



Architectural Review Board Meeting Agenda

Thursday, February 29, 2024 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.

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: Carpinteria Business Park Landscape and Hardscape Improvements
Project 23-2257-DPR/CDP
Address: 4185 – 4198 Carpinteria Avenue
Applicant: Sam Maphis, Landscape Architect, for
Carpinteria Business Park Partners
Planner: Brian Banks

Request of Sam Maphis, Landscape Architect, for Carpinteria Business Park Partners to consider Project 23-2257-DPR/CDP for Final review of a request to complete new and rehabilitated landscape and hardscape improvements to The Row business park. Landscape improvements would include a comprehensive refurbishment of the existing landscape planter areas along the Carpinteria Avenue frontage with a mix of ground cover, shrubs, and tree plantings. Planter areas in the parking lots along the rear and side of each building would include a mix of existing plantings where healthy, and new plantings where necessary. Also proposed is a new eight-foot wall along the Highway 101 frontage, pedestrian access improvements to join existing building access paths to the bikeway and sidewalk, and new bike parking areas. The 4.11-acre project site is zoned Commercial Planned Development with Residential Overlay (CPD/R)

shown as APN 004-031-017, -018 and -019, and addressed as 4185 – 4198 Carpinteria Avenue.

2. Project: Holiday Inn Express Freeway Pole Sign, Project 23-2267-SIGN
Address: 5606 Carpinteria Avenue
Applicant: John Iadipaolo, Artistic Sign Group, for HMBL, LLC, Owner
Planner: Brian Banks

Request of John Iadipaolo, Artistic Sign Group, for HMBL, LLC to consider Project 23-2267-SIGN for Preliminary review of a request to replace the existing freeway pole sign for the Holiday Inn Express and Suites located at 5606 Carpinteria Avenue. The proposed project would remove the existing approximately 21-foot-tall pole sign along the Highway 101 frontage, and replace it with an approximately 25-foot-tall pole sign in the same location. The existing sign is approximately 97 square feet in area, and the replacement sign would be reduced to approximately 51 square feet in area. The existing stone base and steel column supports would be reused. The replacement sign requires approval of a modification to exceed the CMC sign ordinance maximum height of 20 feet. The 2.38-acre project site is zoned Commercial Planned Development (DPD) with Visitor-serving Commercial (V) overlay shown as APN 001-070-009 and addressed as 5606 Carpinteria Avenue.

3. Project: The Spot Restaurant's Covered Dining Patio, Project 22-2164-DPR/CDP
Address: 389 Linden Avenue
Applicant: Jaime Parga, agent for Jesse Bustillos
Planner: Marysol Smith

Request of Jaime Parga, agent for Jesse Bustillos, to consider Project 22-2164-DPR/CDP for final review of a request to construct a new 1,137 square foot covered outdoor dining patio to replace the previously existing detached and enclosed dining room structure for the Spot Restaurant. The project would also include other site improvements. The property is a 19,166 square foot parcel zoned Commercial Planned Development (CPD) and shown as APN 003-440-011, addressed as 389 Linden Avenue.

4. Project: Kirchner Residence Addition, Project 23-2246-ARB/CDP
Address: 1505 Casitas Pass Road
Applicant: Shawn Godkin, agent/architect for Carrie Kirchner
Planner: Marysol Smith

Request of Shawn Godkin, agent/architect for Carrie Kirchner, to consider Project 23-2246-ARB/CDP for preliminary review of a request to construct a 933 square foot addition that would serve as a new three-car garage and provide for

additional living area for the main residence. The property is a 16,913 square foot parcel zoned Single-Family Residential District (8-R-1) and shown as APN 001-262-015, addressed as 1505 Casitas Pass Road.

OTHER BUSINESS

CONSENT CALENDAR

5. Action Minutes of the Architectural Review Board Meeting of January 25, 2024

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, March 14, 2024.

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, February 22, 2024 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 February 29, 2024**

Agenda Item #1

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 23-2257-DPR/CDP **Planner:** Brian Banks
Address: 4185 – 4198 Carpinteria Avenue
APN: 004-031-017, -018 and -019
Zoning: Commercial Planned Development with Residential Overlay (CPD/R)
Applicant: Sam Maphis, Landscape Architect, for Carpinteria Business Park Partners, owners

Project Review: ☐ Conceptual
☐ Preliminary
☒ Final

PROJECT DESCRIPTION

This is the final review of a request to complete new and rehabilitated landscape and hardscape improvements to The Row business park. Landscape improvements would include a comprehensive refurbishment of the existing landscape planter areas along the Carpinteria Avenue frontage with a mix of ground cover, shrubs, and tree plantings. Planter areas in the parking lots along the rear and side of each building would include a mix of existing plantings where healthy, and new plantings where necessary.

Hardscape improvements would include a new decomposed granite seating area fronting building “F”, with a seating area towards the rear of the building, and bicycle rack areas would be interspersed throughout the project site. Pedestrian access improvements would include the addition of new concrete stairs in several locations to join the existing pedestrian paths that front each building to the recently completed multi-use path along Carpinteria Ave on the south project site, and to the existing sidewalk on the north project site. Low wattage hooded path lights are proposed at each stair location and the new seating area.

On the north project site, the project includes removal of the existing six-foot chain-link fencing along the freeway frontage and replacement with an eight-foot CMU wall with plaster finish to match the existing buildings, along with creeping vines to screen the interior of the wall.

Final plans are included as Attachment A.

PROJECT HISTORY

On December 14, 2023, the Architectural Review Board (ARB) reviewed the proposed project at a preliminary level. The Board was supportive of the project and voted 4-0 to recommend preliminary approval to the Director, with the project to return for final approval with the following comments addressed: 1) provide details for the patio wall pattern and design; 2) incorporate notches into the freeway wall to allow the proposed creeping vine to cover both sides of the wall (freeway side and interior property side), and 3) confirm if path lighting is proposed and if so, provide lighting details. No public comments were received for the project.

The Director approved the project on January 9, 2024 and both the local and Coastal Commission Appeal periods have expired.

PROJECT ANALYSIS

The following revisions have been made to the final plans in response to the ARB's preliminary review comments:

- 1) Details for the patio walls which depict the stone pattern and design are provided on Sheets L-1 and L-1.1.
- 2) Freeway wall notch details are provided on Sheets L-1 and L-1.1.
- 3) Proposed path lighting details are provided on Sheets L-4.0 and L4.1.

While it is not certain that path lighting is necessary for pedestrian safety, the lighting details are provided in the event they are deemed necessary and to ensure the lighting is part of the approved project description and final plans. Staff believes that the revised project plans have satisfactorily addressed the ARB's previous comments, and all necessary plan details for final ARB review have been provided.

The Board should comment on the revisions to the plans in response to their preliminary review comments.

SUMMARY OF ISSUES

- Proposed patio wall details; and
- Proposed freeway wall notches for vine plantings.

RECOMMENDATION

The Board should receive public comment and provide feedback on the issues raised. If the Board finds the applicant has adequately responded to the Board's previous comments and the plans appropriately developed for final review, then the Board should recommend final approval to the Community Development Director.

ATTACHMENTS

Attachment A – Final Landscape Plans

Attachment B – ARB Minutes of December 14, 2023

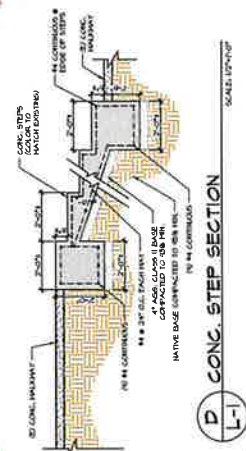
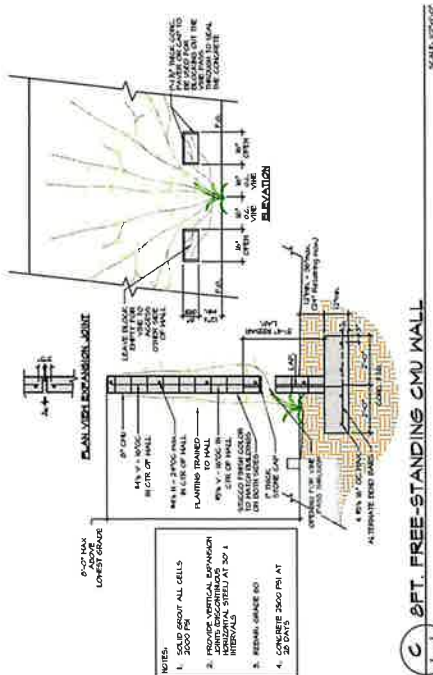
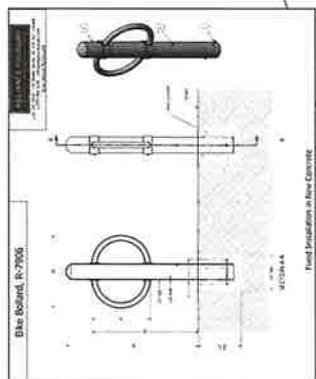
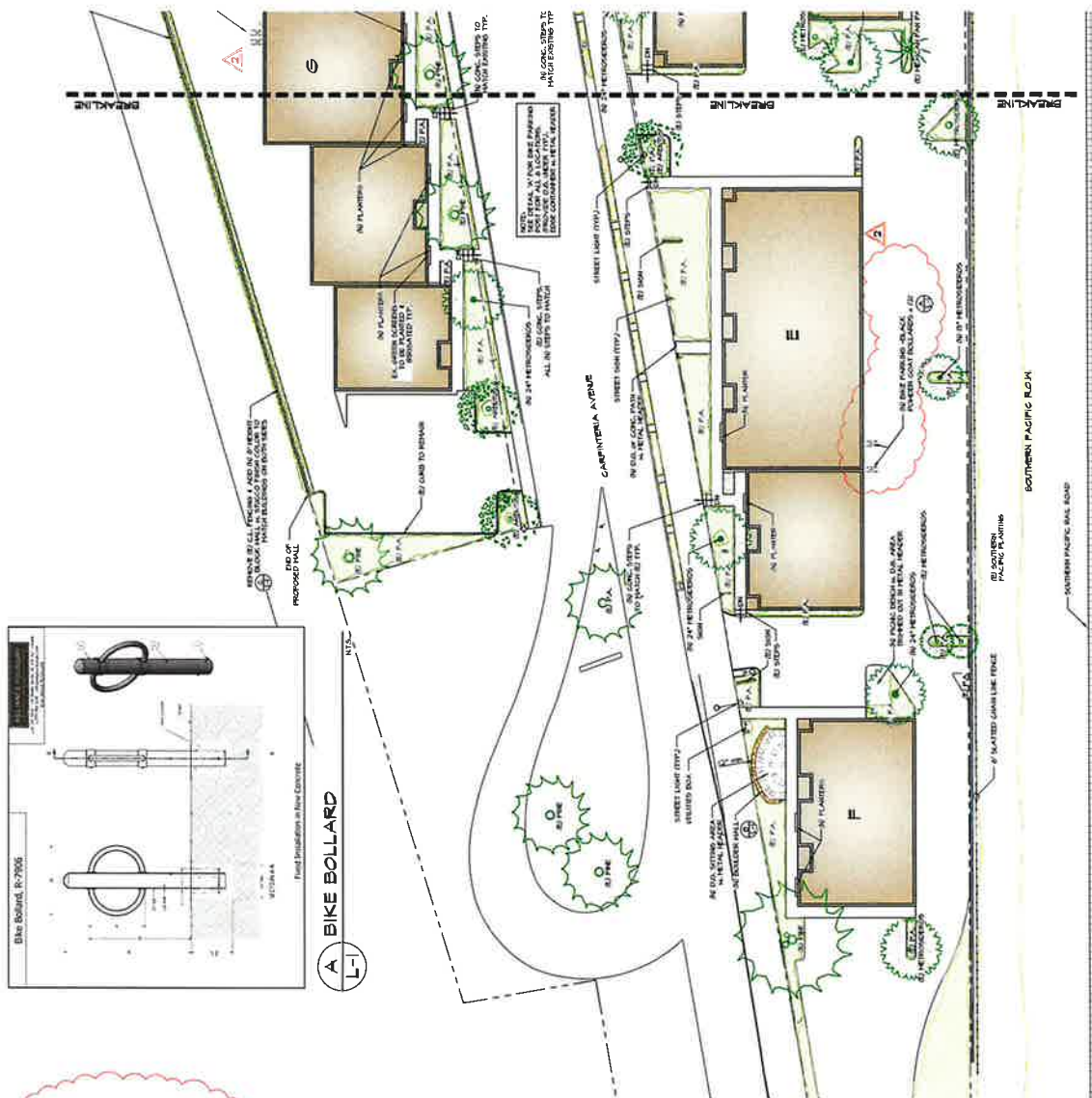
Attachment C – Preliminary Architectural Review Plans (Superseded)

Attachment A

Final Plans

The Row Landscaping

February 29, 2024
Architectural Review Board Meeting
Project 23-2257-DPR/CDP



NORTH

PRELIMINARY LANDSCAPE LAYOUT PLAN

LANDSCAPE CALCULATIONS

TOTAL SITE NET AREA = 179,031.6 S.F. - PER COUNTY ASSESSOR
LANDSCAPE AREA = 35,938.65 S.F. = 20.07%
ADDITIONAL LANDSCAPE AREA = 29,000 ± S.F.

Progress Print
Not For Construction



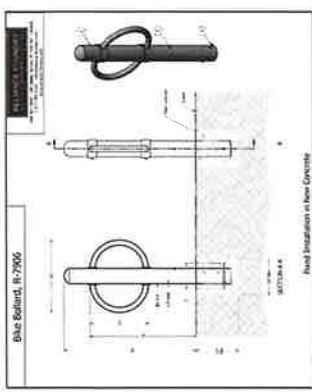
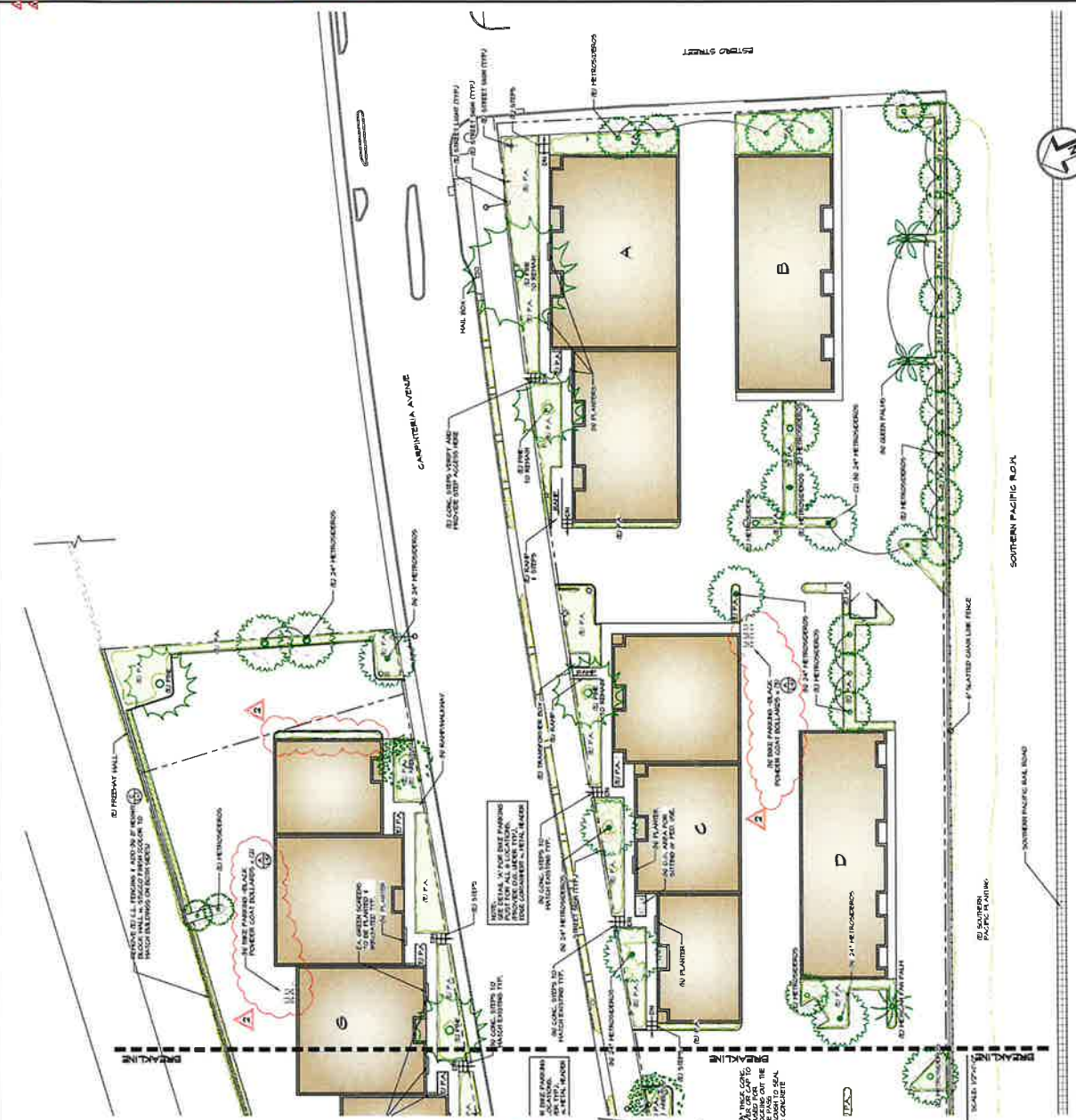
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LANDSCAPE CALCULATIONS

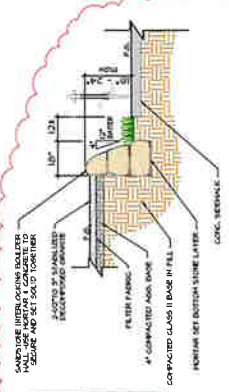
TOTAL SITE NET AREA	= 179,931.6 S.F. - PER COUNTY ASSESSOR
LANDSCAPE AREA	= 35,936.55 S.F. = 20.01%
ADDITIONAL LANDSCAPE AREA	= 29,000 ± S.F.

