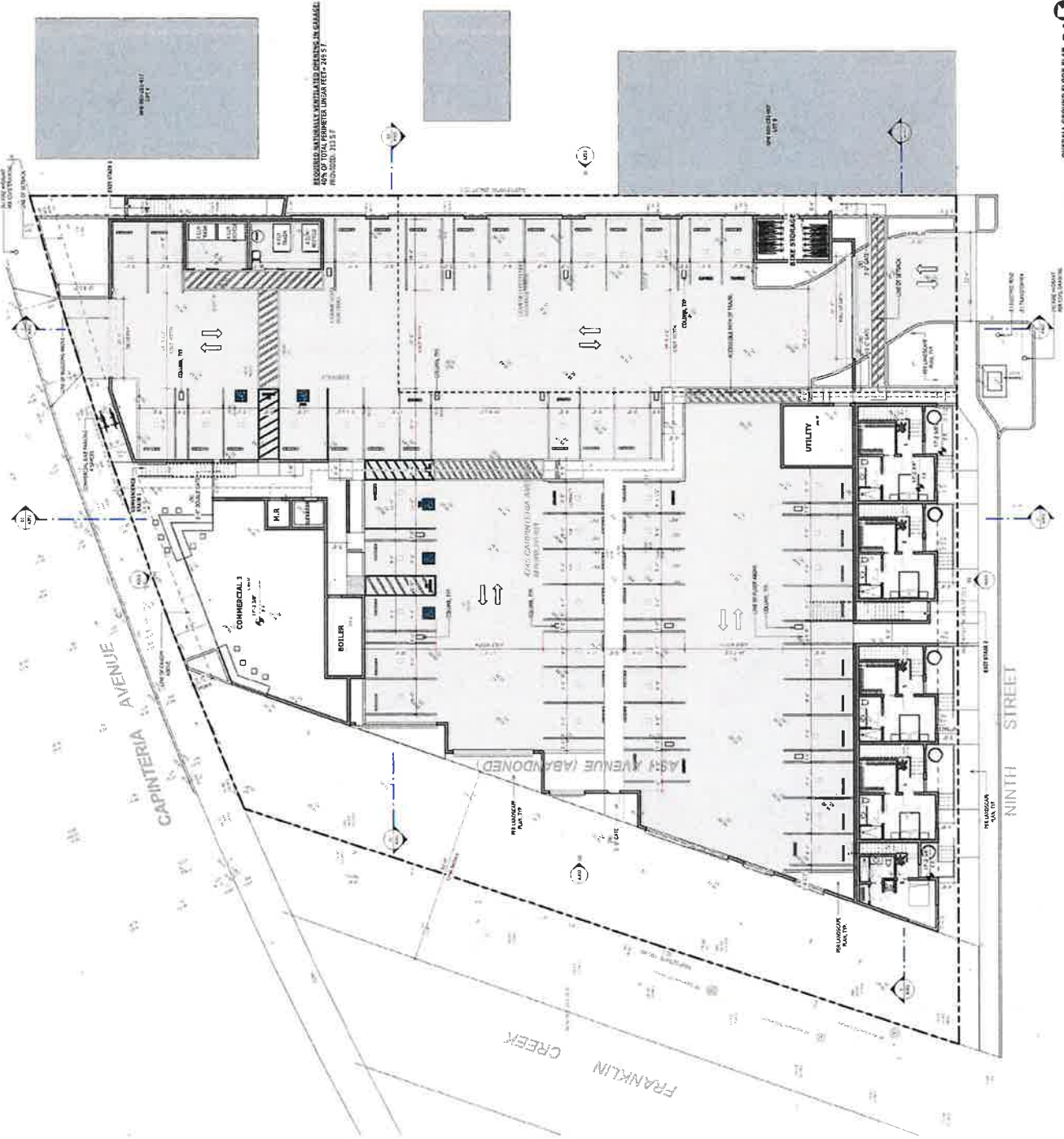
4745 Carpinteria Avenue Mixed Use Development
4745 Carpinteria Ave., Carpinteria, CA 93013

NO.	DESCRIPTION	DATE
1	PRELIMINARY RESPONSE	06/22/2011
2	PRELIMINARY RESPONSE	06/22/2011

A101

OVERALL GROUND FLOOR PLAN

OVERALL GROUND FLOOR PLAN
1 OF 2





**OVERALL SECOND FLOOR
PLAN**





SUPERSEDED

NOT FOR CONSTRUCTION

**4745 Carpinteria
Avenue Mixed Use
Development**

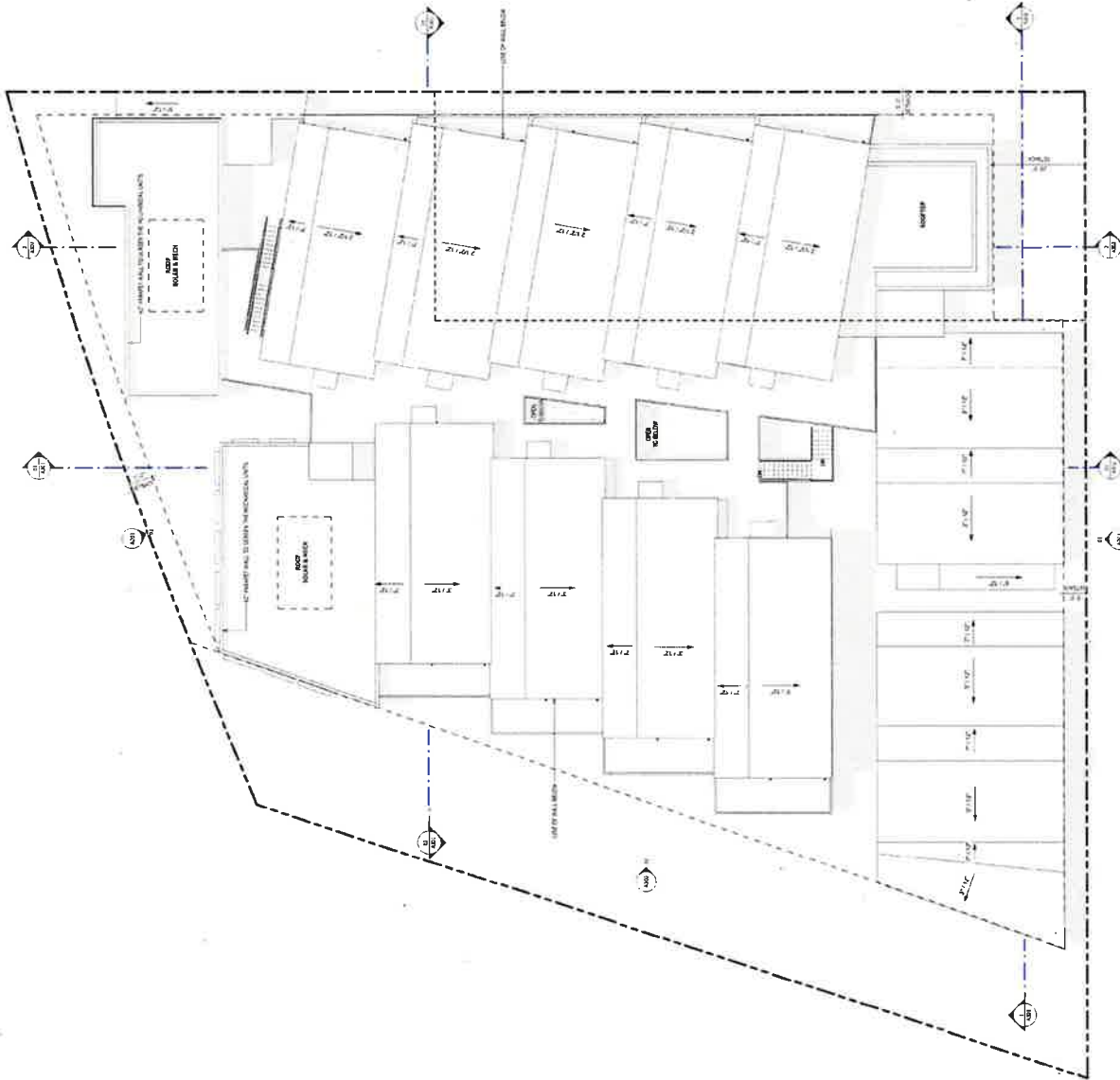
4745 Carpinteria Ave., Carpinteria, CA 93013

PROJECT # 201508
NO. DESCRIPTION
DATE

1	Roof Plan	12/15/10
2	Roof Plan	12/15/10
3	Roof Plan	12/15/10
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100	Roof Plan	12/15/10

A104

ROOF PLAN



ROOF PLAN
1" = 16'-0"

01



SUPERSEDED
NOT FOR CONSTRUCTION

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

NO.	DESCRIPTION	DATE
1	Revisions to Mechanical Schedule	03/10/2021
2	Revisions to Electrical Schedule	03/10/2021
3	Revisions to Mechanical Schedule	03/10/2021