PRELIMINARY LANDSCAPE LAYOUT PLAN

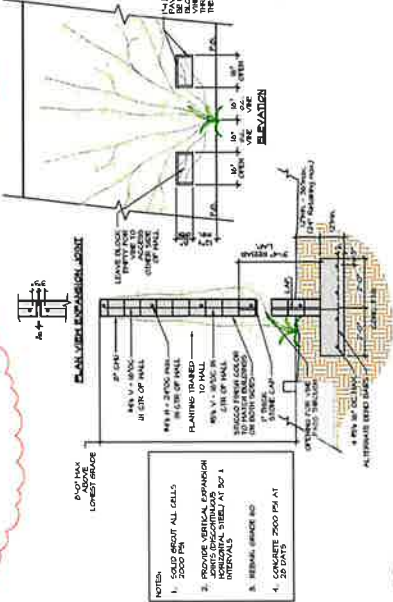
NORTH
SCALE: 1" = 30'-0"



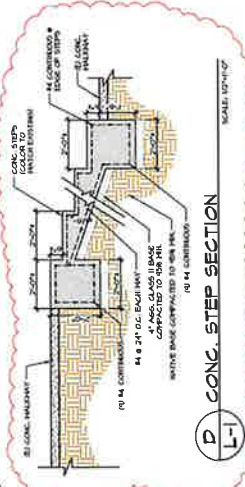
A BIKE BOLLARD
Scale: 1/2" = 1'-0"



B STONE BORDER WALL
Scale: 1/2" = 1'-0"



C 8FT. FREE-STANDING CMU WALL
Scale: 1/2" = 1'-0"



D CONG. STEP SECTION
Scale: 1/2" = 1'-0"

- NOTES:**
1. SEE ALL CELLS
 2. SEE ALL CELLS
 3. SEE ALL CELLS
 4. SEE ALL CELLS

TABLE 1



PLANT LIST

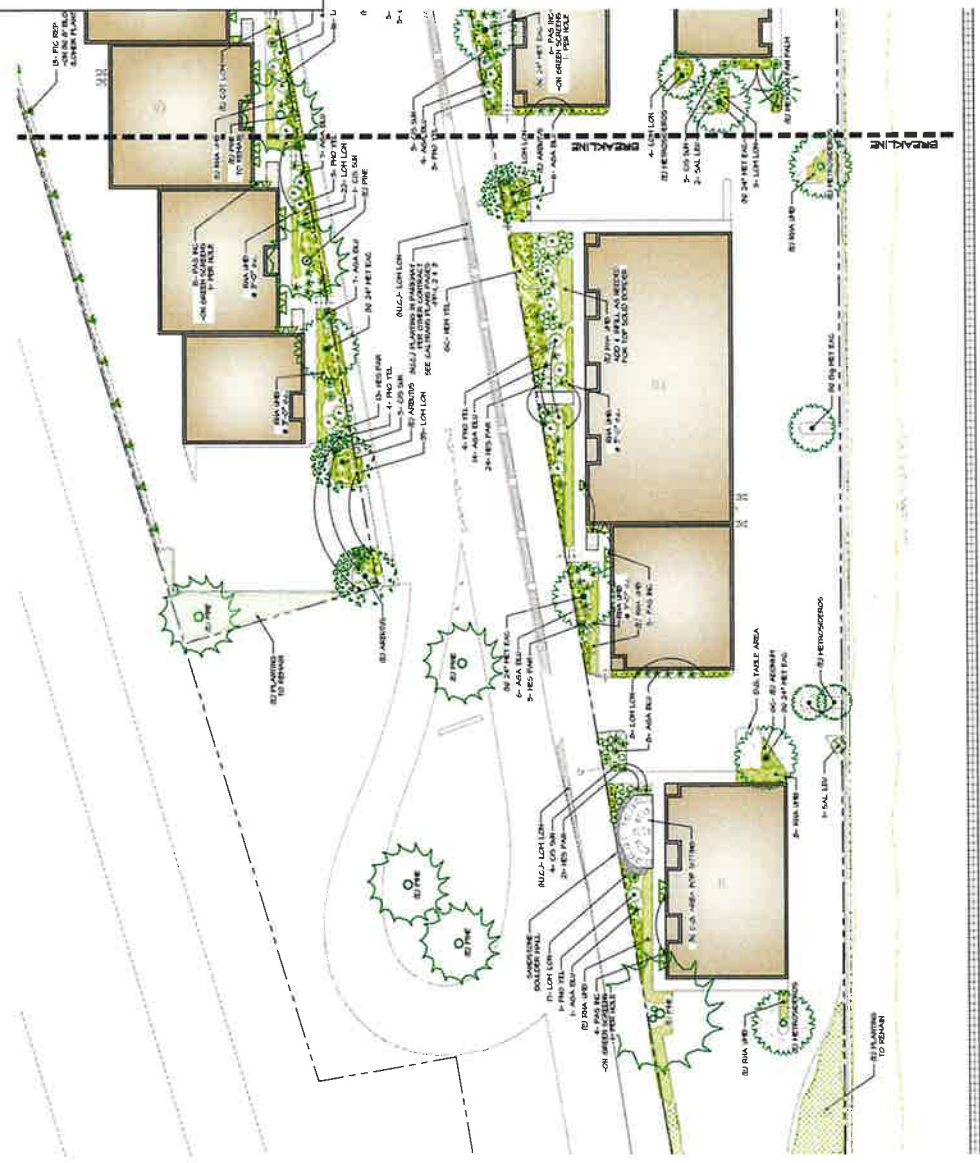
Game Name: Survival of the Fittest

Grade: 5th Date: 10/10/2023

TREES		ANIMALS		PLANTS	
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2	ACACIA	2	ACACIA	2	ACACIA
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50	ACACIA	50	ACACIA	50	ACACIA

PLANT NOTES

- [illegible]



PRELIMINARY PLANTING PLAN

NORTH
SCALE: 1" = 300'

[illegible]

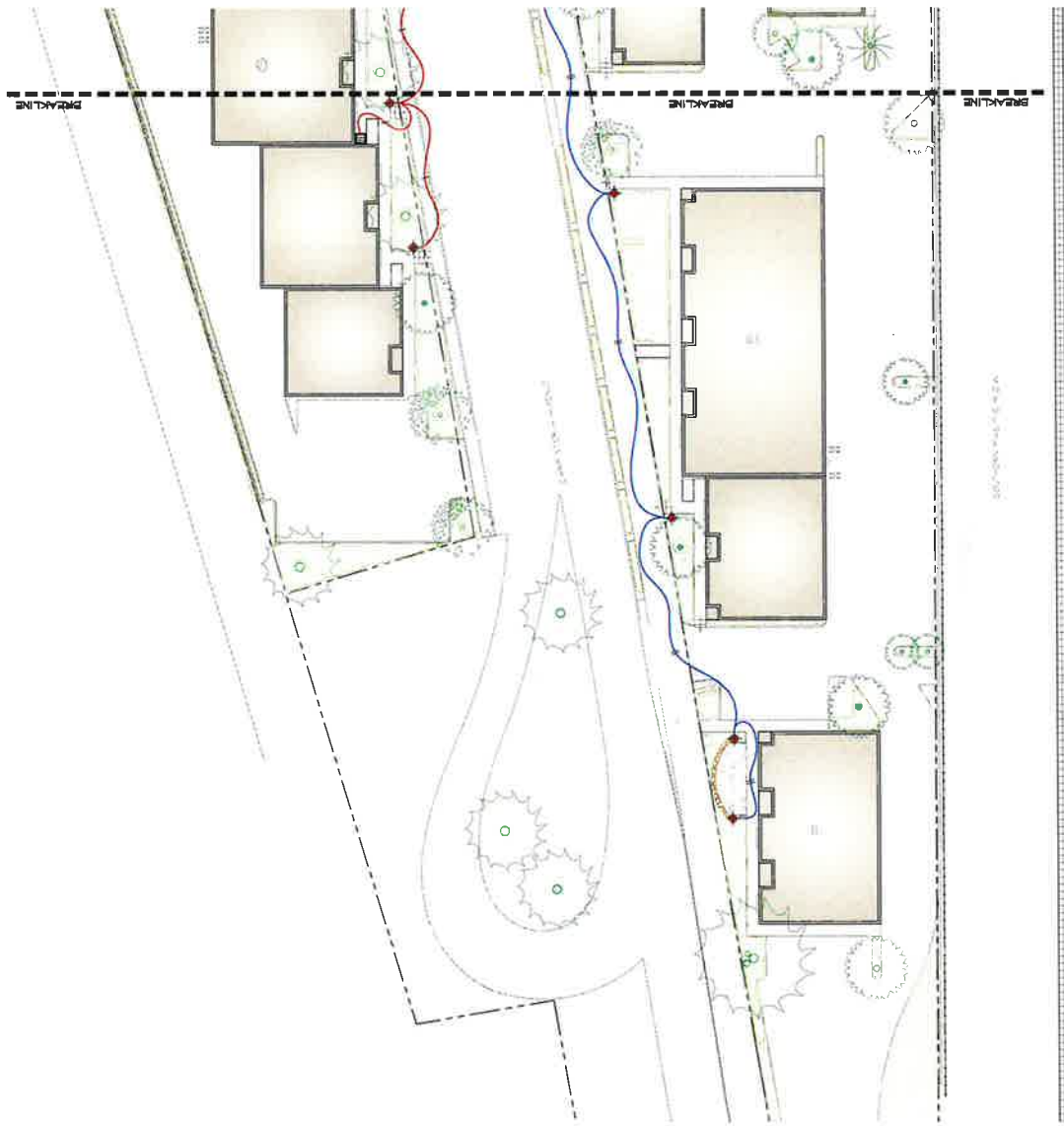
PRELIMINARY PLANTING PLAN

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LIGHTING LEGEND

SYMBOL	QTY.	DESCRIPTION
[Red Square]	3	PHASED UNDER-ROCK TRANSFORMER
[Red Circle]	1	LOW VOLT WATERPROOF OUTLET
[Red Diamond]	1	PAIRS OF 1/2" HDG. STAFF STAR
[Red Line]	1	1/2" HDG. STAFF STAR
[Red Wavy Line]	1	SPLIT CONDUIT
[Red Dashed Line]	1	ALL WORK UNDER PAVING TO BE SLEAVED

LIGHTING INSTALLATION NOTES

- 1) PHOTO CELL SYSTEMS SHALL BE SET FORTH IN ACCORDANCE TO 8.4.1.
- 2) ALL SYSTEMS SHALL HAVE SWITCH OVERSIDE CAPABILITY.
- 3) LOCATE ALL LOW VOLTAGE WIRES IN CONDUIT. BURY A MIN. OF 12".
- 4) ALL CABLES TO BE APPROPRIATELY SIZED PER LENGTH OF RUN & LOAD BY ELECTRICAL.



PRELIMINARY LANDSCAPE LIGHTING PLAN



NORTH
SCALE: 1" = 20'-0"

This drawing is the property of Earthform Design and is not to be reproduced, copied, or used in any way without the written consent of Earthform Design. The information contained herein is for informational purposes only and does not constitute a contract. The client is responsible for obtaining all necessary permits and approvals for the proposed project. Earthform Design is not responsible for any errors or omissions in this drawing.