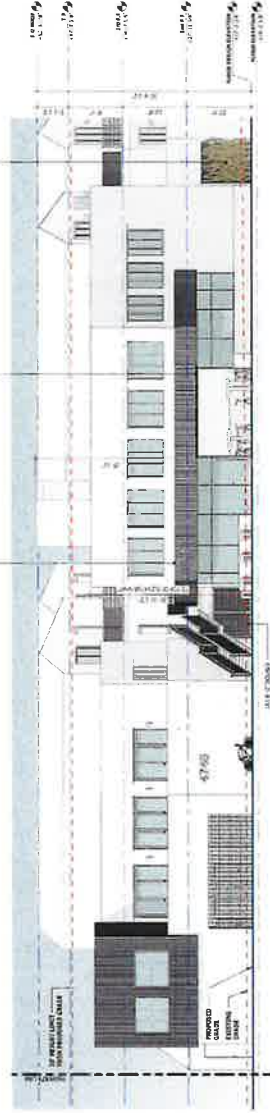
A201
EXTERIOR ELEVATIONS



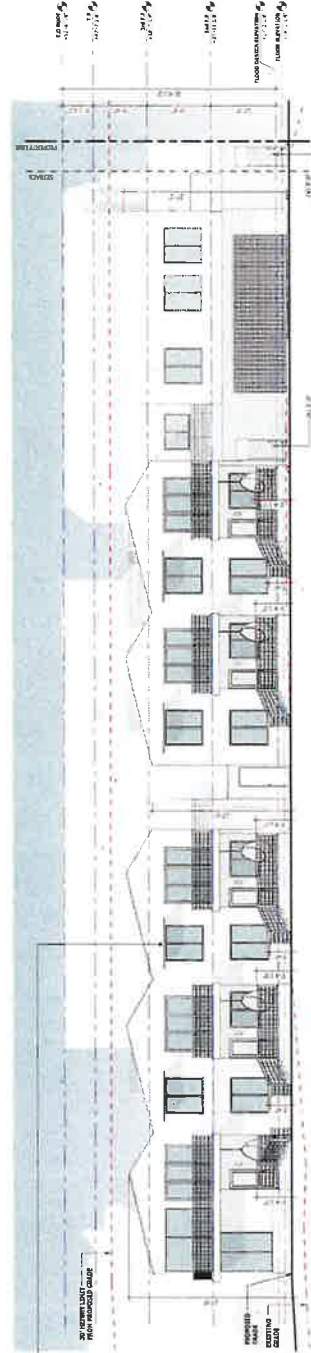
WIDE AREA AT PARKING



DYNAMIC SINGLE SLING DOOR SYSTEM



02
NORTH ELEVATION - CARPENTERIA AVE



01
SOUTH ELEVATION - 9TH STREET



WHITE DOOR CANOPY



SUPERSEDED
NOT FOR CONSTRUCTION

**4745 Carpinteria
Avenue Mixed Use
Development**

4745 Carpinteria Ave., Carpinteria CA 93013

PROJECT #1: 23008

NO. DESCRIPTION

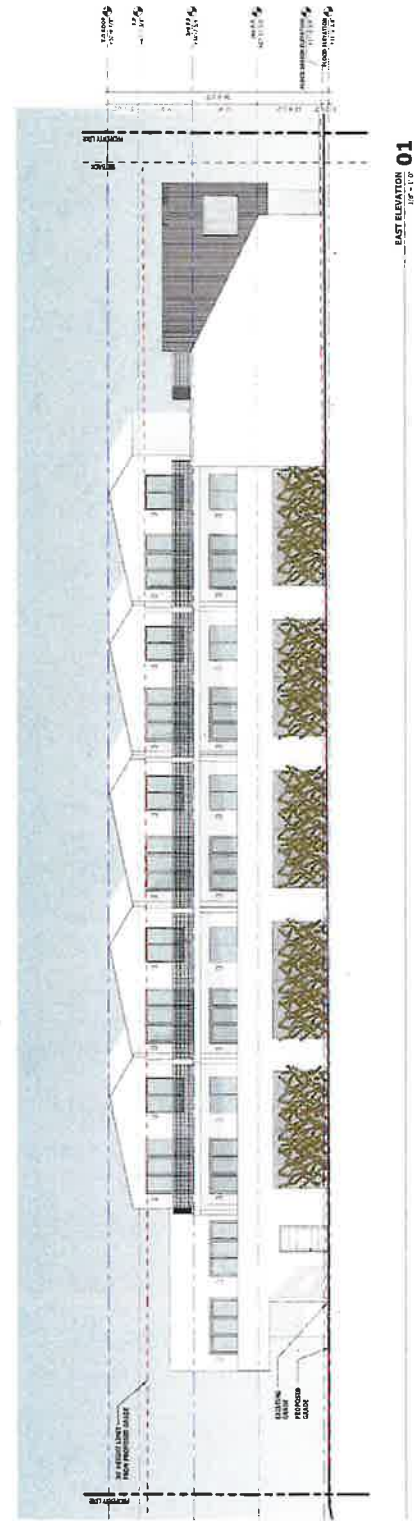
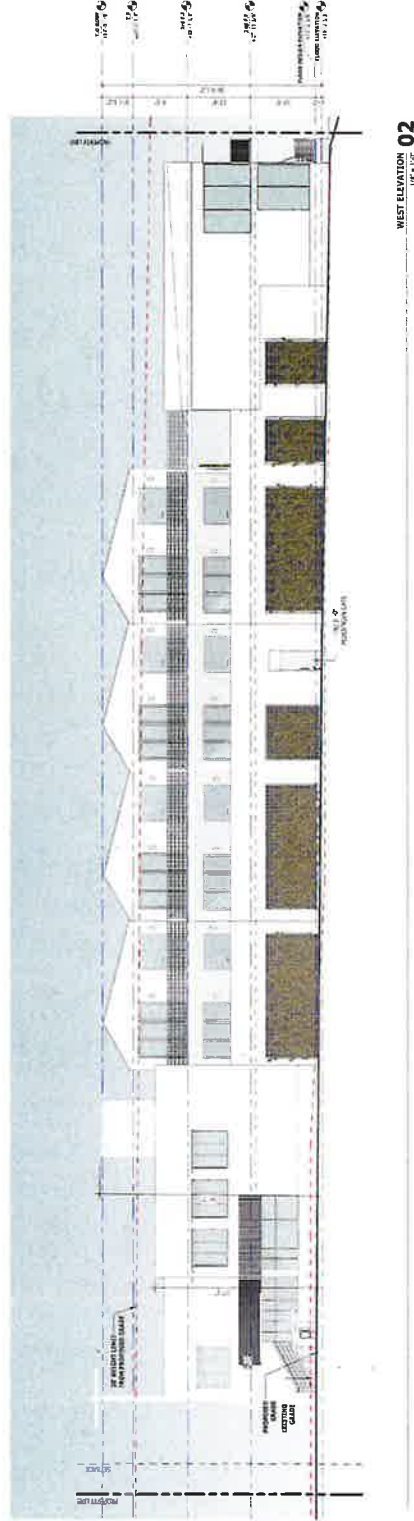
DATE

1. 04/15/2017

2. 08/12/2017

A202

EXTERIOR ELEVATIONS





SUPERSEDED
NOT FOR CONSTRUCTION

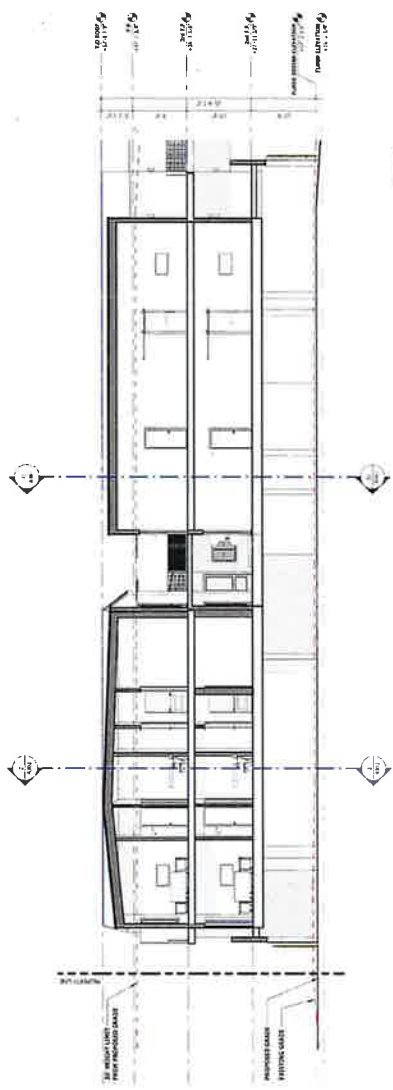
4745 Carpinteria Avenue Mixed Use Development
4745 Carpinteria Ave., Carpinteria, CA 93013

PROJECT # 23C108
NO. DESCRIPTION
DATE
04.10.2021

A301
BUILDING SECTIONS

INSULATION SCHEDULE

1. All exterior walls and roofs shall be insulated with 2" polystyrene insulation.
2. All exterior walls and roofs shall be insulated with 2" polystyrene insulation.
3. All exterior walls and roofs shall be insulated with 2" polystyrene insulation.
4. All exterior walls and roofs shall be insulated with 2" polystyrene insulation.
5. All exterior walls and roofs shall be insulated with 2" polystyrene insulation.
6. All exterior walls and roofs shall be insulated with 2" polystyrene insulation.
7. All exterior walls and roofs shall be insulated with 2" polystyrene insulation.
8. All exterior walls and roofs shall be insulated with 2" polystyrene insulation.
9. All exterior walls and roofs shall be insulated with 2" polystyrene insulation.
10. All exterior walls and roofs shall be insulated with 2" polystyrene insulation.



Section 02



Section 01



SUPERSEDED

NOT FOR CONSTRUCTION

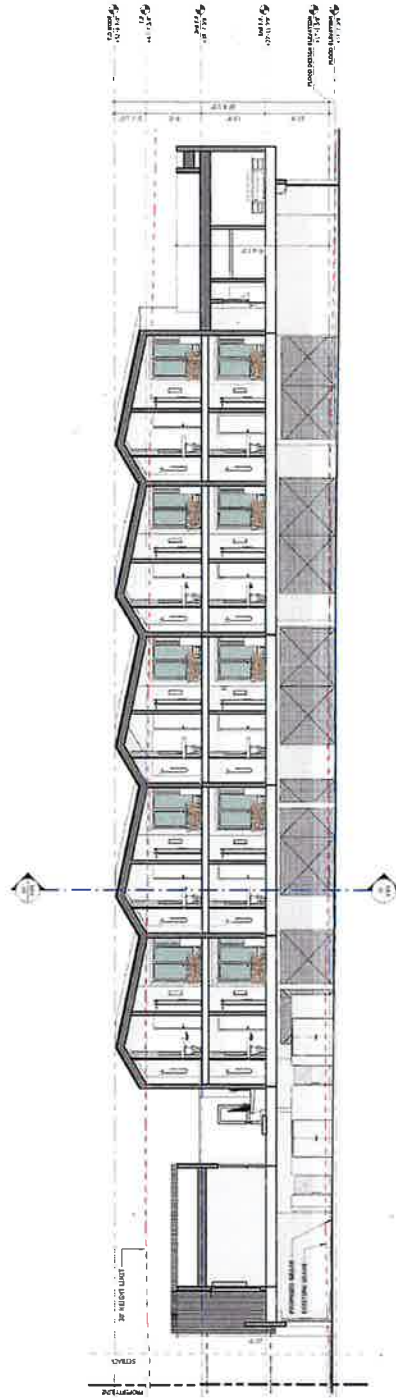
**4745 Carpentaria
Avenue Mixed Use
Development**

4745 Carpentaria Ave., San Francisco, CA 94133

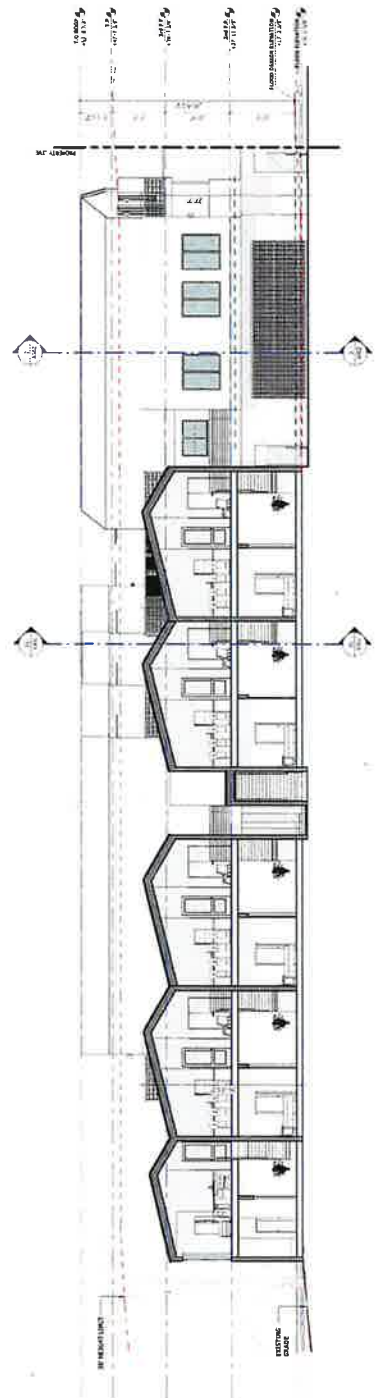
PROJECT #: 21C108
NO. DESCRIPTION
DATE
Prepared: November 2020
REVISED:

A302

BUILDING SECTIONS



Section 4
UP + 1' 0"



Section 3
UP + 1' 0"



SUPERSEDED
NOT FOR CONSTRUCTION

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

PROJECT #: 25C108
NO. DESCRIPTION
DATE
10/10/2022

A701
ARCHITECTURAL LOOK AND FEEL



EXTERIOR MASSING AND MATERIAL



COMMON OPEN AREA: MIXED MATERIALS AND FINISHES





SUPERSEDED
NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

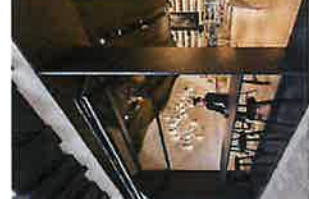
PROJECT #	SECTION	DATE
100-000000	01	01/15/2015

NO.	DESCRIPTION
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100	Architectural Rendering

A702
ARCHITECTURAL LOOK AND FEEL



COMMERCIAL AVIAL EXTERIOR



COMMERCIAL AVIAL SEATING AND SOUL SYSTEMS



SUPERSEDED

NOT FOR CONSTRUCTION

**4745 Carpinteria
Avenue Mixed Use
Development**
4745 CARPINTERIA AVE, CARPINTERIA, CA 93013

PROJECT #1: 201008

NO. DESCRIPTION

DATE

1. 11/15/2010

2. 11/15/2010

3. 11/15/2010

4. 11/15/2010

5. 11/15/2010

6. 11/15/2010

7. 11/15/2010

8. 11/15/2010

9. 11/15/2010

10. 11/15/2010

11. 11/15/2010

12. 11/15/2010

13. 11/15/2010

14. 11/15/2010

15. 11/15/2010

16. 11/15/2010

17. 11/15/2010

18. 11/15/2010

19. 11/15/2010

A706

EXTERIOR MATERIAL BOARD



STANDING SEAM METAL ROOF
MANUFACTURER: AS METAL
MODEL: 1100
COLOR: BLACK
FINISH: BONDED



PRECAST CONCRETE STAIR TREAD
MANUFACTURER: STEEL CONE INC.
MODEL: 1804
STYLE: LIGHT SANDBLAST
FINISH: PRISTINE GRAY



METAL RAILING/GUARDRAIL WITH WIRE MESH INFILL
MANUFACTURER: STEEL CONE INC.
MODEL: 1804
STYLE: LIGHT SANDBLAST
FINISH: PRISTINE GRAY



METAL RAILING/GUARDRAIL WITH WIRE MESH INFILL
MANUFACTURER: STEEL CONE INC.
MODEL: 1804
STYLE: LIGHT SANDBLAST
FINISH: PRISTINE GRAY



METAL RAILING/GUARDRAIL WITH WIRE MESH INFILL
MANUFACTURER: STEEL CONE INC.
MODEL: 1804
STYLE: LIGHT SANDBLAST
FINISH: PRISTINE GRAY



METAL RAILING/GUARDRAIL WITH WIRE MESH INFILL
MANUFACTURER: STEEL CONE INC.
MODEL: 1804
STYLE: LIGHT SANDBLAST
FINISH: PRISTINE GRAY



MANUFACTURER: RAYOR
STYLE: ROLLING SECURITY GRILLE DOOR
FINISH: BRONZE ANODIZED



EXTERIOR METAL DOOR AND WINDOW CANOPY
MANUFACTURER: AS METAL
MODEL: 1100
COLOR: BLACK
FINISH: BONDED



EXTERIOR STAIRS AT COMMERCIAL RISER
MANUFACTURER: STEEL CONE INC.
MODEL: 1804
STYLE: LIGHT SANDBLAST
FINISH: PRISTINE GRAY



EXTERIOR SIDING DOOR AND WINDOW
MANUFACTURER: STEEL CONE INC.
MODEL: 1804
STYLE: LIGHT SANDBLAST
FINISH: PRISTINE GRAY



EXTERIOR SIDING DOOR AND WINDOW
MANUFACTURER: STEEL CONE INC.
MODEL: 1804
STYLE: LIGHT SANDBLAST
FINISH: PRISTINE GRAY



EXTERIOR SIDING DOOR AND WINDOW
MANUFACTURER: STEEL CONE INC.
MODEL: 1804
STYLE: LIGHT SANDBLAST
FINISH: PRISTINE GRAY



EXTERIOR SIDING DOOR AND WINDOW
MANUFACTURER: STEEL CONE INC.
MODEL: 1804
STYLE: LIGHT SANDBLAST
FINISH: PRISTINE GRAY



WOOD SIDING AT COMMERCIAL AREA
MANUFACTURER: TBO
COLOR: DAK
FINISH: ANODIZED



COMMERCIAL HYDRAULIC SINGLE SWING DOOR
MANUFACTURER: CEORIN
STYLE: HYDRAULIC SINGLE SWING
FINISH: BLACK
GLASS FINISH: TINTED- CLEAR



EXTERIOR DOWNLIGHTS- TYPE S8
MANUFACTURER: TBO
COLOR: DAK
FINISH: ANODIZED



EXTERIOR DOWNLIGHTS- TYPE S8
MANUFACTURER: TBO
COLOR: DAK
FINISH: ANODIZED



EXTERIOR DOWNLIGHTS- TYPE S8
MANUFACTURER: TBO
COLOR: DAK
FINISH: ANODIZED



EXTERIOR DOWNLIGHTS- TYPE S8
MANUFACTURER: TBO
COLOR: DAK
FINISH: ANODIZED



EXTERIOR DOWNLIGHTS- TYPE S8
MANUFACTURER: TBO
COLOR: DAK
FINISH: ANODIZED

EXTERIOR BOARD POWER CONCRETE



EXTERIOR BOARD POWER CONCRETE
MANUFACTURER: LA NEXA
MODEL: 1100
COLOR: BLACK
FINISH: BONDED

EXTERIOR PAVES



EXTERIOR PAVES
MANUFACTURER: 164 DOLLY VESSEN T&C
FINISH: CLEAR CEDAR

COMMERCIAL HYDRAULIC SINGLE SWING DOOR



COMMERCIAL HYDRAULIC SINGLE SWING DOOR
MANUFACTURER: CEORIN
STYLE: HYDRAULIC SINGLE SWING
FINISH: BLACK
GLASS FINISH: TINTED- CLEAR

EXTERIOR DOWNLIGHTS- TYPE S8



EXTERIOR DOWNLIGHTS- TYPE S8
MANUFACTURER: TBO
COLOR: DAK
FINISH: ANODIZED

EXTERIOR DOWNLIGHTS- TYPE S8



EXTERIOR DOWNLIGHTS- TYPE S8
MANUFACTURER: TBO
COLOR: DAK
FINISH: ANODIZED

EXTERIOR DOWNLIGHTS- TYPE S8



EXTERIOR DOWNLIGHTS- TYPE S8
MANUFACTURER: TBO
COLOR: DAK
FINISH: ANODIZED

EXTERIOR DOWNLIGHTS- TYPE S8



EXTERIOR DOWNLIGHTS- TYPE S8
MANUFACTURER: TBO
COLOR: DAK
FINISH: ANODIZED

EXTERIOR WALLS - ELEVATOR TOWER EXTERIOR STUCCO

EXTERIOR PAVES - CEDAR TAG

COMMON OPEN AREA- ROOF DECK- FESTIVAL PAVES

EXTERIOR METAL SIDING AT COMMERCIAL

CONCRETE STAIRS



NOT FOR CONSTRUCTION

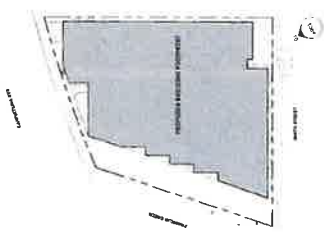
SUPERSEDED

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

NO.	DESCRIPTION	DATE
1	Development Agreement, Permit	04/10/2021
2	Construction Agreement	06/10/2021

A901

9TH ST VIEW



REVISION 02
11/1/2021



9TH ST VIEW - FROM SOUTH EAST
NOT TO SCALE



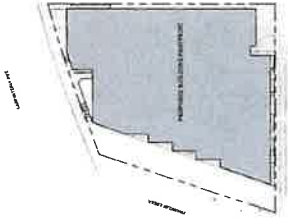
SUPERSEDED
NOT FOR CONSTRUCTION

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

PROJECT #: 202108
NO. DESCRIPTION
DATE
By: [Signature]
Reviewed: [Signature]

A902
9TH ST VIEW

9TH ST VIEW - ACROSS THE STREET
NOT TO SCALE



02
REF PLAN
7-17-17



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



SUPERSEDED

NOT FOR CONSTRUCTION

**4745 Carpinteria
Avenue Mixed Use
Development**

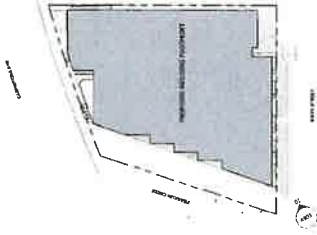
4745 Carpinteria Ave., Carpinteria, CA 93013