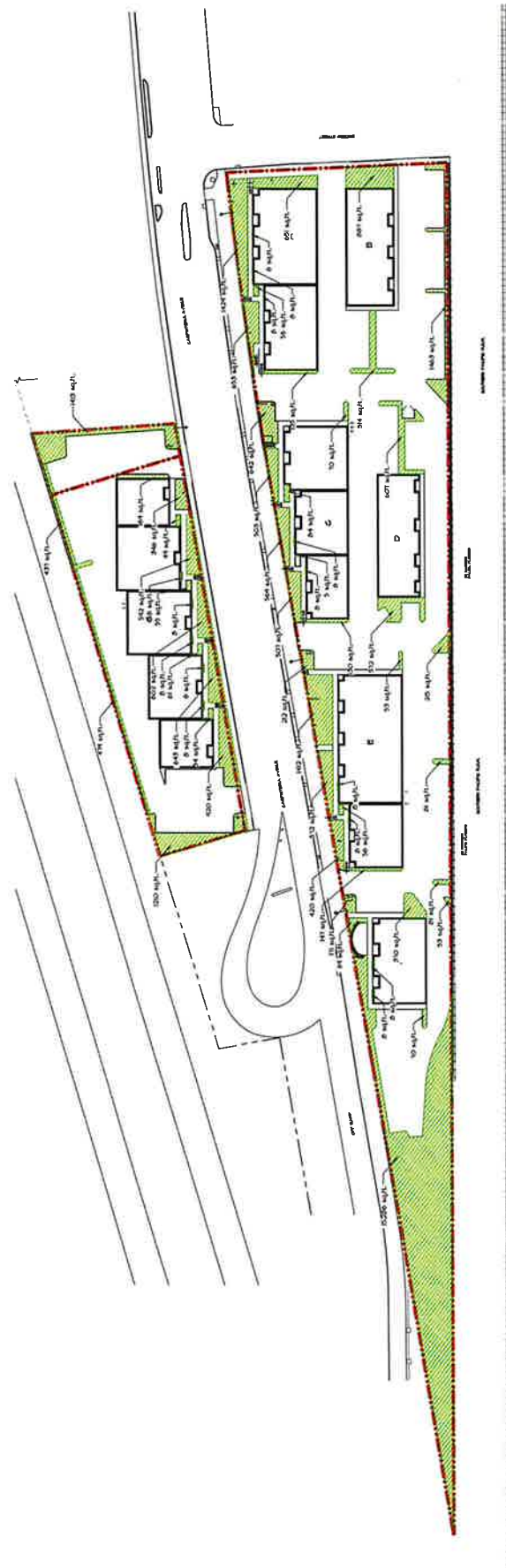
REVISIONS	BY

LANDSCAPE AREA CALCULATIONS

CHARTERED PROFESSIONAL LANDSCAPE ARCHITECT
CHARTERED PROFESSIONAL CIVIL ENGINEER
CHARTERED PROFESSIONAL PLANNING
CHARTERED PROFESSIONAL SURVEYOR
CHARTERED PROFESSIONAL ARCHITECT
CHARTERED PROFESSIONAL ENGINEER
CHARTERED PROFESSIONAL DESIGNER
CHARTERED PROFESSIONAL SCIENTIST
CHARTERED PROFESSIONAL MATHEMATICIAN
CHARTERED PROFESSIONAL PHYSICIST
CHARTERED PROFESSIONAL CHEMIST
CHARTERED PROFESSIONAL BIOLOGIST
CHARTERED PROFESSIONAL AGRICULTURIST
CHARTERED PROFESSIONAL VETERINARIAN
CHARTERED PROFESSIONAL JUDGE
CHARTERED PROFESSIONAL LAWYER
CHARTERED PROFESSIONAL ACCOUNTANT
CHARTERED PROFESSIONAL FINANCIAL PLANNER
CHARTERED PROFESSIONAL INVESTMENT ADVISOR
CHARTERED PROFESSIONAL REAL ESTATE BROKER
CHARTERED PROFESSIONAL APPRAISER
CHARTERED PROFESSIONAL HISTORIC PRESERVATION SPECIALIST
CHARTERED PROFESSIONAL MONUMENTALIST
CHARTERED PROFESSIONAL GARDEN DESIGNER
CHARTERED PROFESSIONAL LANDSCAPE ARTIST
CHARTERED PROFESSIONAL FOUNTAIN DESIGNER
CHARTERED PROFESSIONAL LIGHTING DESIGNER
CHARTERED PROFESSIONAL SOUND DESIGNER
CHARTERED PROFESSIONAL VIDEO DESIGNER
CHARTERED PROFESSIONAL AUDIO DESIGNER
CHARTERED PROFESSIONAL FILM DESIGNER
CHARTERED PROFESSIONAL TELEVISION DESIGNER
CHARTERED PROFESSIONAL THEATRE DESIGNER
CHARTERED PROFESSIONAL MUSIC DESIGNER
CHARTERED PROFESSIONAL DANCE DESIGNER
CHARTERED PROFESSIONAL CIRCUS DESIGNER
CHARTERED PROFESSIONAL CIRCUS ARTIST
CHARTERED PROFESSIONAL CIRCUS RINGMASTER
CHARTERED PROFESSIONAL CIRCUS PERFORMER
CHARTERED PROFESSIONAL CIRCUS TRAINER
CHARTERED PROFESSIONAL CIRCUS VETERINARIAN
CHARTERED PROFESSIONAL CIRCUS MANAGER
CHARTERED PROFESSIONAL CIRCUS BOOKER
CHARTERED PROFESSIONAL CIRCUS PROMOTER
CHARTERED PROFESSIONAL CIRCUS TOUR OPERATOR
CHARTERED PROFESSIONAL CIRCUS TRAVEL AGENT
CHARTERED PROFESSIONAL CIRCUS HOTEL BOOKER
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CHARTERED PROFESSIONAL CIRCUS UNMULTIPLYING BOOKER
CHARTERED PROFESSIONAL CIRCUS DIVIDING BOOKER
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CHARTERED PROFESSIONAL CIRCUS DIVIDING BOOKER
CHARTERED PROFESSIONAL CIRCUS UNDIVIDING BOOKER



Progress Print
Not For Construction



Attachment B

December 14, 2023 ARB Meeting Minutes

The Row Landscaping

February 29, 2024
Architectural Review Board Meeting
Project 23-2257-DPR/CDP

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

Boardmembers absent: Patrick O'Connor

OTHERS PRESENT: Approximately 6 members of the public were in attendance.

PUBLIC COMMENT:

Patrick Crooks introduced himself as the new President of the Board for the Citizens for the Carpinteria Bluffs. Mr. Crooks encouraged the ARB members to consider the existing condition of the Bluffs and commented about policy inconsistencies referenced in the latest incomplete letter for the Carpinteria Farm project, which will be before the ARB at their next meeting (January 25, 2024). Mr. Crooks encouraged the ARB members to review existing City policies regarding views and open space, and asked Staff if the January 25, 2024 meeting would be televised or available via Zoom or other electronic methods for public participation.

PROJECT REVIEW

- 1) Projects: Scerni New Residence, Project 22-2184-DP/VM/CDP
Address: 4610 Fourth Street
Applicant: Jeremy Roberts, architect, for Gregg and Beth Scerni
Planner: Syndi Souter

Request of Jeremy Roberts, architect for Gregg and Beth Scerni, to consider Project 22-2184-DP/VM/CDP for final review of a proposal to construct a new 2,257 square-foot two-story single-family dwelling with an 838 square-foot partially-covered deck, and a detached 504 square-foot two-car garage with a storage loft. The maximum height of the proposed residence would be 29.38 feet and the maximum height of the proposed garage would be 22.5 feet. The property is a 11,556 square-foot parcel zoned Planned Residential Development (PRD-20), and shown as APN 003-431-005, addressed as 4610 Fourth Street.

Ex Parte Communications Disclosure: None

Staff Comments:

Syndi Souter provided a presentation and described the updates to the project plans in response to the ARB's preliminary approval comments including: adding an "eyebrow" roof feature over the windows on the west elevation, and to replace the previously proposed manzanita trees with strawberry trees (*Arbutus marina*). She further described plan updates including the proposed dark sky compliant light fixtures and reviewed the architectural details and materials. Ms. Souter noted that the project was approved by the Planning Commission on 9/5/23 and that the Planning Commission did not require any revisions or special conditions requiring ARB review.

Applicant Comments:

The project architect, Jeremy Roberts, clarified the lighting details, including the dark sky compliant exterior fixtures and path light details and wattages.

Public Comment: None.

Boardmember Discussion:

Boardmember Johnson had questions regarding the wattage of the proposed light fixtures, which the architect clarified were low wattage LED.

The ARB members complimented the applicant on the successful execution of the project.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Blakemore, to recommend Final approval as submitted.

VOTE: 4-0 (Boardmember O'Conner Absent)

2) Projects: Zins Condominium Triplex, Project 21-2083-DP/CDP

Address: 4905 Eighth Street

Applicant: Dylan Chappell, architect, for Brandon Bono

Planner: Syndi Souter

Request of Dylan Chappell, architect, for Jerry and Lisa Zins, to consider Project 21-2083-DP/CDP for final review of a request to demolish an existing single-story 1,124 square-foot single family residence and construct a new 5,822 square-foot two-story condominium triplex with an attached five-car garage. The property is an 8,391 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-311-011, addressed as 4905 Eighth Street.

Ex Parte Communications Disclosure: None.

Staff Comments:

Syndi Souter provided a presentation and described the updates to the project plans in response to the ARB's preliminary approval comments of: adding additional trees along Cedar Place and at the corner of Eight St. and Elm Ave.; adding additional landscaping in the courtyard; considering lowering the plate heights, and to raise the sill heights and shift the location of the living/dining room windows of Unit 3. Ms. Souter noted that the project was approved by the Planning Commission on 3/16/23 and that the previously proposed roof deck has been eliminated. She further described plan updates and requested ARB to specifically comment on the project's neighborhood compatibility, window placement, utility door location, landscaping, and overall frontage design.

Applicant Comments:

George Manuras, agent for the owner, responded to questions from the ARB regarding the utility door design and clarified the landscape changes and overall responses to the ARB's preliminary approval comments. Mr. Manuras commented that the utility door could have battens instead of being solid wood as reflected on the plans. Jerry Zins, owner, described the thought process for the window

locations in response to comments from adjacent neighbors. Mr. Zins also questioned the proposed tree planter placement in relation to the driveway.

Public Comment: Nick Renfro spoke on behalf of his parents, who reside at 4910 7th Street. Mr. Renfro expressed privacy concerns about the location of Unit 3's bedroom windows (second story, south elevation), and asked if they could be relocated.

Boardmember Discussion:

Chair Stein and Boardmember Blakemore commented that the proposed tree placements will help mitigate neighbor privacy concerns.

Chair Stein expressed his preference for battens on the utility room door.

Boardmember Blakemore expressed concern that the proposed 24 path lights would be excessive and suggested that the number should be reduced by half (install every other light).

All Boardmembers expressed their overall support for the project.

ACTION: Motion by Boardmember Little, seconded by Boardmember Johnson, to recommend Final approval with condition to reduce number of path lights by half (12 total) and to add battens to the utility room door.

VOTE: 4-0 (Boardmember O'Conner Absent)

- 3) Projects: Bono Duplex Addition & Remodel, Project 23-2237-CUP/CDP/ARB
Address: 4788 & 4792 Dorrance Way
Applicant: Dylan Chappell, architect, for Brandon Bono
Planner: Syndi Souter

Request of Dylan Chappell, architect for Brandon Bono, to consider Project 23-2237-CUP/CDP/ARB for preliminary review of a proposal to construct a new 371 square-foot second-story addition to the existing 1,781 square-foot single-story duplex and to convert the existing 354 square-foot carport into a two-car garage. The resultant duplex would be 1,798 square feet in size with an attached 354 square-foot two-car garage, for a total size of 2,152 square feet. The maximum height of the duplex would be 21 feet above existing grade. The property is a 4,400 square-foot parcel zoned Planned Residential Development (PRD-20), and shown as APN 003-435-006, addressed as 4788 and 4792 Dorrance Way.

Ex Parte Communications Disclosure: None.

Staff Comments:

Syndi Souter provided a presentation and described the overall scope of work. Ms. Souter described the updates to the project plans in response to the ARB's conceptual review comments of: converting the proposed carport to a garage; adding a deck or balcony to the front of the addition; providing a landscape plan; keeping the blue entry doors, and to be mindful of future sea level rise/flood impacts with the project design. Ms. Souter requested the ARB to specifically comment on the project's architectural style and massing of the second story addition, neighborhood compatibility, public views.

from street frontages, and landscape/hardscape and fence design. Ms. Souter also presented photos of the story pole installation and noted the views of the story poles from various vantage points surrounding the project site.

Applicant Comments:

George Manuras, agent for the owner, provided overall comments on the updates to the project in response to the ARB's conceptual review comments and specifically described how the fence location was chosen. Mr. Manuras expressed concern regarding pushing the fence further into the property given the small yard and that any required boarder or planting area on the street side of the fence would be damaged by cars parking along the street frontage. Mr. Bono, the owner, answered questions re: tree species raised by Boardmember Blakemore and clarified that he is open to a strawberry tree as an alternative. Mr. Bono and Mr. Manuras responded to questions from Boardmember Little clarifying the door locations on the ground floor and the related pathways/circulation, and provided clarification as to the patio locations on each side of the site.

Public Comment: None.

Boardmember Discussion:

Boardmember Blakemore provided overall positive comments regarding the landscape and hardscape plan, but requested that the applicant consider planting vines on the front yard fence if space allows considering the proximity to the right of way.

Boardmember Johnson asked Boardmember Blakemore if there is sufficient landscaping proposed along the northern property line and if there would be room for additional vine plantings. A general discussion between the applicant and the boardmembers ensued, with the consensus being that the applicant should explore the opportunity for planter pockets or planted pots to add landscaping along the northern fence line.

Chair Stein responded to clarifications from Mr. Bono as to how the proposed front fence would align with the neighbor's fence, and agreed that pushing the fence back is not required.

The ARB summarized their main comments:

- study opportunities to add plantings (vines) along fence fronting Dorrance Way and Holly Avenue, and
- study opportunities to add vertical plantings or vines along the north property line.

ACTION: Motion by Boardmember Blakemore, seconded by Boardmember Johnson, to recommend Preliminary approval with comments to Planning Commission attached.

VOTE: 4-0 (Boardmember O'Conner Absent)

- 4) Projects: The Row Business Park Landscape Improvements, 23-2257-DPR/CDP
Address: 4185 – 4198 Carpinteria Avenue
Applicant: Sam Maphis, Landscape Architect, for Carpinteria Business Park Partners
Planner: Brian Banks

Request of Sam Maphis, Landscape Architect, for Carpinteria Business Park Partners to consider Project 23-2257-DPR/CDP for preliminary review of a request to complete new and rehabilitated landscape and hardscape improvements to The Row business park. Landscape improvements would include a comprehensive refurbishment of the existing landscape planter areas along the Carpinteria Avenue frontage and within the parking areas along the rear and side of each building. Also proposed is a new eight-foot wall along the Highway 101 frontage, pedestrian access improvements to join existing building access paths to the bikeway and sidewalk, and new bike parking areas. The 4.11-acre project site is zoned Commercial Planned Development with Residential Overlay (CPD/R) shown as APN 004-031-017, -018 and -019, and addressed as 4185 – 4198 Carpinteria Avenue.

Ex Parte Communications Disclosure: Boardmember Blakemore noted that her spouse is a tenant in one of the units, but had not discussed the project in detail with her spouse, and had no conflict.

Staff Comments:

Brian Banks presented the project and described the scope of work. Mr. Banks requested specific comments with respect to the overall landscape and hardscape design and choice of plan species, the need for plantings/vine on freeway side of proposed wall, and to confirm appropriateness and adequate setback of seating area from multi-use path on Carpinteria Avenue frontage.

Applicant Comments:

Sam Maphis, Landscape Architect provided a summary of the design intent and provided specific comments related to the distance of the proposed seating area from the path. Mr. Maphis expressed that he studied the distance of the lowest course of the staked wall, which would be approximately 12 inches from the path, and that the wall is battered so the next courses are setback even further. He further expressed that the closest portion of the wall is at the apex of the curve and so most of the wall is setback much further from the path. Mr. Maphis also provided additional information on the proposed tree species and clarified the material for the proposed 8 ft CMU wall.

Boardmember Discussion:

Boardmember Blakemore asked if another material for the patio wall was considered, such as Corten steel, to keep with the more contemporary feel of the recent façade improvements and create a greater setback without needed to stack the wall. Mr. Maphis explained that the wall will have a “clean” interlocking pattern that would be compatible and the idea is the wall is more of a landscape feature than part of the design of the buildings and the green screen will break up buildings and pull together with the landscaping.

Boardmember Little asked if there were any building code considerations for the height of the patio wall, and Mr. Maphis and Boardmember confirmed that with the wall less than 30 inches, there are no railing requirements or building code implications.

Boardmember Johnson asked about the wall material and finish and confirmed that the color and material will match the buildings. He also asked if the wall could be broken-up or jogged in some way.

Chair Stein was concerned about graffiti and the “blank canvas” of having a wall with no vine screening. The whole board concurred with this concern. Boardmember Johnson suggested an opening be incorporated into the wall. Mr. Maphis and the Board discussed the concept of creating a

scupper or “notch” at certain intervals along the planting grade to allow the creeping plant species to cover the freeway side of the wall in addition to the interior side of the wall as currently proposed.

Boardmember Little questioned if the bicycle racks are of sufficient size to allow e-bikes. Mr. Maphis clarified that the racks are designed as bollards so there should not be any spacing concerns.

Boardmember Blakemore questioned if any path lighting is proposed and Mr. Maphis clarified that no lighting is proposed and will study to confirm that existing lighting is sufficient by code for safety of pedestrians. Boardmember Blakemore also wanted to confirm no clean up or plant removal is proposed to the west “triangle” along the railroad tracks, which was confirmed by Mr. Maphis and Staff.