NO.	DESCRIPTION	DATE
1.	Completed Designation Schedule	04/14/2021
2.	Transmittal Request	06/21/2021

A903

9TH ST VIEW

9TH ST VIEW- FROM SOUTH WEST
NOT TO SCALE



KEYPLAN
1" = 10' 02



9TH ST VIEW- FROM SOUTH WEST
NOT TO SCALE



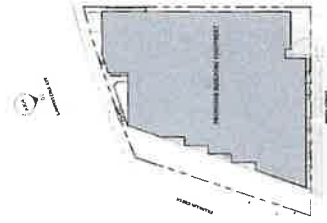
SUPERSEDED
NOT FOR CONSTRUCTION

**4745 Carpinteria
Avenue Mixed Use
Development**

4745 Carpinteria Ave. Carpinteria, CA 93013

NO.	DESCRIPTION	DATE
1.	Development of Mixed Use	01/10/2018
2.	Interior Design	09/10/2018

A904
COMMERCIAL VIEW



KEYPLAN 02
1" = 100'



COMMERCIAL VIEW - FROM CARPINTERIA AVE 01
100' TO SCALE



SUPERSEDED

NOT FOR CONSTRUCTION

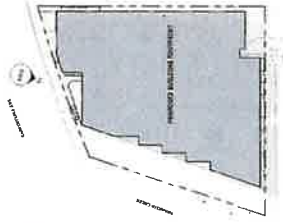
**4745 Carpinteria
Avenue Mixed Use
Development**

4745 Carpinteria Ave., Carpinteria, CA 93013

PROJECT #	DATE
22-008	08/15/2022
NO. DESCRIPTION	
1. Preliminary Architectural	08/15/2022
2. Preliminary Engineering	08/15/2022

A905

COMMERCIAL VIEW



KEY PLAN
1" = 50'



COMMERCIAL VIEW- FROM CARPINTERIA AVE
NOT TO SCALE

01



SUPERSEDED

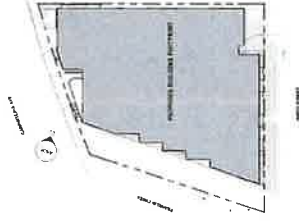
NOT FOR CONSTRUCTION

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

NO.	DESCRIPTION	DATE
1	Initial Design	04/11/2017
2	Revised Design	06/11/2017

A906

COMMERCIAL VIEW



02
SITE PLAN
1" = 50'-0"



01
COMMERCIAL VIEW - FROM CARPINTERIA AVE
1/2" = 1'-0"



SUPERSEDED

NOT FOR CONSTRUCTION

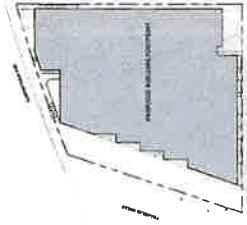
**4745 Carpinteria
Avenue Mixed Use
Development**

4745 Carpinteria Ave., Carpinteria, CA 93013

PROJECT #	DATE
230168	08/14/2023
NO.	DESCRIPTION
1	Preparation of Architectural Drawings
2	Preparation of Construction Documents

A907

EAST SIDE VIEW



SECTION 02
1" = 30' 0"



SECTION 01
COMMERCIAL VIEW FROM CARPINTERIA AVE
NOT TO SCALE



SUPERSEDED

NOT FOR CONSTRUCTION

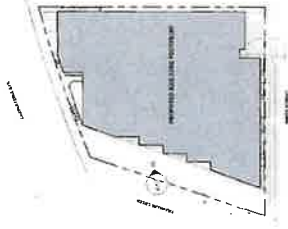
4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave., Carpinteria, CA 93013

PROJECT #	DATE
123456	01/15/2021
NO. DESCRIPTION	Architectural Services
	02/15/2021
	03/15/2021
	04/15/2021
	05/15/2021
	06/15/2021
	07/15/2021
	08/15/2021
	09/15/2021
	10/15/2021
	11/15/2021
	12/15/2021

A908

WEST SIDE VIEW



KEYPLAN 02
1" = 100'



WEST SIDE VIEW
1/4" = 10'

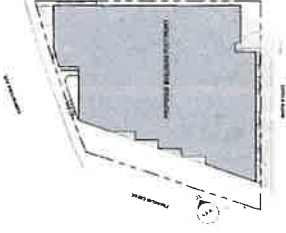


SUPERSEDED
NOT FOR CONSTRUCTION

**4745 Carpinteria
Avenue Mixed Use
Development**
4745 Carpinteria Ave., Carpinteria, CA 93031

PROJECT #	DATE
12C108	03/10/17
NO. DESCRIPTION	Revised Architectural Schedule
	06/17/17

A909
OVERALL SOUTH WEST VIEW



KEYPLAN 02
1" = 100'



OVERALL SOUTH WEST - TOP VIEW 01
1/4" = 10'



SUPERSEDED

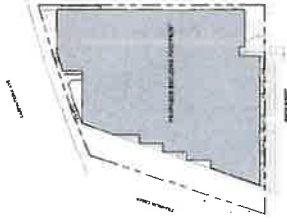
NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave., Carpinteria, CA 93013

NO.	DESCRIPTION	DATE
1	Preparation of Project Description	08/12/2021
2	Preparation of Project Description	08/12/2021

A910
OVERALL SOUTH EAST VIEW



02
NEW PLAN
11/18/21



01
OVERALL SOUTH EAST SIDE - TOP VIEW
11/18/21



SUPERSEDED
NOT FOR CONSTRUCTION

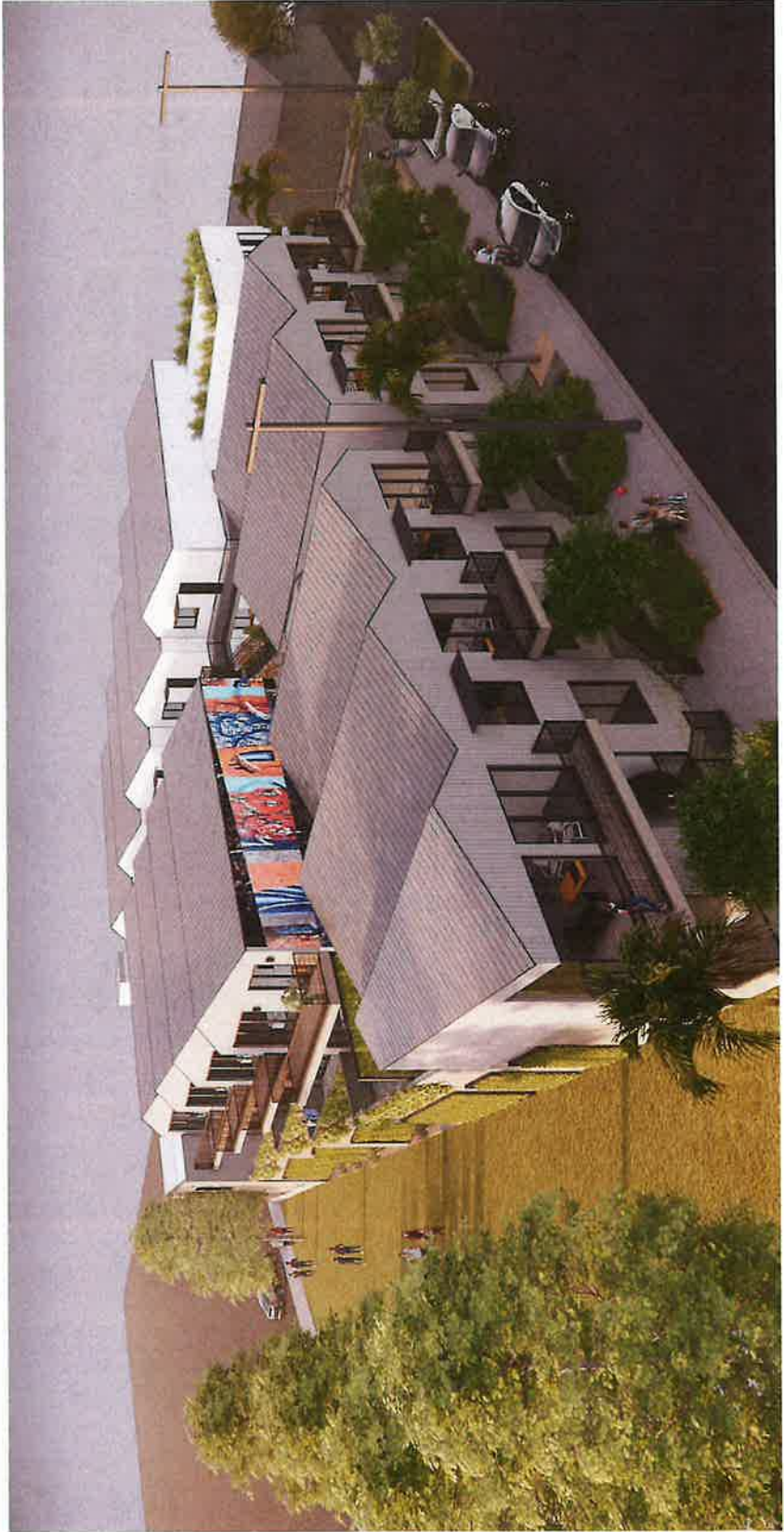
**4745 Carpinteria
Avenue Mixed Use
Development**

4745 Carpinteria Ave., Carpinteria CA 93013

PROJECT # 220106
NO. DESCRIPTION
DATE
Designer: Spencer Sparks 08/14/2021

A911

OVERALL SITE VIEW



OVERALL TOP VIEW
12" = 1'-0"

ACTION MINUTES

The meeting was called to order at 5:31 p.m. by Chair Stein.