The ARB summarized their main comments:

- provide details on patio wall pattern and design
- incorporate notches into freeway wall to allow vine to cover freeway side of wall in addition to property side of wall.
- confirm if path lighting is required for safety and if so, provide lighting details on final plans.

ACTION: Motion by Boardmember Blakemore, seconded by Boardmember Johnson, to recommend Preliminary approval with comments to the Director attached.

VOTE: 4-0 (Boardmember O’Conner Absent)

OTHER BUSINESS: None.

CONSENT CALENDAR:

5. Action Minutes of the Architectural Review Board Meeting of October 26, 2023

ACTION: Motion by Boardmember Stein, seconded by Boardmember Blakemore, to adopt the minutes as proposed.

VOTE: 3-0-1 (Johnson abstain; O’Conner absent)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: None.

ADJOURNMENT

Chair Stein adjourned the meeting at 7:05 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, January 25, 2024. All Boardmembers present indicated they expect to be in attendance.

Chair, Architectural Review Board

ATTEST:

~~Secretary, Architectural Review Board~~

Attachment C

Preliminary Architectural Review Plans (Superseded)

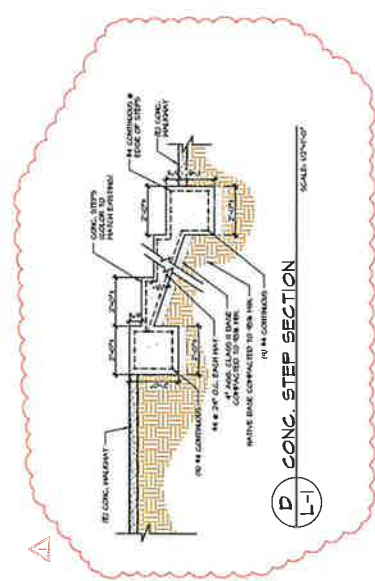
The Row Landscaping

February 29, 2024

Architectural Review Board Meeting
Project 23-2257-DPR/CDP



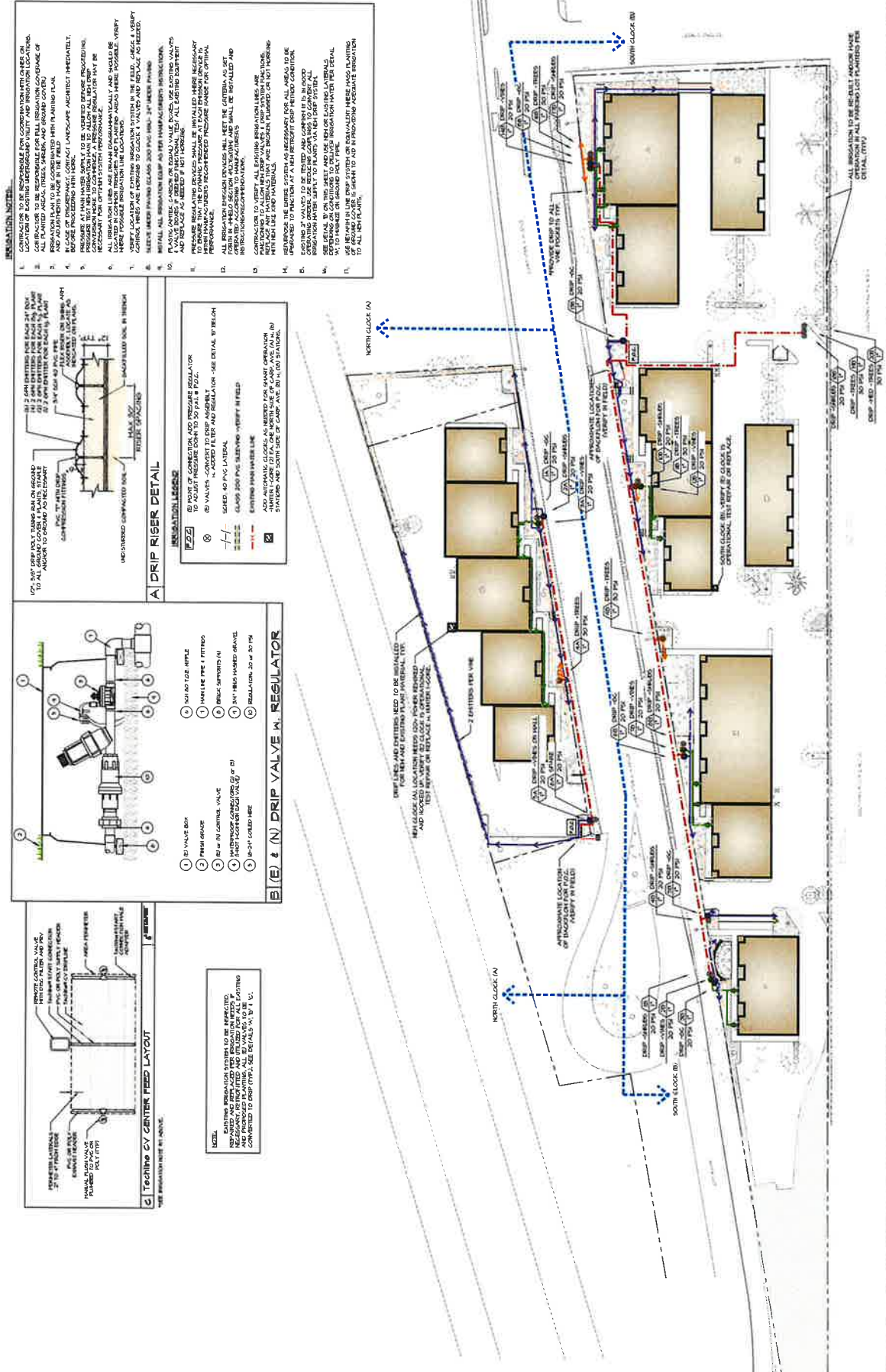
LANDSCAPE CALCULATIONS	
TOTAL SITE NET AREA	= 179,031.6 S.F. - PER COUNTY ASSESSOR
LANDSCAPE AREA=	35,936.66 S.F. = 20.07%
ADDITIONAL LANDSCAPE AREA	= 29,000 ± S.F.



(1) 44 CONTINUOUS —————
 SCALE: 1/4" = 1'-0"
 D CONC. STEP SECTION
 L-1

PRELIMINARY IRRIGATION PLAN

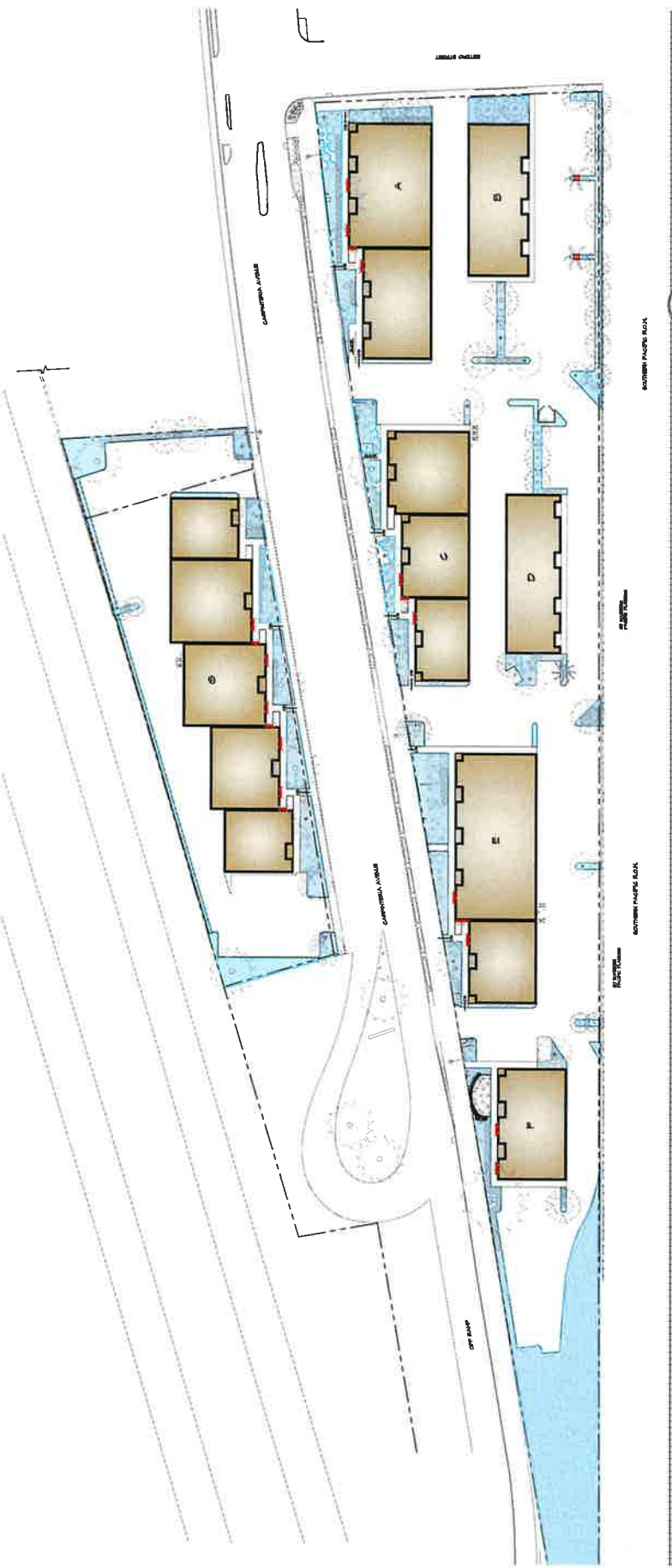
Progress Print
Not For Construction

[illegible]

The diagram illustrates a drip irrigation system layout. A main line runs horizontally across the top, with a valve box (1) at the left end. From this main line, several lateral lines branch out to various components: a pressure gauge (2) is connected to the main line; a pressure gauge (3) is connected to a filter (4); a pressure gauge (5) is connected to a pressure regulator (6); a pressure gauge (7) is connected to a pressure gauge (8); a pressure gauge (9) is connected to a pressure gauge (10); and a pressure gauge (11) is connected to a pressure gauge (12). The system is designed to deliver water to various plants and trees, including a large tree, a medium tree, a small tree, a shrub, a bush, a flower bed, and a lawn.

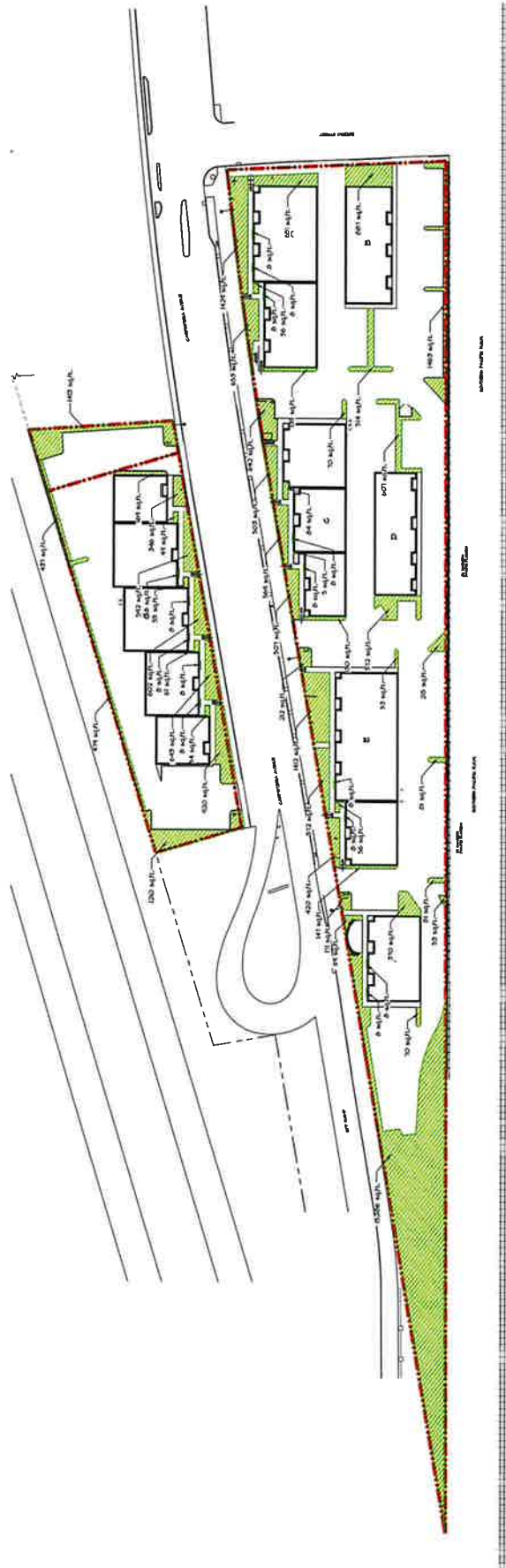
- 1) VALVE BOX
- 2) PRESS. GAUGE
- 3) PRESS. GAUGE
- 4) FILTER
- 5) PRESS. GAUGE
- 6) PRESS. GAUGE
- 7) PRESS. GAUGE
- 8) PRESS. GAUGE
- 9) PRESS. GAUGE
- 10) PRESS. GAUGE
- 11) PRESS. GAUGE
- 12) PRESS. GAUGE

SCALD, P. • SCALD





1. CONTRACTOR TO BE RESPONSIBLE FOR COORDINATING WITH OWNER FOR LOCATION OF MECHANICAL UTILITIES.
2. PLANT LAYOUT TO BE CONVENIENT OF CONTRACTOR, OWNER AND MAINTENANCE PERSONNEL.
3. PLANT LAYOUT TO TAKE INTO ACCOUNT ALL NECESSARY PLANT TO MAKE TANK ADJUSTMENTS AS NECESSARY.
4. CONTRACTOR TO BE RESPONSIBLE FOR FULL INSURANCE OF ALL PERSONNEL AND EQUIPMENT.
5. INSTALLATION TO BE COORDINATED WITH PLANTING PLAN.
6. ALL PLANTER ARE TO BE PLANTED WITH 100% PLANTING PLAN. ALL PLANTER ARE TO BE PLANTED WITH 100% PLANTING PLAN. ALL PLANTER ARE TO BE PLANTED WITH 100% PLANTING PLAN.
7. ANY (1) UNDESIRABLE OR OBSTACLES IN THE PLANTING AREA ARE TO BE REMOVED OR TO BE BURNED TO MAKE SURE PLANTING IS PROCEEDING AS INTENDED.
8. ALL PLANTER ARE TO BE PLANTED WITH 100% PLANTING PLAN. ALL PLANTER ARE TO BE PLANTED WITH 100% PLANTING PLAN. ALL PLANTER ARE TO BE PLANTED WITH 100% PLANTING PLAN.
9. ALL PLANTER ARE TO BE PLANTED WITH 100% PLANTING PLAN. ALL PLANTER ARE TO BE PLANTED WITH 100% PLANTING PLAN. ALL PLANTER ARE TO BE PLANTED WITH 100% PLANTING PLAN.
10. ALL PLANTING TO BE PLANTED ASSETS FOR PROTECTION.



LANDSCAPE CALCULATIONS	
TOTAL SITE NET AREA	= 179,091.6 S.F. - PER COUNTY ASSESSOR
LANDSCAPE AREA=	35,996.66 S.F. = 20.07%



NORTH

SCALE: 1" = 400'

LANDSCAPE AREA CALCULATIONS

**CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of February 29, 2024**

Agenda Item #2

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 23-2267-ARB/SIGN **Planner:** Brian Banks
Address: 5606 Carpinteria Ave
APN: 001-070-009
Zoning: Commercial Planned Development (“CPD”) district
Visitor-serving Commercial (“V”) overlay district
Applicant: John Iadipaolo, Artistic Sign Group, for HMBL, LLC, Owner

Project Review: ☐ Conceptual
☒ Preliminary
☐ Final

PROJECT DESCRIPTION

This is a preliminary review of a request to replace the existing freeway sign for the Holiday Inn Express and Suites located at 5606 Carpinteria Avenue. The proposed project would remove the existing approximately 21-foot-tall pole sign along the U.S. Highway 101 frontage, and replace it with an approximately 25-foot-tall pole sign in the same location. The existing sign is approximately 97 square feet in area, and the replacement sign would be reduced to approximately 51 square feet in area. The existing stone base and steel column supports would be reused. The replacement sign requires approval of a modification to exceed the CMC sign ordinance maximum height of 20 feet and to allow construction of a replacement pole sign.