ROLL CALL

Boardmembers present: Brad Stein, Chair
Amy Blakemore, Vice Chair
Richard Johnson
Richard Little
Patrick O'Connor

Boardmembers absent: None

OTHERS PRESENT: Approximately 60 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Projects: Sandpiper MHP Solar Panels- Phase 1, Project 22-2167-DP/CDP and Sandpiper MHP Solar Panels- Phase 2, Project 22-2168-DP/CDP
Address: 3950 Via Real and 1315 Cravens Lane
Applicant: Steve Welton, SEPPS, agent, for Sandbar Solar
Planner: Syndi Souter

Request of Steve Welton, SEPPS, agent, for Sandbar Solar, to consider Projects 22-2167-DP/CDP (Phase 1) and 22-2168-DP/CDP (Phase 2) for in-progress preliminary review of a request for a two-phase solar panel installation project. Phase 1 would include the installation of two new carport-style solar panel canopies and associated electrical support equipment. The canopies would be approximately 5,140- and 5,290-square feet in size, respectively, for a total of approximately 10,430 square-feet, and would have a maximum height of 13.33-feet. Phase 2 would include the installation of four new ground-mounted solar panel arrays and associated electrical support equipment. The arrays would range in size from 2,571- to 3,142-square feet, for a total of 11,426 square-feet, and would have a maximum height of 5.5-feet. New landscaping and hardscape improvements are proposed for both phases of the project. The property is a 37.15-acre multi-parcel site zoned Mobile Home Park Planned Development (MHP) and shown as APNs 005-430-021 and -051, addressed as 3950 Via Real and 1315 Cravens Lane.

Recusal: Boardmember Johnson recused himself from participation due to his residence being located within 500 feet of the project site.

Ex Parte Communications Disclosure: Vice-Chair Blakemore disclosed that she briefly spoke about the project coming up on an ARB agenda with the project landscape architect, but no specifics about the project were discussed.

Staff Comments: Syndi Souter presented the project and described how the scope had been reduced. She explained that the Phase 1 area of the carport solar canopies had been reduced by nearly 50% with new landscaping and hardscape improvements underneath with picnic and seating areas. For Phase 2, the ground-mounted solar arrays were reconfigured to contain the same area, with five new tree

planters between the arrays and new landscaping along Sunset Drive. She went on to describe the reduced size of the equipment storage area, the revised design of the carport solar canopies, and the revised design for the ground-mounted arrays.

Applicant Comments: The applicant team was represented by Steve Welton and Shelby Messner Janke from SEPPs; Cale Garamendi from Sandbar Solar; and Sam Maphis, Earthform Design. Mr. Welton shared that they had revised the project in response to the prior ARB comments. Ms. Janke presented the revised project in more detail and provided comparisons of the previous and current proposals, and noted that there had been meetings with the Sandpiper residents regarding the revised proposal.

Mr. Garamendi stated that approximately 400 mobile home parks in California have large-scale solar panel installations. He described the revisions to the proposal with the smaller scope and new landscaping and open space improvements. He listed the areas of concern from the residents and ARB and described how they responded to safety concerns, the solid appearance of the ground-mounted arrays, reducing the number of carport arrays and the angle to maintain the sunlit open space and mountain views, safety during tornados and wind events, noise, and EMF exposure. He summarized that the overall scope had been reduced by approximately 50% in response to the previous comments.

Mr. Maphis first presented the new landscaping plan and improvements for the Phase 1 area with decomposed granite and tables and benches for the residents to use while watching games on the grass or in the tennis court with landscaping to enhance the area. He explained that the proposed plant list included shade tolerant and drought tolerant species. For Phase 2, he described the landscaped tree planters that would be installed between the arrays to break up the massing, and explained that the plant species would be non-toxic, native, and have low-water demands.

Boardmember Blakemore inquired about the location of the equipment enclosure in proximity to the homes in the park, and maintenance of the drainage course under the ground-mounted arrays. The applicant confirmed that homes are next to the enclosure, and that a maintenance plan would need to be implemented to keep the drainage clear. Boardmember Little asked if any improvements were proposed for the drainage along the western property boundary. Boardmember Stein asked about who would create and implement the maintenance plan. The applicant responded that the existing crew would maintain the landscaping, including the extensive improvements that would be installed as part of the project. Boardmember Stein questioned the quality of the existing maintenance, and expressed reservations about future long-term maintenance and a guarantee for landscaping maintenance and cleaning the panels. The applicant team responded that landscaping maintenance was included in the project budget and that cleaning is generally not required for productivity, and that the Planning Commission could condition the project to have a landscaping maintenance plan.

Boardmember Little asked about the strength of the solar panels for impacts from projectiles, flying debris, baseballs, etc. The applicant responded that the panels are made of shatter-resistant glass and must pass a "golf-ball sized hail" impact test, but that sometimes they do break depending on the angle of object impact. Boardmember Little asked why the RV yard was not chosen for the solar arrays, and the applicant responded that the high-water table in that area rendered that location infeasible.

Public Comment:

David Nadeau shared that he is a local businessman and that he supports the project because he understands that the park management needs to generate additional income to cover costs without charging additional assessments to the residents.

Kathy Mattes, VP and Treasurer of the Sandpiper HOA, expressed concerns about the proposal along Sunset Drive and reducing the amount of open space. She shared that, at one time, the area was landscaped, and that the area had been let go. The HOA was concerned about further reduction of the functional open space area in the park, and potentially setting a precedent. She added that other jurisdictions have ordinances with setbacks for solar panels to ensure safety. She closed by questioning the appropriateness of the project in a residential setting.

Nancy Stevens praised staff on their staff report and analysis, and praised Sandbar for reducing the scope and providing a professional landscaping plan. She still thinks the carport canopies are too big for the residential setting. She was concerned about the loss of the pine tree, wet winter shadows on the tennis courts, decomposed granite tracking onto the tennis court, the uninviting atmosphere of the picnic area under the canopies, and potential flooding impacts from the increased amount of impervious surfaces from the solar panels. She added that the scale of the project was financially driven.

Emily Lawson asked about the new transformer that will be installed as part of the project, and how the increased levels of radiation and EMFs will impact the health of humans, pets, and wildlife. She requested an environmental health report to address her concerns.

Bob Franco shared his concerns about the size of the project, the petition opposing the project, and protections for residents from potential retaliation. He stated that for safety, the panels should be 600-feet away from residences due to the EMFs that are emitted from the panels.

Lori Locker expressed concerns about the funding source for the installation of the project as a capital improvement pass-through and water runoff from the panels. She preferred the parking spaces to remain uncovered and to locate the canopies over the dog run area for shade. She wanted the mountain views to be maintained.

John Villar stated that the project is inappropriate for the mobile home park because of the industrial look in a residential community. He shared that he is concerned about the maintenance of the proposed landscaping due to the current poor management of the landscaping.

Dennis Morelli does not believe that the high ground water will prevent construction of the arrays over the RV yard.

Public comment letters were submitted for this item ahead of the meeting. The contents of the letters are summarized below; copies of the letters are on file with the Community Development Department.

Petition to Oppose Construction of Solar Farm at Sandpiper Village- a 12-page petition was submitted with signatures from 184 park residents.

Thom Niederkofler included a copy of an outreach letter that was distributed to the park residents in response to the petition that was circulated.

Cambridge Apts opposed the project citing potential dangers on the project.

“Anonymous” opposed the project stating that it would turn the property into an industrial electrical factory.

“Anonymous” opposed the project over scale, safety, blocked views, and the industrial look.

Kathren Wright opposed the project for the reduction/elimination of open space areas.

Carol Stolz opposed the project due to the size of the solar panels over the green space at the heart of the community.

Stephanie Lucich opposed the project because the large solar canopies would erode the value of the soothing green open space.

Kimberly Fly opposed the project based on concerns about extra glare and heat from the canopies reflecting towards her house.

Bob Franco described safety concerns and cited resident protection laws.

David Nadeau in favor of the solar panels.

Emily & Kyle Lawson expressed concerns regarding safety, including increased radiation (EMFs) and health effects of exposure to radiation.

Gabe Jamies in favor of the new solar panel project.

Gilbert Quesada in favor of the solar panels being installed.

Marie Larkin in favor of solar panel project.

Kathleen Mattes, Sandpiper HOA, submitted a letter with the HOA’s concerns about the scale of the project, neighborhood impacts, policy and zoning issues, and a request for denial of the proposed arrays.

The “Sandpiper Residents Underground” submitted a report titled, “Re: Sandpiper Solar Panels-Dangers, Destruction to Wildlife & Environment, Possible Human Mortalities,” that provided information about the potential impacts of the project on the community and environment.

Boardmember Discussion:

Boardmember Stein began the discussion by explaining how the foundations were constructed with larger piles for Franciscan Village, which also has a high-water table. The applicant responded that setbacks are also an issue in that area, including the additional costs of spread-footer foundations for the canopies, which are cost-prohibitive for the owners. Boardmember Stein reminded the applicant that the ARB’s purview is aesthetics and neighborhood compatibility, and that he still had serious concerns about how the proposed landscaping would be maintained for the life of the project.

The applicant added that the solar panels emit EMFs similar to household appliances. Boardmember Little asked about the EMF of the proposed transformer, and the applicant responded that the new transformer will have a smaller EMF and lower noise levels than the existing transformer.

Boardmember Blakemore shared that she appreciates the reductions to the scope, but thinks the project is still too big for a residential area and that the open space should be enhanced and not taken away and further reduced to accommodate the solar panels. She likes the proposed landscaping plan, but does not believe that the park management will provide the level of care to nurture the plants. She added that the location of the new transformer could be problematic for nearby residents. She again stated that the scale is too much, and is suited for a commercial, industrial, or school setting, not a residential neighborhood. She said she could not support the modification request to reduce the open space for a project that would not benefit the residents of the park.

Boardmember O'Connor agreed with Boardmember Blakemore's comments, and reiterated that the scale of the project is out of proportion. He felt that the proposed sound from the new transformer would be at an acceptable level for the surrounding residents. He does not support the modification request to further reduce the already non-conforming open space area.

Boardmember Little agreed with both of the previous comments, and added that he likes the landscaping but the project is still too massive. He shared that the decomposed granite in his yard does track into other areas, so it would be a concern for the tennis court surface.

Boardmember Stein stated that the project would be perfect in another location. He added that the decomposed granite will be a problem with tracking onto the tennis court. He liked the proposed landscaping along Sunset Drive, and was not concerned that the EMFs would be an issue. He repeated that the large scale of the project is suitable for a commercial or school setting, but not in a residential neighborhood. He does not support the modification to further reduce the open space, especially given the history of the park maintenance. He concluded by stating he cannot support the project as presented: the rooftop solar panels on the clubhouse are acceptable, but the arrays and canopies are not supportable.

A discussion occurred between the Board, applicant, and staff regarding the difference between a recommendation for denial and a continuance to redesign the proposal.

ACTION: Motion by Boardmember O'Connor, seconded by Boardmember Little, to recommend continuance to a future meeting with direction to consider a revised project based on the provided ARB input.

VOTE: 4-0

- 2) Project: Pfaff New Residence, 23-2209-ARB/CDP
Address: 5559 Calle Arena
Applicant: Jon Starr, designer, for Mark and Megan Pfaff
Planner: Syndi Souter

Request of Jon Starr, designer, for Mark and Megan Pfaff, to consider Project 23-2209-ARB/CDP for preliminary review of a proposal for a new 2,631 square-foot two-story single-

family residence with an attached 401 square-foot two-car garage on a vacant lot, for a total size of 3,032 square feet. The height would reach a maximum of 25-feet above finished grade. The proposal also includes new landscaping, hardscape, fencing, and walls. The property is a 7,583 square foot parcel zoned Single Family Residential (6-R-1) and shown as APN 003-382-012, addressed as 5559 Calle Arena.

Recusals: None

Ex Parte Communications Disclosure: None

Staff Comments: Syndi Souter described the proposed residence and the changes to the design since the conceptual review in September 2022: the height was reduced to 25-feet, the overall size was reduced by 1 square-foot, the second story was reduced in size, the covered patio was reduced in size, the pool and spa were eliminated, and a new landscaping/hardscape plan has been developed for the project. Photographs of the story poles and other two-story homes in the area were presented for neighborhood context.

Boardmember Johnson asked about the proposed and required setbacks on the property, and staff responded that the required side yard setbacks were 6'-8" and the structure would extend to the setback lines. He also asked about the covered patio, and staff responded that it was not included in the square footage because it was not enclosed on three sides. He asked about shading the neighbor to the east, and staff clarified that the guidelines are to prevent shading the northerly neighbor. Boardmember Blakemore asked, and staff clarified that the eight-foot wall was noted on the western elevation and that the pool equipment on the south side would be converted to the trash can storage area.

Applicant Comments: Mark Pfaff, owner, began the presentation by addressing the comments that were made at the concept meeting. He responded to Gail Marshall's comment that the proposed two-story residence was "Manhattan Beach" style and did not fit in. He noted that from conceptual to preliminary review, they eliminated the fence along the front of the property, removed the pool and spa at the rear, and removed the covered porch at the front, which pushed the western building face back 10 ft. In response to David Tucker's comment that the second story was too high and should contain only one bedroom, they removed one bedroom from the second story and implemented a smaller office space. With concerns to light pollution, Mr. Pfaff noted the office space would typically not be used after 3pm. He reiterated that the overall building height was reduced and the second story mass was moved back 8 feet. He responded to Tyler Mayer's concerns about the grading being raised and privacy on the western side by noting that the western elevation had been changed and the fence on the western property line raised to 8 ft. The outdoor space on the western half of the residence was also reduced to address concerns about noise. Responding to a similar concern from Tate McCallister about the grading, he replied that the property height was lowered. Sue Skenderian was concerned with the windows and light pollution, and Mr. Pfaff responded they reduced the overall window coverage and glazing on both stories. He responded to Jason Lusk's various concerns about the second story, grading, and overall neighborhood fit by saying that the second story square footage and both stories' plate heights were reduced. He summarized by saying that they had tried to address as many comments as possible.

Later, Mr. Pfaff clarified in response to Steve McMahon's letter that he intends to use the residence as his primary residence once he retires. It would not be used as a second or part-time home.

Mr. Pfaff and Chair Stein reviewed the additional public comment letters submitted at the conceptual review. Boardmember Little asked the applicants to clarify the dimensions of the front second story windows. Jon Starr, designer/agent, said that the sill of the window would be 36-42 inches high, approximately at waist height for someone standing in the second-floor office. The eastern windows on the second story would be about the same height.

Public Comment:

Sue Skenderian referenced the Concha Loma design guidelines and emphasized the “small beach community” feel. She noted that residents have remodeled in the past without dramatically changing the look of the homes. She praised the split-level design of existing two-story homes in Concha Loma and voiced her concerns about grading making residences seem taller (citing the Hawkins residence). She reinforced her love for the neighborhood and asked the applicants to make the design fit in to the surrounding area as much as possible.

Jim Taylor, who also submitted a letter, highlighted the contentious topic of second stories in Concha Loma and emphasized that the neighborhood was originally intended to be single story homes. That intent was chipped away over time, and he noted it would be unfair now to tell a resident they cannot have a two-story home when several others exist currently. He expressed again that the proposed design does not fit in, and referenced the Hawkins house as an appropriate design compromise.

Gail Marshall said she was continually “flummoxed” that the applicants would propose a “Manhattan Beach design” in the Concha Loma neighborhood. She hopes that the Board will stick to the neighborhood design guidelines.

Laura Mickelson read from Laurie Stout’s public comment letter, saying that Ms. Stout is thankful for applicants’ consultation with her, but that both the first and second stories seem “unusually high” and above other rooflines on the street. Ms. Mickelson commented that she believes the Pfaffs will be great neighbors, but that the design seems “tall and thin” and “out of scope” for Concha Loma. She asked the applicants to consider the view of neighbors walking down the street, and to consider a more neutral, lighter color palette.

David Tucker said that the “passion for the neighborhood will never die,” and that the main issue is the height. He likes the design, but feels it should not be taller than the Hawkins residence.

Tyler Mayer does not oppose the second story and appreciated the grading changes. He said the narrow second story is the “lowest visual impact” possible from the street, and has an even lower impact than the split-level homes on Calle Arena. He noted that the proposed residence would extend very far back, further than his residence next door.

Tate McCallister agreed with Mr. Mayer’s comments on the high visual impact of split-level homes on the street, and felt that after seeing the story poles, the proposed residence was less massive than the renderings made it seem.

Public comment letters were submitted for this item ahead of the meeting. The contents of the letters are summarized below; copies of the letters are on file with the Community Development Department.

Steve McMahon (submitted 8/17/23) wrote that Concha Loma has “a number of houses that sit almost unused,” and that he firmly believes the oceanside residences on Calle Arena should remain single story.

Robert Dautch and Elizabeth Pretzinger (submitted 8/17/23) wrote that as residents of Calle Arena, they oppose the project on the grounds of its size, bulk, scale, and design, which do not fit the neighborhood character and would impact their views from across the street. They also note their concerns with the grading and potential flooding issues.

An anonymous commenter (submitted 8/17/23) left several comments on the layout of the home, concerning the concentration of “living quarters on one side,” the 8-foot wall, and the large windows. They suggested a split-level design and noted that the entrance made it feel stylistically misplaced in the neighborhood.

Jim Taylor (submitted 8/17/23) wrote that the Pfaffs should note the contentiousness of past two-story construction in Concha Loma and that the proposed residence is too tall.

Lorie Stout (submitted 8/15/23) wrote that she has always enjoyed the ocean views from the presently vacant lot. The Pfaffs have shared the plans with her and accommodated some of her concerns, but she feels the residence would still be too tall.

Boardmember Discussion: Boardmember Johnson asked the applicants how they plan to manage drainage through the middle of the property, and Mr. Starr responded that he would need to ask the civil engineer, but that the overall grade of the site would be raised so that drainage does not flow to neighboring properties. Boardmember Johnson thanked the applicants for their efforts, and suggested the eastern elevation could be broken up with some different textures. He felt the project is out of scale for the neighborhood in general, like the extra-large windows that could be broken down to smaller, more “residential scale” windows. He felt the two-foot window sills on the second story office were odd, and should be raised for privacy reasons. He disliked the long, uninterrupted north-south ridgeline, and suggested it be broken up with perhaps dormers or cross gables. The west elevation, he noted, is also fairly monotonous and should again be broken up into residential scale elements. Boardmember Johnson also said that the second story floor height was too tall and should be lowered, as the volume ceilings would provide additional height. He suggested the first floor could also be lowered. He noted that neighbors’ privacy concerns should supersede placing more windows on the side elevations. He felt the second story should be positioned more in the center of the entire building’s mass, not just the center of the eastern wing.

Mr. Starr responded the proposed second story positioning was to preserve ocean views as much as possible for neighbors, to which Boardmember Johnson said it is unlikely a neighbor to the north would be able to see the ocean over the first floor of the proposed residence. He noted the “long skinny” second story did not suit the neighborhood, and questioned why the garage height was so tall. He suggested the office space could be nestled at a lower height than the second story bedroom, above the garage.

Boardmember O’Connor agreed that the dark colors make the structure seem looming. He seconded concerns over light coming from the large windows at night, but commended the changes that addressed concerns from the conceptual review. Overall, the scale and mass were still his primary concerns.

Boardmember Little said the proposed residence seems “way too large,” and that the glazing and windows in the front seemed a bit much. He felt ok with the 8-foot wall if the neighbor was also ok with it.

Chair Stein noted that the first-floor plates could be lowered to 8 feet, as vaulted ceilings would add additional height inside. He recounted the development of neighborhoods in Carpinteria, and reiterated the difficulties two story residences have faced in Concha Loma. He suggested that because the residence would have large windows with a beautiful view at the rear, the front of the residence could be designed in a more compatible manner with neighboring homes. Chair Stein emphasized the neighborhood’s passion for maintaining the small-town charm.

Vice Chair Blakemore noted the plants along the sides of the home should be taller to help bring the appearance of the height down. She said the plan set needed to be better coordinated to reflect the same exterior features on the plans and renderings. The lawn in the center of the residence, she cautioned, may not be able to tolerate standing water. She suggested that plants along the sides of the home be organized to provide better privacy. Vice Chair Blakemore questioned the water efficiency worksheet, noting that lawns cannot be medium water use and on a drip system. She suggested removing the lawn under the olives, which would help the olives fare better and reduce irrigation needs, and that they implement outdoor lighting.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Blakemore, to recommend continuance to a future meeting with direction to consider revisions to the project based on ARB input.

VOTE: 5-0

OTHER BUSINESS: None

CONSENT CALENDAR:

3) Action Minutes of the Architectural Review Board Meeting of July 27, 2023

Boardmember Discussion: Boardmember O’Connor requested his comments concerning the Cardenas Residence project be amended to include his suggested changes to zoning language related to how maximum allowed building coverage is calculated.

ACTION: Motion by Boardmember Blakemore, seconded by Boardmember Johnson, to approve the Minutes as amended by Boardmember O’Connor.

VOTE: 4-0 (Johnson abstain)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: None

ADJOURNMENT

Chair Stein adjourned the meeting at 8:56 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, August 31, 2023. Boardmembers Little and O'Connor indicated they may be absent; all other Boardmembers indicated they expected to be present.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board

ACTION MINUTES

The meeting was called to order at 5:3__ p.m. by Chair Stein.