The proposed Sign Plans are included as Attachment A.

PROJECT BACKGROUND

Project Setting

The 2.38-acre (103,673 square feet) site is located along the eastern portion of Carpinteria Avenue corridor near the intersection of Dump Road. The site fronts Carpinteria Avenue to the south, and U.S. Highway 101 to the north. Motel 6 lies to the west, and Alamo Self Storage to the east.

The site is landscaped with a screening hedge along the property’s approximately 650 feet of freeway frontage. In addition, existing landscaping exists along the perimeter of the property, and within the interior areas nearest the buildings and parking areas. Permits were approved in 2019 to allow construction of solar carports over the existing parking spaces along the freeway

frontage and northern half of the parking area along the western property line (Project 18-1946-DPR/CDP).

While the surrounding neighborhood development has remained relatively unchanged, the recently completed U.S. Highway 101 improvement project resulted in a major change in the vicinity of the project site by expanding the freeway width and raising the elevation of the freeway surface by approximately 8.25 feet.

Photographs of the pre- U.S. Highway 101 project are included as Attachment B.

The project site is designated Visitor-serving Commercial (“VC”) on the City’s General Plan/Coastal Plan Land Use Map and is located within Community Design Subarea 2: the Downtown/Old Town District. The property is zoned Commercial Planned Development (“CPD”), and is subject to the requirements of the Visitor-serving Commercial (“V”) Overlay District.

Freeway Sign History

The original freeway sign was approved by the Planning Commission in 1996 (Project No. 96-785-DP) as a component of the overall Development Plan and Coastal Development Permit (CDP) approval of the motel project (formerly “Comfort Suites”). Subsequent to the Development Plan/CDP approval, several revisions to the originally approved freeway sign were approved:

- December 11, 1997 - Freeway sign approved at 20 ft. maximum height with wooden columns and stone base.
- July 16, 1998 - Revised freeway sign location approved with “Height of freeway sign to be consistent with Motel 6 sign.”
- August 12, 1999 - Material change from wooden columns to aluminum, height to be consistent with Motel 6 sign.
- January 21, 2004 - Sign face change from Comfort Suites to Holiday Inn Express & Suites (logo, graphics, and text).
- May 6, 2010 - Replaced previously approved sign face with current sign face design (logo, graphics, and text).

PROJECT ANALYSIS

Carpinteria Municipal Code (“CMC”)

Sign Regulations

New or revised signs are regulated by the provisions of CMC Chapter 14.58- Sign Regulations.

Pole Signs

In March 1999, the City Council adopted Ordinance No. 505, which repealed and replaced in its entirety the City's sign regulations (CMC Chapter 14.58). As part of the updated sign regulations, certain sign types were prohibited throughout the city, including pole signs (CMC 14.58.050(5)). The definitions section of Chapter 14.58 defines a "pole sign" as *any sign mounted on one or more supports so that the bottom of the sign is higher than six feet above grade (14.58.020(18))*.

Based on the above-noted definition, the subject sign meets the definition of a "pole sign." Accordingly, following the adoption of Ordinance No. 505 in 1999, the existing pole sign was rendered legal nonconforming.

14.58.070 General regulations for all signs.

The applicable standards for a Freeway Frontage sign are provided below:

4. *Freeway Frontage. Parcel frontages that can be clearly viewed from U.S. Highway 101 shall also be considered a street frontage. Parcels with freeway frontage which also fall under the requirements of a planned sign program must have freeway signs reviewed as part of the sign program.*
 - a. *Permitted Sign Types on Freeway Frontage. The following signs shall be permitted on freeway frontage:*
 - (1) *Monument Signs.¹ One such sign per freeway frontage, except that monument signs may be prohibited where, because of the location or configuration of parcels, monument signs would create negative aesthetic impacts or conditions hazardous to pedestrians, motorists, or the public. Overall height measured from the average finished grade to the top of the enclosure shall not exceed twenty feet, not to exceed one hundred square feet per sign face. Maximum of two sign faces per sign;*
 - (2) *Wall Signs. One square foot per linear foot of freeway frontage, not to exceed one hundred square feet total.*

The existing freeway sign is legal non-conforming as to its currently constructed pole sign design and its height at approximately 21 feet. With approximately 650 feet of freeway frontage, the existing sign area complies with the maximum 100 square feet of sign area per sign face. The proposed project would replace the existing pole sign with a new pole sign that is smaller in area at approximately 51 square feet as compared to the existing sign area of approximately 97 square feet, resulting in an approximately 47% reduction in sign area. However, as the replacement sign

¹ Pursuant to CMC 14.58.020(12) and (14), a monument or ground sign is defined as "a freestanding sign sitting directly on the ground or near ground level on a solid pedestal, and located in an landscaped area equal to two or more times the square footage of the sign."

is of a prohibited sign type and is proposed to reach a maximum height of 25 feet, it would not conform to the allowed sign types or 20-foot maximum CMC height limit, and therefore would require approval of a modification to the allowed sign type and maximum height.

14.58.110 – Modifications and appeals. *A sign application may include a request for modification from the regulations set forth in this chapter.*

1. *Modifications. The architectural review board or community development department may consider modifications to the requirements of this chapter if it determines that such modification is necessary in accommodating the objectives of the sign design standards, and if at least one of the following findings is made:*
 - a. *Modification is required to render the sign more compatible with the color, material, shape, scale and style of its surroundings;*
 - b. *Modification is required because the architectural features of a building or structure restrict signage placement and identification;*
 - c. *Modification is required because the unique location of a business or use restricts signage placement and identification;*
 - d. *Modification is required to preserve a significant environmental, architectural, neighborhood thematic or historical element;*
 - e. *Negative aesthetic impacts as determined by the architectural review board or community development department are insignificant or outweighed by the public interest.*

The applicant is requesting the replacement sign primarily because of the alleged lost visibility for highway travelers as a result of the recently completed U.S. Highway 101 improvement project. Staff has analyzed the U.S. Highway 101 improvement plans and has received direct confirmation from Caltrans staff that the freeway segment in this area, including the landscaped shoulder abutting the project site, has been elevated approximately 8.25 feet as a result of the project. It appears the elevated roadway and intervening landscaping does partially reduce visibility of the sign from passing motorists on the highway.

Photographs of the subject sign as viewed from U.S. Highway 101 taken before and after the completion of the highway improvements are provided as Attachment C.

In reviewing the above-noted sign modification criteria, staff believes that modification Finding C could potentially be made because of the unique location of the business adjacent to the now substantially elevated freeway surface which restricts identification of the business' current sign as viewed by the travelling public. In addition, elevating the sign would allow for the existing screening hedge, the height of which is now trimmed to not conflict with the sign, to grow higher and provide more screening both from the freeway to the site, and from the site to the newly elevated freeway surface. Finally, the applicant has purposefully reduced the sign area by approximately 47% as compared to the existing sign to reduce the potential aesthetic impact of the revised (higher) sign.

However, staff also acknowledges the intentional decision by the City to amend its sign regulations in 1999 to, among other things, prohibit new pole signs. According to the staff reports prepared at the time of the update to the sign regulations, pole signs were added to the list of prohibited sign types because of the negative aesthetic impacts of this type of signage, and to ensure that existing pole signs would, over time, be removed or replaced with conforming signs under the revised ordinance. In the instant case, approval of a modification would allow the existing pole sign to remain and be modified with an increased height.

The existing freeway sign is internally illuminated, as would be the proposed revised sign. Consistent with past practice, if approved, the revised sign would be conditioned to require that the internal lighting be dimmable to reduce the potential for nuisance or excessive lighting.

Design Review

In addition to the zoning criteria discussed above for the revised sign, the Board should also consider the following architectural review standards (CMC §2.36.080) in their evaluation of the proposed sign:

- a. *Overall building shapes, as well as parts of any structure (buildings, walls, screens, towers or signs), in proportion to and in scale with the site and with other existing or permitted structures in the area;*
- b. *Harmonious relationship with existing and proposed adjoining developments avoiding excessive variety or monotonous repetition but allowing similarity of style and random location;*
- c. *Harmony of materials, colors and composition of all sides of a structure or building;*
- d. *Consistency and unity of composition and treatment of exterior elevations;*
- e. *A limited number of materials on the exterior face of the building or structure (wood, concrete, brick, stone). The use of natural materials is encouraged;*
- g. *Site layout, orientation and location of structures, buildings and signs in an appropriate and well designed relationship to one another with consideration given to open spaces, topography, definition of pedestrian and vehicular areas, and exterior building lighting;*
- h. *Good design and appropriateness of structure to site; and*
- k. *Design of signs and lighting and other advertising media should harmonize with and be subordinate to the building it serves.*

Overall, staff believes the proposed revised sign and associated modification for the requested height increase represents a compromise of sorts. On the one hand, the height increase allows greater visibility of the Holiday Inn freeway sign in response to the substantial freeway height increase. While on the other hand, the substantial reduction in overall sign area reduces the potential aesthetic impact of the higher sign and allows for enhanced screening by allowing the existing hedge along the freeway to be maintained at a higher elevation.

The Board's comments on the proposed revised sign design, appropriateness to the site, and harmonization with the building and surrounding area is requested.

General Plan/Coastal Plan Neighborhood Policies

The City's Community Design Element of the General Plan contains both general over-arching policies and specific subarea policies. The project site is in the Downtown/Old Town District (Design Subarea 2). The following objectives and policies are relevant to the review of the proposed revised sign and related modification request.

CITYWIDE COMMUNITY DESIGN OBJECTIVES

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.*

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

Policy CD-7b: *Buildings should be designed to incorporate signs that conform to the city's sign ordinance. Signs should be integrated with building architecture and adequately identify businesses. Freestanding monument signs are discouraged.*

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

Policy CD-10e: *Frontages with existing uses such as the parking, loading or storage of vehicles should be screened with walls and plantings that are consistent with the neighborhood character. These elements should be in scale with pedestrians.*

Consistent with the above objectives and policies, the proposed revised sign offers a reasonable solution which provides the Holiday Inn adequate identification by increasing the height, while simultaneously reducing the overall sign area, thus ensuring the revised sign is compatible in terms of its size, scale and form with the surrounding properties, and with the district development pattern.

As discussed, the Board should consider the proposed revised sign design, appropriateness to the site, and harmonization with the existing building and surrounding area. The Board should also review and consider the required modification findings for the requested sign type and height increase, and confirm that at least one of the findings can be made considering the unique circumstances related to the substantial change in the freeway design. Finally, the ARB should consider whether the City should further extend the life of the non-conforming pole sign.

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.*

The internal illumination of the sign would be conditioned to provide dimming controls so lighting intensity can be adjusted down, if needed.

SUBAREA 2 OBJECTIVES & POLICIES

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

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

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

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

As discussed elsewhere, the proposed revised sign offers a balanced solution which provides adequate business identification by increasing the sign height, while simultaneously reducing the overall sign area, thus ensuring the revised sign is compatible with the Downtown/Old Town District and small beach town image of the City. However, the ARB should consider whether the City should further extend the life of the non-conforming pole sign.

SUMMARY OF ISSUES

- Proposed revised sign design, materials, colors and lighting;
- Modification request for the pole sign replacement and height increase, and required findings;
- Relationship of proposed signage standards to individual building architecture/identity; and
- Overall compatibility with surrounding development and "small beach town" image.

RECOMMENDATION

The Board should provide input on the proposed revised sign and related modification for the height exceedance; if the Board finds the sign design meets the applicable design criteria and at least one of the sign modification findings can be made, then the Board should recommend preliminary approval to the Community Development Director with their comments attached.

ATTACHMENTS

Attachment A – Proposed Sign Plans

Attachment B – Pre-Freeway Construction Photos

Attachment C – Current Freeway Frontage Photos

Attachment A
Preliminary Sign Plans

Holiday Inn Freeway Sign
Preliminary ARB Review
February 29, 2024

INN CODE: CPYCA

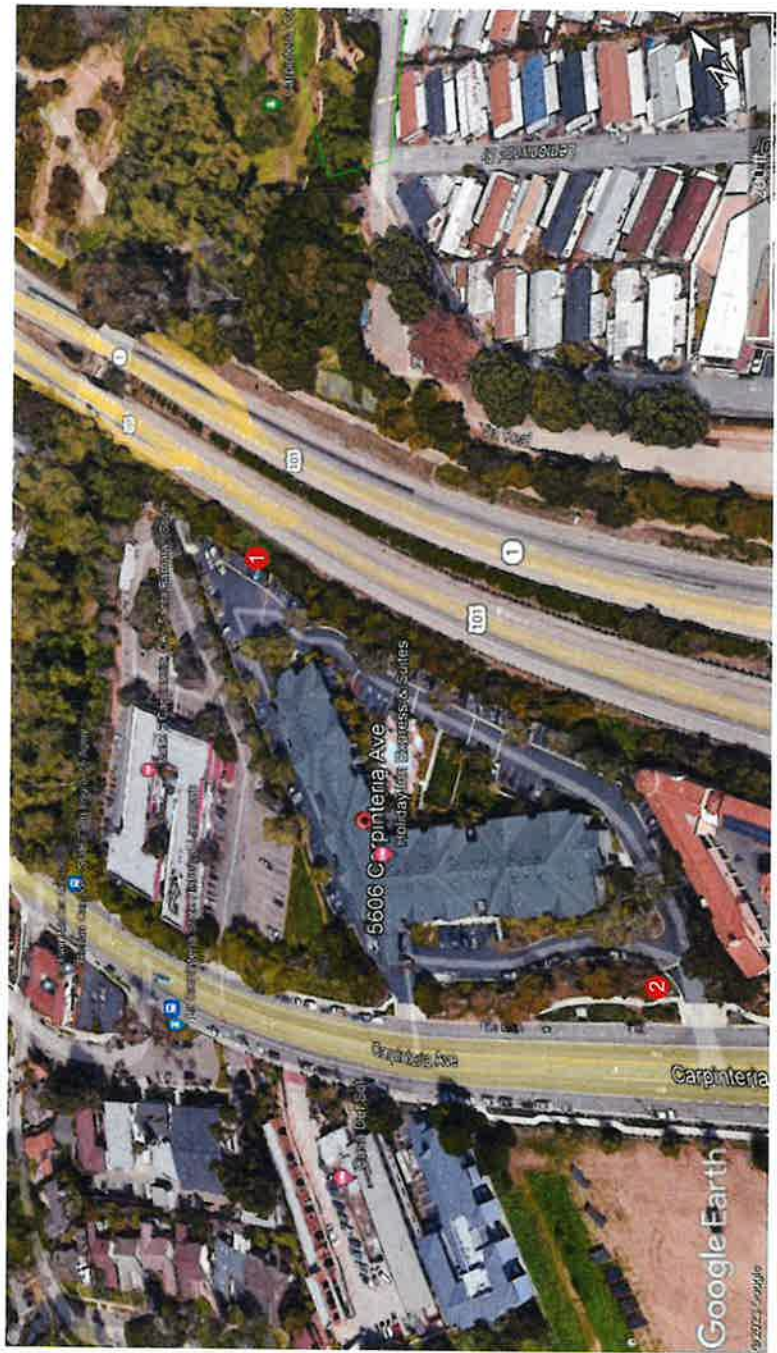
HOLIDAY INN EXPRESS & SUITES
5606 CARPINTERIA AVE
CARPINTERIA, CA 93013

EXISTING SIGNS:

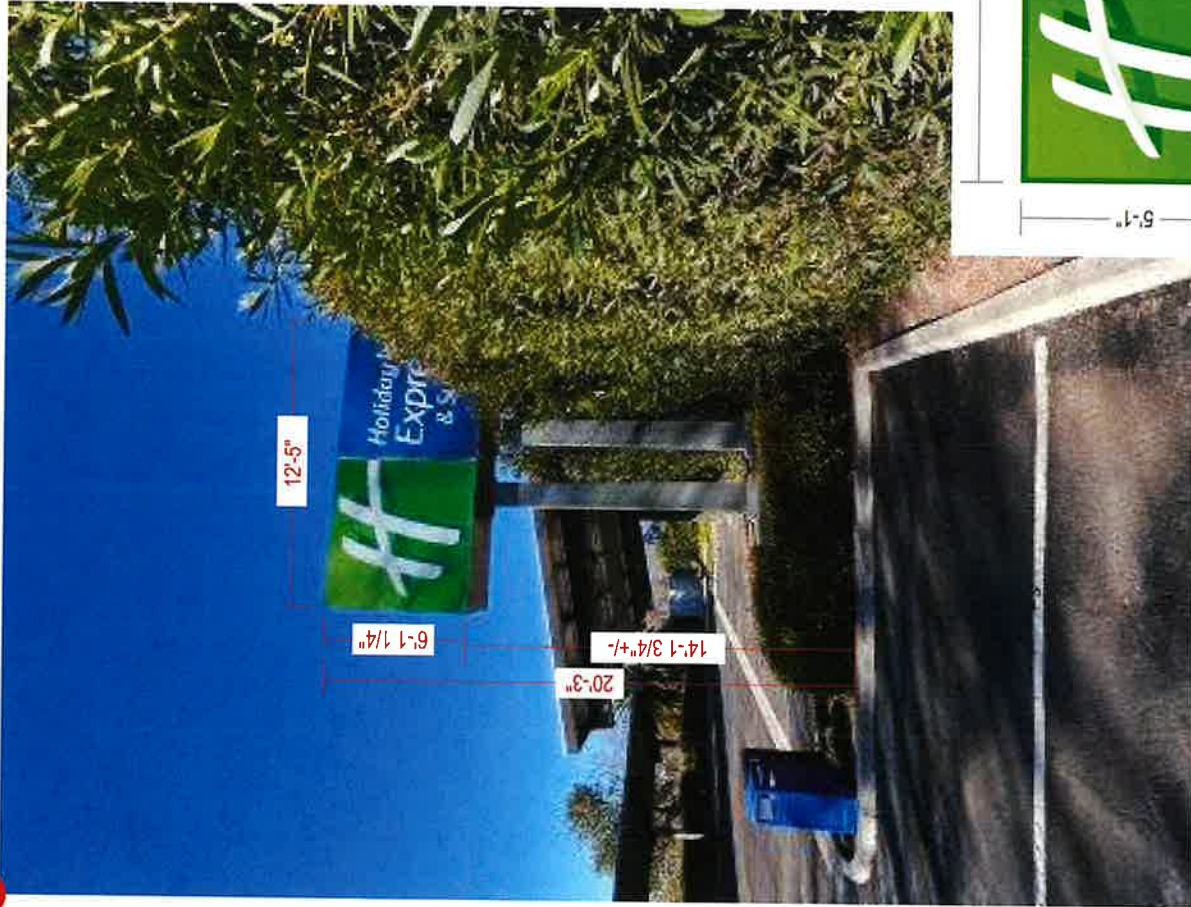
- 1 6'-1 1/4" X 12'-5" MIDRISE SIGN
AT 20'-3" OAH
- 2 2'-3" X 5'-4" MONUMENT SIGN

PROPOSED SIGNS:

- 1 5'-1" X 10'-3" MIDRISE SIGN AT 25'-0" OAH
- 2 SIGN TO REMAIN AS IS



persóna SIGNS LIGHTING IMAGE	Persona Signs, LLC 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 · www.personasigns.com	Customer: HOLIDAY INN EXPRESS & SUITES	Project No.: 388531	Request No.: 41296	This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. This is an original document created by Persona Signs, LLC. It is not to be reproduced, copied, or otherwise used without written permission from Persona Signs, LLC.	Customer Approval (Please Initial):
		Location: CARPINTERIA, CA	Prepared By: CTM	Date: 04/12/23		Revision: 1



EXISTING:
6'-1 1/4" X 12'-5" MID-RISE SIGN
BOXED AREA: 75.80 SQ FT



NOTE: POLES TO BE REUSED
FOR NEW CABINET.

PROPOSED:
5'-1 X 10'-3" MID-RISE SIGN
BOXED AREA: 52.10 SQ FT



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

persona SIGNS LIGHTING IMAGE Persona Signs, LLC 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 · www.personasigns.com	Customer: HOLIDAY INN EXPRESS & SUITES Location: CARPINTERIA, CA File Name: 388531 - R1 - CARPINTERIA, CA	Project No.: 388531 Prepared By: CM/CTM Date: 04/12/23 Revision: 1	Request No.: 41296 This sign is intended to be installed in accordance with the sign specifications of Article 100 of the National Fire Protection Association (NFPA) code. The code requires proper spacing and bonding of the sign. This is an original document created by Persona Signs, LLC. It is the property of Persona Signs, LLC and is not to be reproduced, copied, or otherwise used without written permission from Persona Signs, LLC.	Customer Approval (Please Initial): Approval Date:
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1



EXISTING:
6'-1 1/4" X 12'-5" MID-RISE SIGN
BOXED AREA: 75.80 SQ FT
AT 20'-3" OAH



PROPOSED:
5'-1 X 10'-3" MID-RISE SIGN
BOXED AREA: 52.10 SQ FT
AT 25'-0" OAH



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

NOTE: POLES TO BE REUSED
FOR NEW CABINET.

persona SIGNS LIGHTING IMAGE	Persona Signs, LLC 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com	Customer: HOLIDAY INN EXPRESS & SUITES	Project No.: 388531	Request No.: 41296	 This sign is intended to be installed in accordance with the requirements of Article 606 of the National Electrical Code and all other applicable local codes. This includes proper grounding and bonding of the sign. This is an optional document created by Persona Signs, LLC provided specifically for the client for their general use. This document should not be printed, reproduced, displayed or otherwise used without written permission from Persona Signs, LLC.
		Location: CARPINTERIA, CA	Prepared By: CTM		
		File Name: 388531 - R1 - CARPINTERIA, CA	Date: 04/12/23	Revision: 1	
		Customer Approval (Please Initial):			



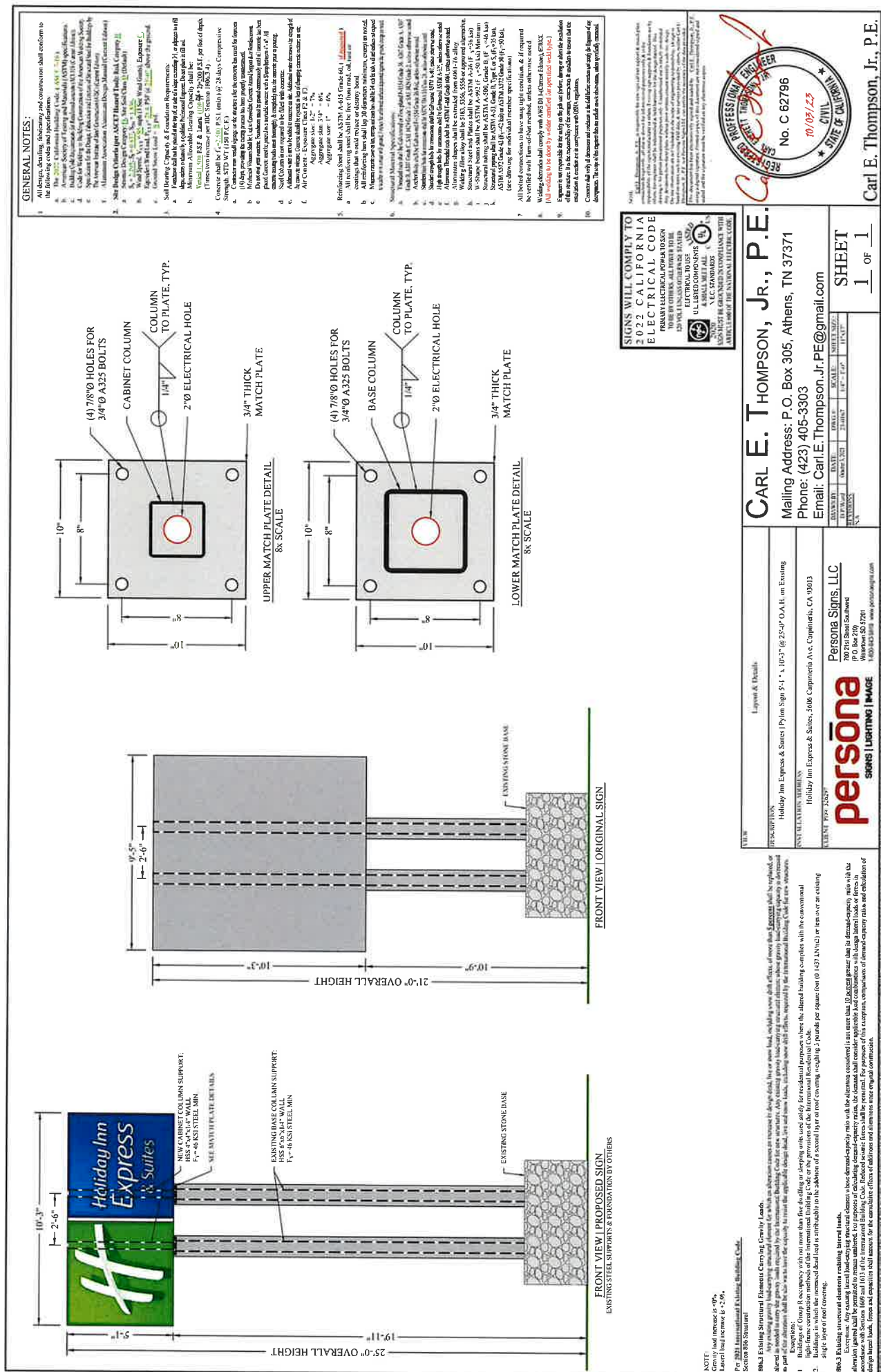
EXISTING:
2'-8" X 5'-4" MONUMENT SIGN
BOXED AREA: 14.22 SQ FT



PROPOSED:

EXISTING MONUMENT SIGN TO REMAIN AS IS

persóna SIGNS LIGHTING IMAGE	Persona Signs, LLC 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1 800.843.9888 • www.personasigns.com	Customer: HOLIDAY INN EXPRESS & SUITES		Project No.: 388531	Request No.: 41296	This sign is intended to be installed in accordance with the requirements of the local jurisdiction. This includes proper permitting and bonding of the sign. This is an original document created by Persona Signs, LLC provided specifically for the client for their personal use. This document should not be shared, reproduced, or otherwise used without written permission from Persona Signs, LLC.	Customer Approval (Please Initial): Approval Date:
		Location: CARPINTERIA, CA	Prepared By: CTM	Date: 04/12/23	Revision: 1		



NOTE:
Grav. load increase is +0%
Lateral load increase is +2.0%
Per 2021 International Building Code
Section 806 Structural

806.3 Existing Structural Elements Carrying Gravity Loads

Any existing gravity load-carrying structural element for which an increase in design load, live or snow load, excluding snow drift effects, of more than 5 percent shall be replaced or altered as needed to carry the gravity loads required by the International Building Code for new structures. Any existing gravity load-carrying structural element, where gravity load-carrying capacity is determined as part of the design, shall be able to carry the gravity loads required by the International Building Code, including snow drift effects, required by the International Building Code for new structures.

Exceptions:

1. Buildings of Group R occupancy with not more than five dwelling or sleeping units used solely for residential purposes where the altered building complies with the conventional light-frame construction methods of the International Building Code or the provisions of the International Residential Code.
2. Single-layer or roof covering.

806.3 Existing Structural Elements Carrying Gravity Loads

Exception: Any existing gravity load-carrying structural element, where demand capacity ratio is not more than 1.0, shall be deemed to be adequate to carry the gravity loads required by the International Building Code for new structures, where gravity load-carrying capacity is determined as part of the design, shall be able to carry the gravity loads required by the International Building Code, including snow drift effects, required by the International Building Code for new structures.

Exception: Any existing gravity load-carrying structural element, where demand capacity ratio is not more than 1.0, shall be deemed to be adequate to carry the gravity loads required by the International Building Code for new structures, where gravity load-carrying capacity is determined as part of the design, shall be able to carry the gravity loads required by the International Building Code, including snow drift effects, required by the International Building Code for new structures.



CARL E. THOMPSON, JR., P.E.
Mailing Address: P.O. Box 305, Athens, TN 37371
Phone: (423) 405-3303
Email: Carl.E.Thompson.Jr.PE@gmail.com

DATE	SCALE	SHEET NO.
08/01/23	1/4" = 1'-0"	1

PERSONA SIGNS, LLC
700 7th Street, Suite 200
Westport, NJ 07093
Phone: (201) 329-1234

SIGNS WILL COMPLY TO
2022 CALIFORNIA
ELECTRICAL CODE
FOR ALL ELECTRICAL WORK
120 VOLT SINGLE-PHASE
ELECTRICAL CODE
N.E.C. STANDARDS
100% TEST BE REQUIRED IN COMPLIANCE WITH
N.E.C. STANDARDS

FRONT VIEW | PROPOSED SIGN
EXISTING STEEL SUPPORTS & FOUNDATION BY OTHERS

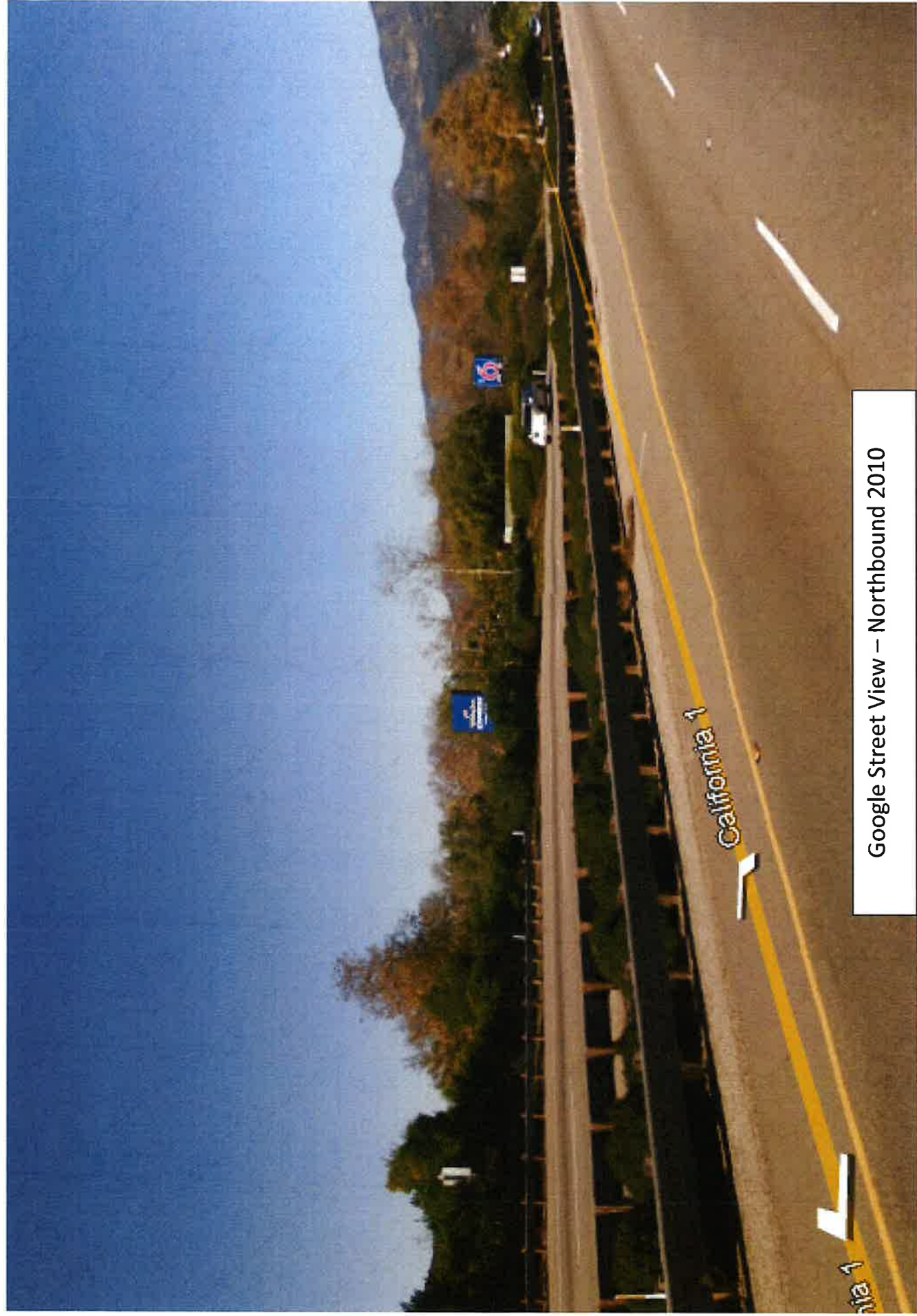
FRONT VIEW | ORIGINAL SIGN
EXISTING STONE BASE