ROLL CALL

Boardmembers present: Brad Stein, Chair
Amy Blakemore, Vice Chair
Richard Johnson
Richard Little

Boardmembers absent: Patrick O'Connor

OTHERS PRESENT: Approximately 40 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Projects: 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.

Recusals: None

Ex Parte Communications Disclosure: None

Staff Comments: Marysol Smith briefly presented the scope of the project, which includes primarily exterior changes, deferring a detailed description to the Applicant. The project meets all zoning requirements. She described items for ARB consideration, including preservation and enhancement of the downtown area, exterior colors and materials, landscaping, and lighting.

Applicant Comments: Jon-Ryan Schlobohm, agent, introduced the project by saying the project's main goal is to enhance the building and bring more activity to downtown Carpinteria. Mr. Schlobohm showed the Board some additional potential design features not included on the submitted plans. He noted the air conditioning unit would be moved to the top of the building with screening.

Public Comment: One Public Comment letter was submitted on August 31, 2023 by Patrick O'Connor as a private citizen. A copy of the letter is on file with the Community Development Department. Mr. O'Connor wrote that he is generally supportive of the project and would support preliminary approval. He asked for clarification regarding the elevations and plan drawings, if the interior improvements included any structural modifications, and if the Downtown "T" Committee had been consulted

regarding the renovation. He suggested that the vertical brick feature on the building's front should be removed, and noted that the awning and pathway are nice improvements.

An anonymous speaker asked if the plans shown were the first set of plans drawn for the project, which Chair Stein confirmed they were. The speaker said they liked the design.

Boardmember Discussion:

Chair Stein asked why galvanized metal had not been chosen as a material on the western face. Mr. Schlobohm responded that wood and brick was chosen to maintain the nostalgic, old-town character. He recommended that a high-quality wood be used for the wooden features.

Boardmember Little asked for clarification on the intention for the sidewalk between the parking lot and building. Mr. Schlobohm said that the sidewalk would run the entire length of that side, and the parking lot would be "pinched in" four feet to accommodate that sidewalk, which would provide pedestrian access to two tenant spaces. Nick Bobroff also noted that the parking spaces will be re-angled as well. Boardmember Little also asked if there was a plan to brighten the skylights in the existing hallway, and Mr. Schlobohm said there was not a plan to change the skylights, but that the hallway could be painted a lighter color.

Boardmember Johnson commented that the open trellises above the storefronts would not protect the entrances, to which Mr. Schlobohm noted the intent was to let light through. He suggested that the of the trellis members not be so small so as to minimize the potential for boards warping over time, and said that he liked the wall planters and exterior lighting. He also asked if there would be a gutter on the Carpinteria Avenue overhang, and Mr. Schlobohm confirmed there would be.

Vice Chair Blakemore said she really likes the wall sconce planters, but would be hard to maintain and the heat might kill plants in them—in-ground planting may be better. She said in the future, it would be good to include landscaping to screen the trash enclosure. She also reminded the applicant to use an agave sub-species that is less "pokey". Overall, Vice Chair Blakemore really liked the proposal.

ACTION: Motion by Boardmember Stein, seconded by Boardmember Blakemore, to recommend preliminary/final approval of the project with comments.

VOTE: 4-0

- 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”).

Ex Parte Communications Disclosure: None.

Staff Comments: Nick Bobroff presented the project. He gave a general project description, and presented images and renderings provided by the architect. Images of the story poles, viewed from all angles, were also displayed. Mr. Bobroff explained the lot’s overlapping zoning and land use designations, which include commercial and residential. He also clarified how the proposed project uses State Density Bonus law to add 6 additional units, bringing the unit total to 24, up from the 18 that would be allowed per zoning. The density bonus also reduces parking requirements, and grants concessions for height and lot coverage. He reminded the Board that the City is required to harmonize the Coastal Act with Density Bonus and other State housing directives. The proposed project aligns with goals for infill development and mixed-use to add housing units in the City’s downtown.

Mr. Bobroff explained this project was previously seen by the ARB, Planning Commission and City Council in December 2022 at an early conceptual level, and had a formal ARB conceptual review in May 2023. He presented a recap of previous ARB suggestions for the project, including softening the architecture toward a more residential feel. Images were displayed to highlight how the applicant changed the design from the conceptual review to the present preliminary review.

Applicant Comments: Michael Stroh and Ryan Mills of DMHA Architecture, and Katie Klein of Parryi Landscape introduced themselves to the Board. Mr. Stroh explained the changes made in response to the December 2022 early conceptual review, notably in regards to massing on 9th Street and Franklin Creek. He also explained the changes made since the May 2023 conceptual review, which further align the design with nearby buildings and add animation to the elevations. Mr. Stroh and Mr. Mills reviewed the 3D renderings of the streetscapes with the Board in detail, emphasizing their efforts to minimize the buildings’ bulk as seen from the street. Ms. Klein then reviewed the landscape architecture for the creekside buffer area and smaller green spaces within the building complex, noting that green areas and trees were implemented wherever possible.

Justin Klentner, project applicant, noted that he was not against undergrounding utility poles and wires. However, he sees the project as a “give and take” scenario where Carpinteria needs the housing units, and not everything desired can be completed at once. He noted that he has lived in Carpinteria for a long time, and understands the importance of infill development and improving the area for both current residents and residents of the proposed project. Answering a question from Boardmember Little, Mr. Klentner explained that there is not enough right-of-way width on 9th Street to create head-in parking, but that parallel parking spots, sidewalk infill and improved landscaping could be implemented. He noted that the project has not truly “maximized” the size and density of the project per State law and that the project could be larger, but that he chose the proposed size and density in accordance with local style and character. He also said he is open to further working on the design to make it more “Carp Cottage” style.

Public Comment:

Glenn Butelo, a resident of Arbor Trailer Park, expressed concerns with the project's impact on parking.

Beth Anderson, a resident of Arbor Trailer Park, was primarily concerned with gas barbeques on decks and the rooftop patio. The architects noted that gas barbeques are prohibited by State law on patios and balconies.

John Gonzalez, tenant at neighboring 4749 Carpinteria Ave for 42 years, expressed concerns with the noise and traffic flow at the proposed Carpinteria Ave driveway entrance. He also wondered about trash collection traffic, and the ability of vehicles to safely enter and exit his driveway that abuts the project property line.

Carol Kernahan, a resident of Arbor Trailer Park, was unhappy with the proposed balconies, which would look into her bedroom window and block the view of the sunrise. She requested information on State density bonus law, and questioned why density bonus allowances would be "pushed" in a small town. Ms. Kernahan inquired why the third floor unit roofs are peaked. She hoped that Carpinteria Avenue's transition toward a Linden Ave-like design does not eliminate housing. She noted that she appreciates the large setbacks of the Village Gardens buildings across Carpinteria Ave, another three story multifamily development.

Chuy Curez expressed agreement with prior comments on the project's height.

Karen Aragaki, a nearby resident, was concerned with parking availability on nearby streets and feels the City needs to take charge of the ongoing parking issue. She preferred the original "donut" configuration of the project (common open space provided in the interior of the site), and was concerned with privacy issues caused by the balconies.

Joseph Viens liked the project and the creekside greenbelt. He was concerned with street safety and how tourists will impact traffic and safety in the area, especially with the proposed project's commercial spaces. He felt that Carpinteria Avenue cannot support the tourist traffic, and that street parking issues will increase.

Kathleen Lord expressed that neighborhood compatibility is missing in this project. She noted that having balconies looking into neighbors' windows is not being neighborly.

Catherine Decker, at 4755 Carpinteria Ave, expressed concerns that the project's Carpinteria Avenue garage door will open and close at night and be very loud.

Carlena McKnerney felt the project is too big and too tall, and would prefer the residential be comprised of one bedroom apartments and studios.

Public Comment letters were submitted by five people and are summarized below. Copies of the letters are on file with the Community Development Department. All were submitted on August 31, 2023.

Patrick O'Connor digitally submitted comments on the project as a private citizen. He wrote that he supports the project and the housing it provides, but would not recommend preliminary approval with

its current design. He feels the applicant has appropriately addressed feedback for size and bulk of the third story and along 9th Street, although the proposed intensity and density of the project is concerning. The mixed zoning of the parcel, he noted, introduces complications, but over 80% of the parcel is zoned CPD and yet the majority of the project will be residential. He felt that the lot coverage and open space calculations were taking advantage of the less strict requirements for commercial space and was not attuned to the primarily residential use of the proposed project. He wrote that he understands the limitations placed on the City by State density bonus law, but that the project's "scale, intensity, and neighborhood effects warrant a more nuanced view." He stated he does not support the exceedance of PRD lot coverage requirements using density bonus law. He recommended a reduction of lot coverage and increased open space along the 9th Street side.

Connie Thompson expressed disapproval for the project proposed at over two stories.

Van Latham wrote that after seeing the story poles, the project feels too massive for the site, and that the scale should match the "small town nature of Carpinteria."

Steve McMahon wrote that the project has the right idea of minimizing traffic and being close to services, but that it has "too much profit built in" and should be "tapered down" where adjacent to other properties. McMahon added that the City should engage the developer in a transportation mitigation measure such as shuttles or e-bike charging stations.

Carol Kernahan submitted a list of questions and comments for the Board, including questions about the number of parking spaces designated for commercial versus residential, truck loading spaces, the types of businesses that will be allowed in the commercial spaces, and the enforcement of the 25 MPH speed limit on 9th Street.

Boardmember Discussion:

Chair Stein asked about the percentage of the lot zoned specifically for residential, which Mr. Bobroff answered was approximately 13%. Chair Stein opined that in the CPD zone, although mixed-use is permitted, the City is not obligated to approve a residential-commercial mixed use project. He asked if the utility poles and wires would be removed and undergrounded, and the applicant said they were not currently proposed to be removed. Chair Stein also expressed his dislike for larger housing projects that take advantage of state law, citing the small-town identity of Carpinteria. He felt that the project is not suited to Carpinteria, and that its main goal is to make a profit, rather than to fit in the neighborhood. He said the design is not neighborhood-compatible in style and size, and that it should be reduced in all respects. He also noted that the construction period for the project would further impact parking in the area.

Boardmember Little wondered about the impact of two bedroom versus one bedroom units on parking demand. He commented that the design does not feel very "beachy," and wondered if the roof pitch or second story massing could be changed to improve 9th Street residents' view of the mountains.

Boardmember Johnson asked if the public would have access to the proposed Creekside path on private property, and Mr. Bobroff clarified that discussion is happening between the County, Public Works, and the applicant to design a trail along the creek, potentially in both the flood control area and private property. Boardmember Johnson asked if Fire and Emergency access were ok, and Mr. Klentner confirmed that the design allows fire trucks and crew to appropriately access the site. Boardmember Johnson felt that the project cannot be adequately represented by story poles, and that a

three-story building cannot fit the “Carp cottage scale” no matter the design. He suggested the third story plate be reduced by one foot. He praised the “serrated” and angled units and liked the interior courtyard, although the second story residents will not receive much direct sunlight. He suggested that more variation be introduced in the east and west sides of the project, perhaps by stepping in some portions, as “cookie cutter” designs do not fit Carpinteria style. Material or color variation could also help introduce variation. He further suggested the Carpinteria Ave staircase be made more grand and inviting. He expressed appreciation for the applicants in taking on a larger project with affordable housing.

Vice Chair Blakemore inquired if the actual amount of landscaping would match the landscape plans or the architectural drawings, and the applicant confirmed it would match the landscape plans. Vice Chair Blakemore questioned the parking garage layout and maneuverability within the garage. She agreed that the design feels too “cookie cutter” for Carpinteria, but applauded the landscape architecture. She felt that the project is too “aggressive” and “maxed out” for the available space. She noted that the designated low-income unit above the 9th Street garage door and below the rooftop deck is poorly situated, and would be impacted by activities both above and below the unit.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Little, to recommend preliminary approval of the project with comments.

VOTE: 2-2* (Blakemore and Stein opposed).

*At the applicant’s request, the split 2-2 motion was left in place to allow the applicant to decide whether to proceed to the Planning Commission without a recommendation from the ARB or to return to the ARB at a later date with revised plans.

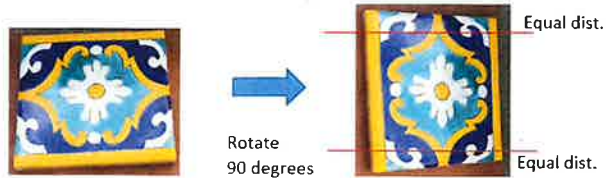
OTHER BUSINESS: None

CONSENT CALENDAR: None

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: None

- Dow Building Staircase Rebuild Tile Selection: In April of this year, the Architectural Review Board reviewed and approved the tile design to be used as part of the staircase reconstruction project at the Dow Building at 4916 Carpinteria Avenue (Building Permit No. 13744). In the field, it was discovered that the tile size purchased is too large for the dimensions of the new staircase and would either have to be cut (changing the design of the tile) or new tile would have to be purchased. The applicant requested guidance from the Board on how to best solve the problem. The Board agreed with staff that the best option would be to rotate the purchased tile by 90 degrees and cut each tile symmetrically (on the sides without the yellow stripe) to fit the designated space. The resulting visible tile design after installation should be symmetrical.



- Pacific Shores Exterior Siding Update (4840 Sandyland): Pacific Shores, a five-unit two-building complex, is requesting to comprehensively update siding, trim and building colors to replace existing deteriorating siding. They propose to update the building colors to a dark grey with accents in a soft white color. The siding would be upgraded to board and batt on top of the belly band and smooth lap siding on the bottom. The Board expressed support for the exterior improvements. They recommended the gutters, along the trim boards, also be updated to white to match the trim. Boardmember Little suggested that if the rooftop-mounted satellite dishes are no longer utilized, they be removed.

ADJOURNMENT

Chair Stein adjourned the meeting at 8:14 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, September 14, 2023.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board

ACTION MINUTES

The meeting was called to order at 5:31 p.m. by Vice Chair Blakemore.

ROLL CALL

Boardmembers present:

Amy Blakemore, Vice Chair
Richard Johnson
Richard Little
Patrick O'Connor

Boardmembers absent: Brad Stein, Chair

OTHERS PRESENT: Approximately 15 members of the public were in attendance.

PUBLIC COMMENT:

Sue Skenderian asked about the plan for parking at 700 Linden. Nick Bobroff responded that 20 spaces will be provided behind the building along Cactus Lane and that the project also has parking credits in Lot 3.

A public comment letter from J.J. Gobbell concerning the proposed mixed-use project at 4745 Carpinteria Avenue was received ahead of the meeting. The letter generally expressed opposition to the project related to scale, density and intensity. A copy of the letter is on file with the Community Development Department.

PROJECT REVIEW

- 1) Projects: Mayer Residence Remodel & Additions, Project 22-2183-CUP/CDP/ARB
Address: 5557 Calle Arena
Applicant: Ted Meeder, architect, for Tyler and Jessica Mayer
Planner: Syndi Souter

Request of Ted Meeder, architect, for Tyler and Jessica Mayer, to consider Project 22-2183-CUP/CDP/ARB for preliminary review of a proposal to partially demolish an existing 2,233 square-foot single-family residence and construct a new 2,631 square-foot two-story single-family residence with an attached 378 square-foot two-car garage, for a total size of 3,009 square feet. The height would reach a maximum of 25.5-feet above finished grade. The proposal also includes new landscaping, hardscape, and fencing. The property is a 7,620 square foot parcel zoned Single Family Residential (6-R-1) and shown as APN 003-382-011, addressed as 5557 Calle Arena.

Ex Parte Communications Disclosure:

Boardmember O'Connor disclosed that he had discussed the Concha Loma Design Guidelines with Gail Marshall ahead of the meeting.

Staff Comments:

Syndi Souter described the proposed scope of work. She explained that the existing residence is legal nonconforming on the front and eastern side setback, and the applicants propose to reconstruct the new residence in the same nonconforming dimensions with a Conditional Use Permit approved by

Planning Commission. Staff was concerned about the overall height and prominence of the proposed second floor addition, noting the proposed height of the residence is 25 feet, and photos of the project's story poles illustrated the height relative to the story poles and residences on neighboring properties. Boardmember Johnson asked about exterior colors, and Ms. Souter responded that the primary exterior color would be beige stucco, with dark grey metal roofing and dark grey trim. Boardmember O'Connor asked for clarification on the residence's legal nonconformity in the setbacks.

Applicant Comments: Ted Meeder, architect, described how he made every effort to place the second story as far back as possible and "bury" some of the front exterior stucco wall into the ground floor level roof. Given the scope of the remodel, he felt the 8'11" plate height of the first floor was a "minimum," to help keep overall height down. None of the proposed walls extend to two stories. Turf was chosen for landscaping because the clients have young children. Mr. Meeder described the proposed open picket fence that aligns with Concha Loma design guidelines. He noted that the landscape plan will continue to be refined. He explained that all bedrooms in the proposed residence would be utilized by immediate family members, and there are no "luxury" rooms being proposed, such as guest rooms or offices—maintaining the current legal nonconforming setbacks would allow space needed for the family. Boardmember Johnson asked the applicant to clarify the height of the second story windows.

Public Comment:

Gail Marshall expressed that the proposed design fits well into the neighborhood, except for the second story. She explained that neighbors had conducted a survey of Concha Loma residents regarding two story homes, and most expressed interest in maintaining the number of single-story homes. She felt that the increase of two-story residences will turn the neighborhood into "Anytown, USA" and erase the area's unique character.

Sue Skenderian expressed that the precedent has been set by a previous project for allowing two story residences in Concha Loma, and that the neighborhood's "feeling" is gone. She hopes that this project and future ones will put a lot of thought into the way second stories are designed. She expressed that the proposed design for this project is unoffensive and looks nice, although the blank space between the peak of the second story and the second story front windows seems to "thrust" the house upward.

Robert Mayer, who grew up in the neighborhood, expressed support for the design of the project, citing the family's need for space.

Lorie Stout submitted a comment letter ahead of the meeting that described the house as being too tall for the neighborhood and asked that the height be limited to better fit the neighborhood. A copy of the letter is on file with the Community Development Department.

Boardmember Discussion:

Boardmember O'Connor commented that the power lines in front of the residence are "crazy," and asked if there was a plan for the neighborhood to underground them. He expressed his dislike for the precedent of second story residences in Concha Loma, and for allowing nonconforming setbacks to continue. Boardmember O'Connor wondered about the privacy of the residents, given that the second story windows are quite exposed. He commented that the proposed residence would remain closer to the street than the neighboring proposed two-story residence (Pfaff, Project 23-2209). He qualified his

nay vote by noting he was against the project on the principle of nonconforming setbacks, not the project design specifically.

Boardmember Little commented on the higher plates on the second story, given that there were already concerns about the massing and height. He suggested the plates be dropped to 7.5 feet, which would make the height less intimidating from the street, and lower than nearby existing and proposed two story homes. He noted the stucco felt bland, and suggested that hardy shingles or planks could be added to the front side to dress up the appearance. He liked the design of the rear side.

Boardmember Johnson appreciated the “wedding cake” placement of the second story, but suggested the applicant explore ways to make it appear less like a second story stacked on top. He felt the four square windows on the front were “monotonous” and could be made more charming. By shifting the eave over the front door up, he suggested, more of the blank second story mass could be covered, and the mass of the first versus second story would feel more balanced. He also suggested a hip roof on the second story instead of the proposed gable, and lowering the second story plate height. He said that siding or wainscot could add more interest to the front of the residence. He expressed no issue with the side setback’s legal nonconformance, and liked the proposed sandy color and light fixtures. He commented that the architecture should identify a style of home, such as contemporary or craftsman, and lean into it with appropriate details and finishes.

Vice Chair Blakemore agreed with others that the second story seems to be “floating” on top of the first story, and suggested the architecture “settle” it into the overall home more. She expressed no issue with the setbacks, and felt ok with the turf because the family’s children would use it frequently. She suggested hedges be planted on the sides to provide a small buffer between houses, and that the overall landscape design select one style and apply it to all plants chosen. She also suggested the queen palms be swapped for king palms, which self-clean.

Mr. Meeder responded to the suggestions on roofing. He explained that the four-foot roof overhang on the back second story patio was to prevent the patio from being counted as covered patio floor area. He also noted that the proposed placement of the second story was chosen because it is in a structurally ideal place.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Little, to recommend continuance to a future meeting and for the applicant to return with a more refined design.

VOTE: 3-1 (O’Connor opposed)

OTHER BUSINESS: None

CONSENT CALENDAR: None

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

ADJOURNMENT

Chair Stein adjourned the meeting at 6:26 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, September 28, 2023. All Boardmembers present indicated they expect to be in attendance.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board