GENERAL NOTES:

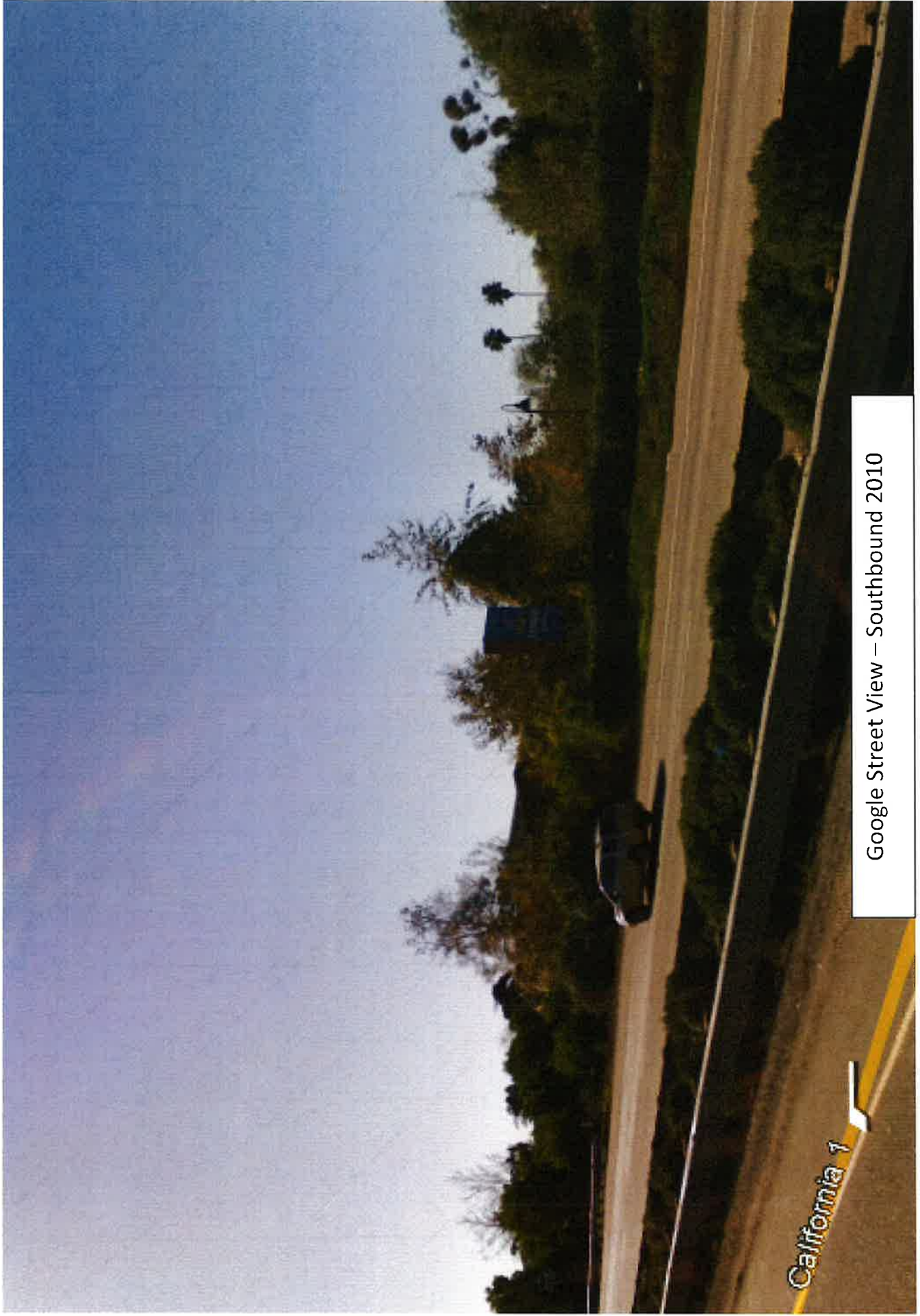
1. All design, detailing, fabrication and construction shall conform to the following codes and specifications:
 - a. The 2022 California Building Code (CBC) (7.1.1)
 - b. The 2022 California Electrical Code (CEC) (7.1.1)
 - c. The 2022 California Fire Code (CFC) (7.1.1)
 - d. The 2022 California Mechanical Code (CMC) (7.1.1)
 - e. The 2022 California Plumbing Code (CPC) (7.1.1)
 - f. The 2022 California Gas Code (CGC) (7.1.1)
 - g. The 2022 California Energy Code (CEC) (7.1.1)
 - h. The 2022 California Structural Code (CSC) (7.1.1)
 - i. The 2022 California Safety Code (CSC) (7.1.1)
 - j. The 2022 California Fire Code (CFC) (7.1.1)
 - k. The 2022 California Electrical Code (CEC) (7.1.1)
 - l. The 2022 California Fire Code (CFC) (7.1.1)
 - m. The 2022 California Mechanical Code (CMC) (7.1.1)
 - n. The 2022 California Plumbing Code (CPC) (7.1.1)
 - o. The 2022 California Gas Code (CGC) (7.1.1)
 - p. The 2022 California Energy Code (CEC) (7.1.1)
 - q. The 2022 California Structural Code (CSC) (7.1.1)
 - r. The 2022 California Safety Code (CSC) (7.1.1)
2. Steel Bridge Deck (per AISC 360) shall be used for all structural steel members.
3. Steel Deck (per AISC 360) shall be used for all structural steel members.
4. Steel Deck (per AISC 360) shall be used for all structural steel members.
5. Steel Deck (per AISC 360) shall be used for all structural steel members.
6. Steel Deck (per AISC 360) shall be used for all structural steel members.
7. Steel Deck (per AISC 360) shall be used for all structural steel members.
8. Steel Deck (per AISC 360) shall be used for all structural steel members.
9. Steel Deck (per AISC 360) shall be used for all structural steel members.
10. Steel Deck (per AISC 360) shall be used for all structural steel members.

Attachment B
Pre-Freeway Construction Photographs

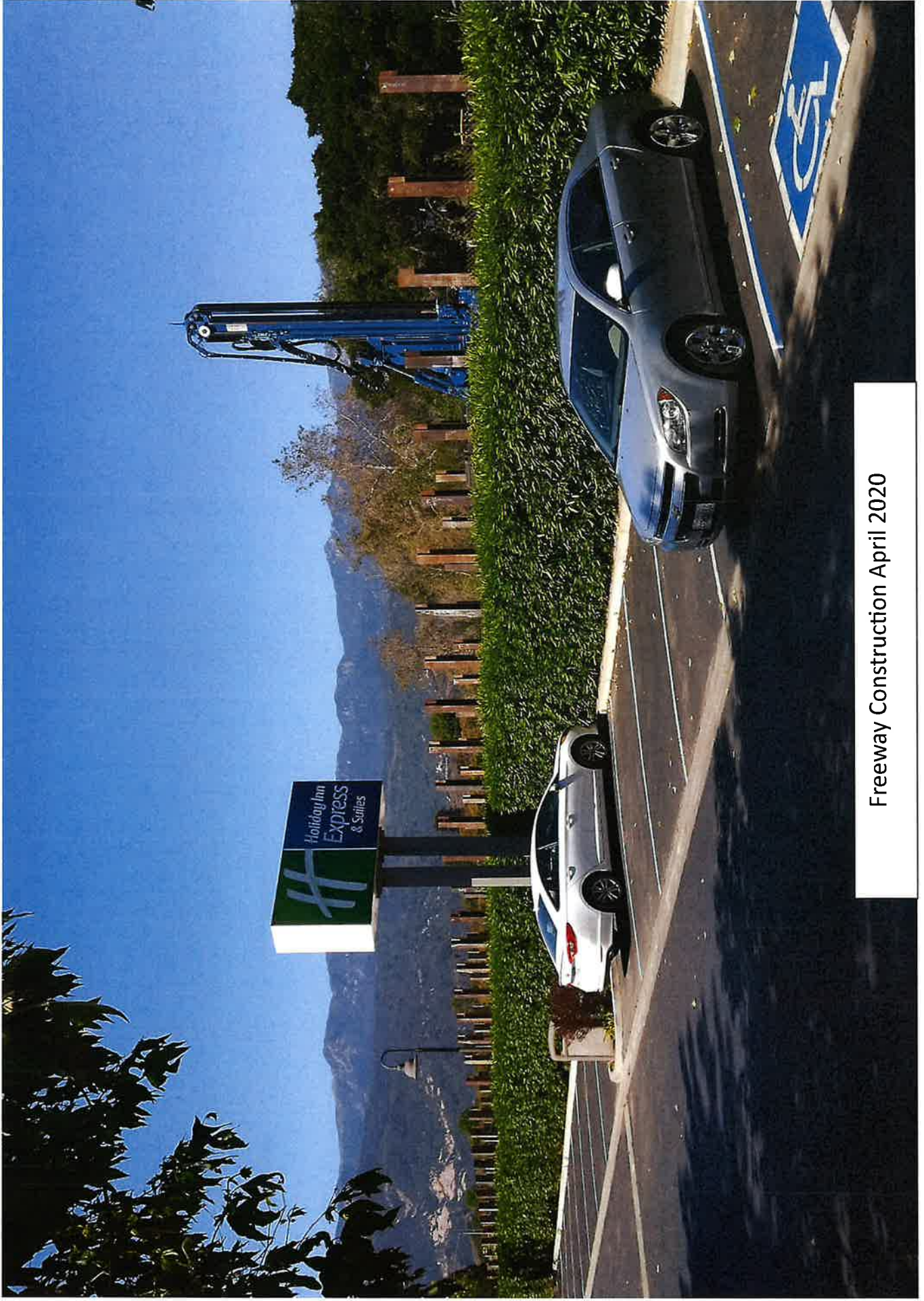
Holiday Inn Freeway Sign
Preliminary ARB Review
February 29, 2024



Google Street View – Northbound 2010



Google Street View – Southbound 2010



Freeway Construction April 2020



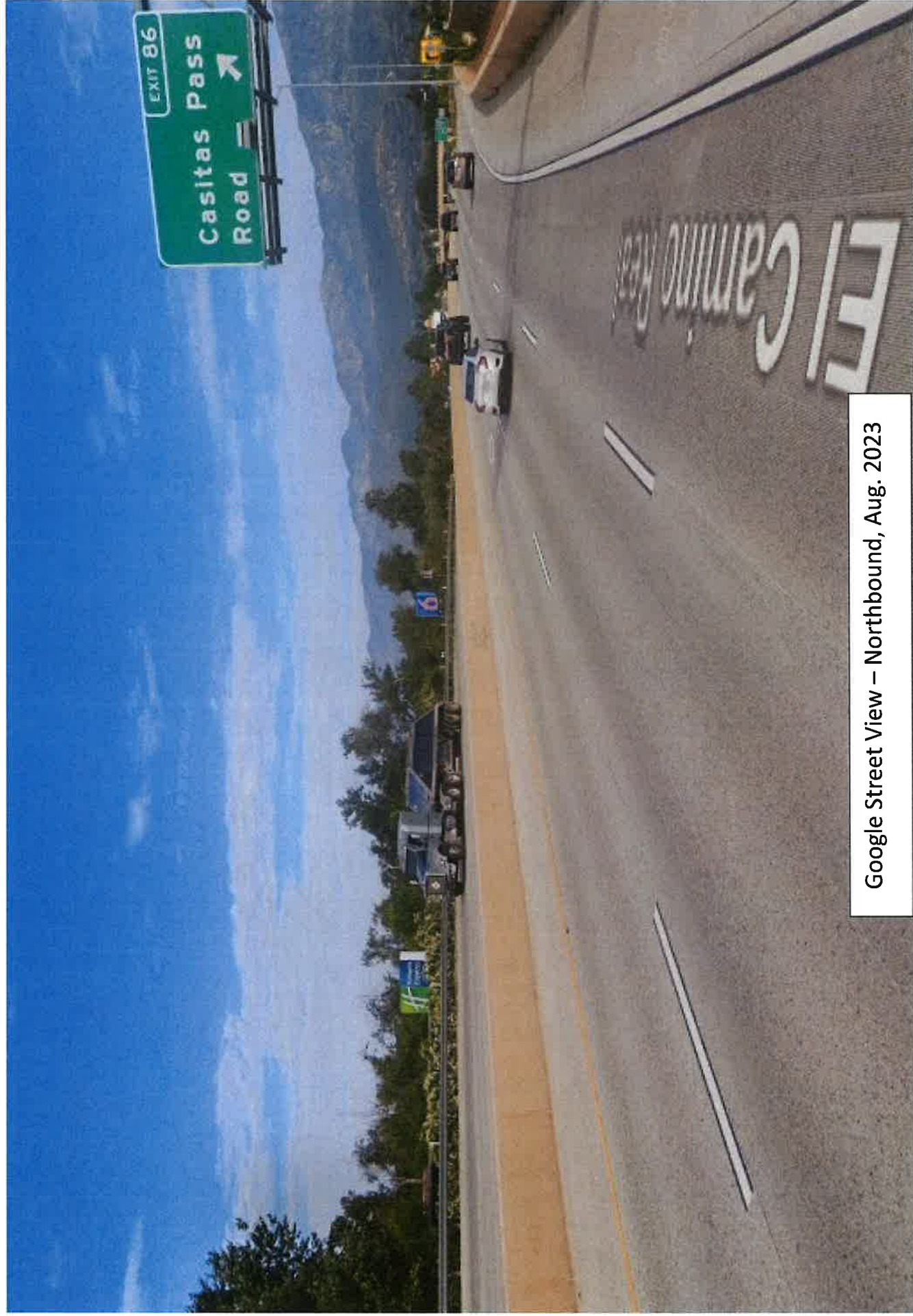
Freeway Construction April 2020

Attachment C
Current Freeway Frontage Photographs

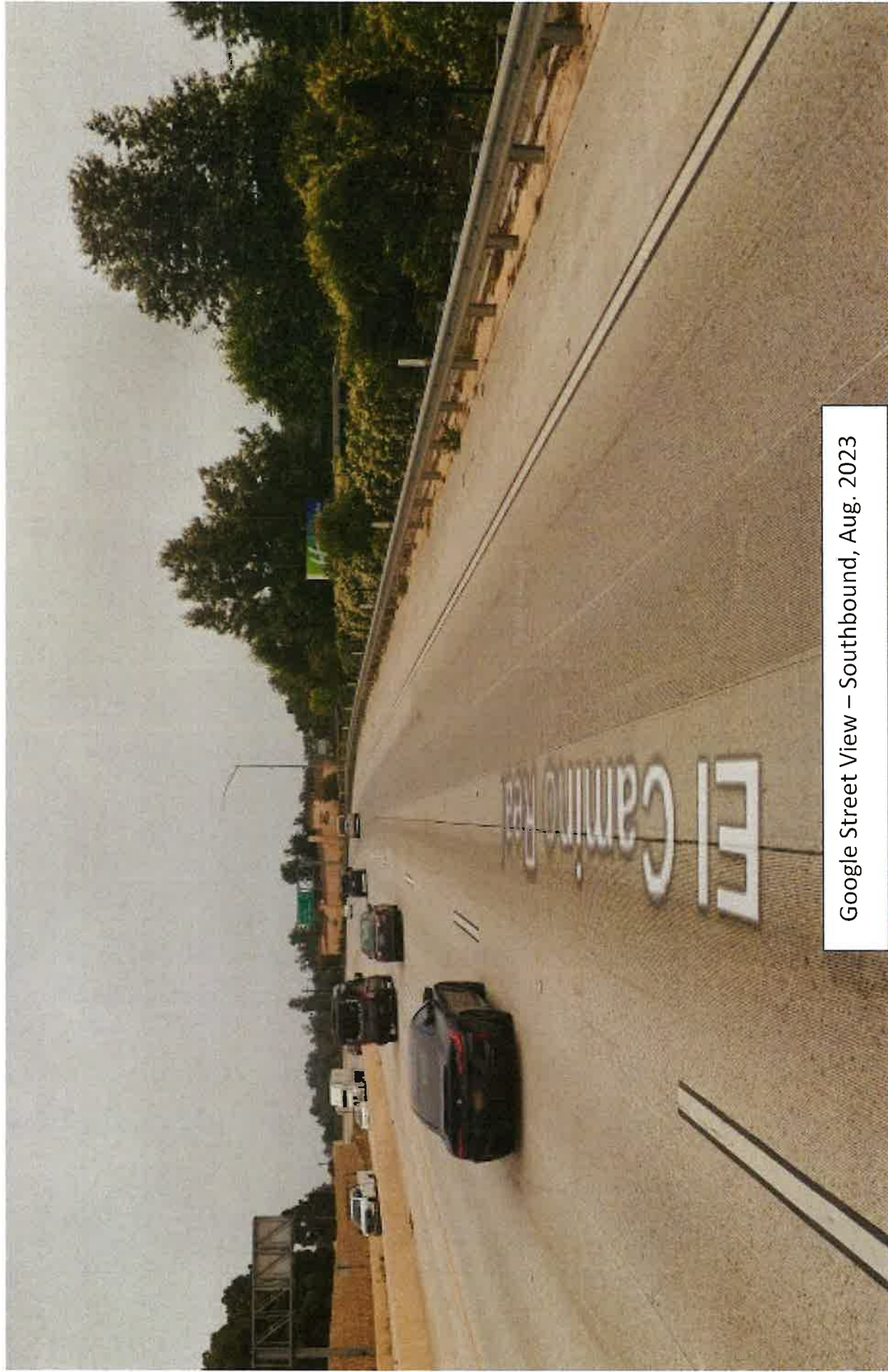
Holiday Inn Freeway Sign
Preliminary ARB Review
February 29, 2024



Viewing North from Second Floor (Current)



Google Street View – Northbound, Aug. 2023



Google Street View – Southbound, Aug. 2023

**CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of February 29, 2024**

Agenda Item #3

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 22-2164-DPR/CDP **Planner:** Marysol Smith
Address: 389 Linden Avenue
APN: 003-440-011
Zoning: Commercial Planned Development District (CPD)
Applicant: Jaime Parga, agent for Jesse Bustillos

Project Review: ☐ Conceptual
☐ Preliminary
☒ Final

PROJECT DESCRIPTION

This is the final review of a request to construct a new 1,137 square foot covered outdoor dining patio to replace the previously existing detached and enclosed dining room structure for the Spot Restaurant. The patio would feature a 378 square foot central area enclosed by a 3-foot 6-inch metal fence, and covered by solid metal roof. Additional covered outdoor dining areas, each measuring approximately 379 square feet, would be provided on either side of the fenced dining enclosure. These dining areas would feature overhead shade canopies supported by steel columns at the corners. The patio structure would be made of painted steel post and beam framing with a height that would range from 9 feet to 11 feet. The project would also include new hardscape, exterior lighting, parking area improvements, landscaping and other site improvements.

Updated plans are included as Attachment A.

PROJECT HISTORY

Architectural Review Board (ARB)

The project was presented to the ARB for **preliminary review on March 16, 2023**. Overall the Board expressed support for improvements to the site, as long as it maintained the existing character of the restaurant property. Boardmembers shared a variety of recommendations to further refine the project, particularly honing in on the customer experience, comfort, and site accessibility. The Board discussed landscaping, the customer order queue location, exterior lighting, parking lot improvements and the proposed colors and materials. The ARB ultimately recommended preliminary approval of the project to the Community Development Director with the following comments and recommendations:

- Reduce the proposed exterior lighting to the minimum necessary for site security. Additionally, incorporate the installation of a shield inside each fixture to block hotspots

and create softer light (the shield would hide the bulb from below and deflect the light around it). Additionally, consider adjustable illumination.

- Incorporate a concrete border around the paved parking spaces to better protect the asphalt edges.
- Provide for additional bike parking racks behind the restaurant, away from the busy sidewalk and customer queue areas.
- Select different plants for the bioretention area that are better suited for periodic inundation and explore an alternative for Echeveria which would be too delicate for the high foot traffic area.
- Explore an alternate, darker color for the railing and replace the proposed black color with a deep charcoal instead.
- The proposed above ground planters would be preferred over in-ground planters due to high foot traffic.
- Restudy the arrangement of seating to provide for more spacing between tables, a more defined customer queue area off of the sidewalk, and to provide a buffer between the dining area and the queue area. A suggestion was made to incorporate a standing dining counter.

A copy of the Minutes from the March 16, 2023 ARB Meeting and plans are included as Attachment B and C.

The applicants resubmitted the plans, updated to address all of the Board's comments. The Community Development Director approved the project on January 16, 2024. The Conditions of Approval for the project require it return for Final ARB review, that the project install appropriate exterior lighting, maintain the condition of the structure, and overall parking lot rehabilitation among other project specific and standard conditions. Condition letters were also provided by the Public Works Department, Water District and Fire District.

PROJECT ANALYSIS

The applicant responded to the Board's comments from the previous meeting. Revisions include reduced number of exterior lighting fixtures, amended plant list, additional bike parking stalls, a concrete curb around the asphalt, revised seating layout and updated colors and materials.

The number of exterior light fixtures has been greatly reduced to a total of 8 strategically placed 13 inch wide fixtures that would be mounted at a height of 7 feet (from finished floor to the lowest part of the fixture). The selected fixture has a similar style to the previously proposed version and would be powder coat finished in black. The bulb would be a General Electric vintage style LED with amber glass and a color temperature of 2200 Kelvin and a brightness of 560 lumens. The dimensions of the bulb would be short enough to be recessed within the 6 inch high hood. An additional attachment to the bulbs to further diffuse the light from lower vantage points, as recommended by the Board, is not proposed. Instead, the applicants carefully selected an appropriate bulb size, color temperature, and brightness to help mitigate potential glare from the bulb from lower vantage points.

While staff believes the new selected fixture and bulb could be found to be appropriate with the City's night-sky friendly policies, the **Board should provide feedback on the fixture's design, size, and placement. Additionally, the Board should provide feedback on whether bulb attachments like shields or covers would still be recommended.**

The seating area was revised to include more compact tables, different arrangement and a standing dining counter to address the Board's recommendations. Aisles widths were increased to approximately 3 to 4 feet from the previously proposed 2 foot aisles. The number of tables decreased from 18 to 16, however a new standing dining counter is now proposed. The standing dining counter would be set back from the canopy posts 1 foot 6 inches and would additionally be buffered from the queue line by above-ground planters. The applicant clarified that the canopies will be maintained as part of regular staffing duties and that the customer queue line would be further delineated with temporary ropes on an as needed basis. Staff included a maintenance requirement in the project's conditions of approval.

Colors and materials were updated. The railings would be painted with a combination of dark blue and charcoal gray instead of white. Other elements previously proposed as black have been changed to charcoal gray.

A total of 10 above ground planters are proposed to not only delineate the seating area from pathways and the customer queuing area but also help buffer customers from the pathways. The plant list was updated to include species that should be more suitable to the bioretention area as well as high foot traffic area.

The applicants updated the parking lot improvement plan to include a concrete curb to protect the asphalt parking spaces. Additionally, a second bike rack is now proposed, adjacent to the previously proposed bike rack, for a total of 14 bike parking spaces onsite.

Overall, the revised plans satisfactorily address the Board's recommendations and the plans provide more specific details and specifications for the different design components of the project. **The Board should review and provide feedback accordingly.**

SUMMARY OF ISSUES

- Adequacy of final working drawings;
- Colors and materials;
- Landscaping plan;
- Exterior lighting fixtures (design, size, color, location/quantity, shield attachments); and
- Site circulation.

RECOMMENDATION

Staff recommends that the Architectural Review Board comment on the submitted plans. If the project has satisfactorily responded to ARB comments, meets acceptable design criteria, and the plans are fully developed as is appropriate for final design review, then the Board should recommend final approval to the Community Development Director with their comments attached.

ATTACHMENTS

Attachment A – Final Architectural Drawings

Attachment B – Meeting Minutes from March 16, 2023 Preliminary ARB Review

Attachment C – Preliminary Plans (superseded)

Attachment A

Final Architectural Drawings

Final ARB Review

February 29, 2024

THESE PLANS AND SPECIFICATIONS ARE PREPARED BY THE ARCHITECT AND ENGINEER FOR THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT AND ENGINEER. THE ARCHITECT AND ENGINEER ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT AND ENGINEER ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT AND ENGINEER ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

DETACHED DINING PATIO CANOPY

FOR

THE SPOT

389 LINDEN AVE, CARPINTERIA, CALIFORNIA 93013

PROJECT CODE COMPLIANCE STANDARDS

- THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:
- CBC - 2022 CALIFORNIA BUILDING CODE
 - CFC - 2022 CALIFORNIA FIRE CODE
 - CNC - 2022 CALIFORNIA MECHANICAL CODE
 - CPC - 2022 CALIFORNIA PLUMBING CODE
 - CPE - 2022 CALIFORNIA ELECTRICAL CODE
 - CGES - 2022 CALIFORNIA GREEN BUILDING ENERGY EFFICIENCY STANDARDS
 - CGES - 2022 CALIFORNIA GREEN BUILDING STANDARDS
 - CURR - CURRENT LOCAL CITY AND COUNTY ORDINANCES AND AMENDMENTS

SHEET INDEX

- A-1.0 TITLE SHEET & PROJECT INFORMATION
- A-1.1 CONDITIONS OF APPROVAL
- A-1.2 PROPOSED PATIO CANOPY
- A-1.3 PROPOSED SITE PLAN
- A-1.4 PROPOSED LANDSCAPE PLAN
- A-2.0 PROPOSED PATIO PLAN AND EXTERIOR ELEVATIONS
- A-3.0 PROPOSED PATIO ELEVATIONS
- A-4.0 PROPOSED MATERIAL SPECIFICATIONS & RENDERING
- S-1.0 STRUCTURAL BUILDING NOTES & SPECIFICATIONS
- S-1.1 SPECIAL INSPECTION TABLES
- S-3.0 FOUNDATION PLAN
- S-4.0 ROOF FRAMING PLAN
- S-4.1 ROOF FRAMING DETAILS
- S-5.0 FRAMING CONSTRUCTION DETAILS

FIRE SPRINKLER SYSTEM

NOT REQUIRED FOR THIS PROJECT.

PROJECT PROPERTY & BUILDING INFORMATION

PROPERTY INFORMATION
ASSESSOR'S PARCEL NUMBER: 029-449-011
PROPERTY ADDRESS: 389 LINDEN AVE
CITY: CARPINTERIA, CALIFORNIA 93013
LOT: CDP - COMMERCIAL PLANNED DEVELOPMENT DISTRICT
LOT SIZE: 0.44 ACRES

EXISTING BUILDING INFORMATION

DESCRIPTION OF USE: EXISTING KITCHEN & STORAGE
OCCUPANCY GROUP: B
NUMBER OF STORIES: 1
FIRE SPRINKLER: NO
MAXIMUM BUILDING HEIGHT: 10'-2"
1ST FLOOR KITCHEN AREA: 250.0 SQ. FT.
1ST FLOOR STORAGE AREA: 380.0 SQ. FT.
TOTAL BUILDING AREA: 630.0 SQ. FT.
OCCUPANCY LOAD: 1900 = 641 SQ. FT. / 200 = 4

PROPOSED BUILDING INFORMATION

OCCUPANCY GROUP: B
DESCRIPTION OF USE: 1 STORY FREESTANDING OPEN PATIO CANOPY
TYPE OF CONSTRUCTION: V-3
MAXIMUM BUILDING HEIGHT: 11'-0"
1ST FLOOR DINING AREA: 1,137.0 SQ. FT.
TOTAL DINING AREA: 1,137.0 SQ. FT.
OCCUPANCY LOAD: 115 = 1,137 SQ. FT. / 15 = 76

TOTAL BUILDING INFORMATION

TOTAL FLOOR AREA FOOTPRINT: 1,137.0 SQ. FT.

PARKING INFORMATION

STANDARD PARKING STALLS: 11
ACCESSIBLE PARKING STALLS: 1
TOTAL PARKING STALLS: 12

IMPERVIOUS AREA INFORMATION

REPLACED IMPERVIOUS AREA: 0.0 SQ. FT.
NEW IMPERVIOUS AREA: 250.0 SQ. FT.

PROJECT CLIENT & APPLICANT INFORMATION

CONTACT INFORMATION
THE SPOT
JESSE BUSTILLOS
389 LINDEN AVE
CARPINTERIA, CALIFORNIA 93013

PROFESSIONAL SERVICES & CONSULTANTS

ENGINEER & DESIGN PROFESSIONAL OF RECORD
VILLAFANA ENGINEERING
DON VILLAFANA, P.E., RCE 37354
4737 ORTEGA STREET
VENTURA, CALIFORNIA 93003
TELEPHONE: (805) 218-7430
EMAIL: DONVILLAFANA@GMAIL.COM

PROJECT SCOPE OF WORK

- REMOVE EXISTING 1,380 FT ON GRADE WOOD DECK AND PERIMETER WOOD RAILING.
- REMOVE EXISTING WOOD RAILING IN PARKING AREA.
- CONSTRUCT NEW 1,137 FT² FREESTANDING OPEN PATIO CANOPY STRUCTURE WITH 6 METAL COLUMNS AND SLAB ON GRADE.
- CONSTRUCT NEW 1,137 FT² FREESTANDING OPEN PATIO CANOPY ACCESSIBLE ASLE.
- CONSTRUCT NEW 5 FOOT WIDE ACCESSIBLE PATH OF TRAVEL FROM CANOPY TO EXISTING WOOD SERVICE AREA.
- INSTALL NEW BIRE BACK FOR 7 BICYCLES.
- INSTALL AND PLANT LANDSCAPING.
- CONSTRUCT NEW 411 FT BID-RETENTION BASIN.

PROJECT VICINITY MAP

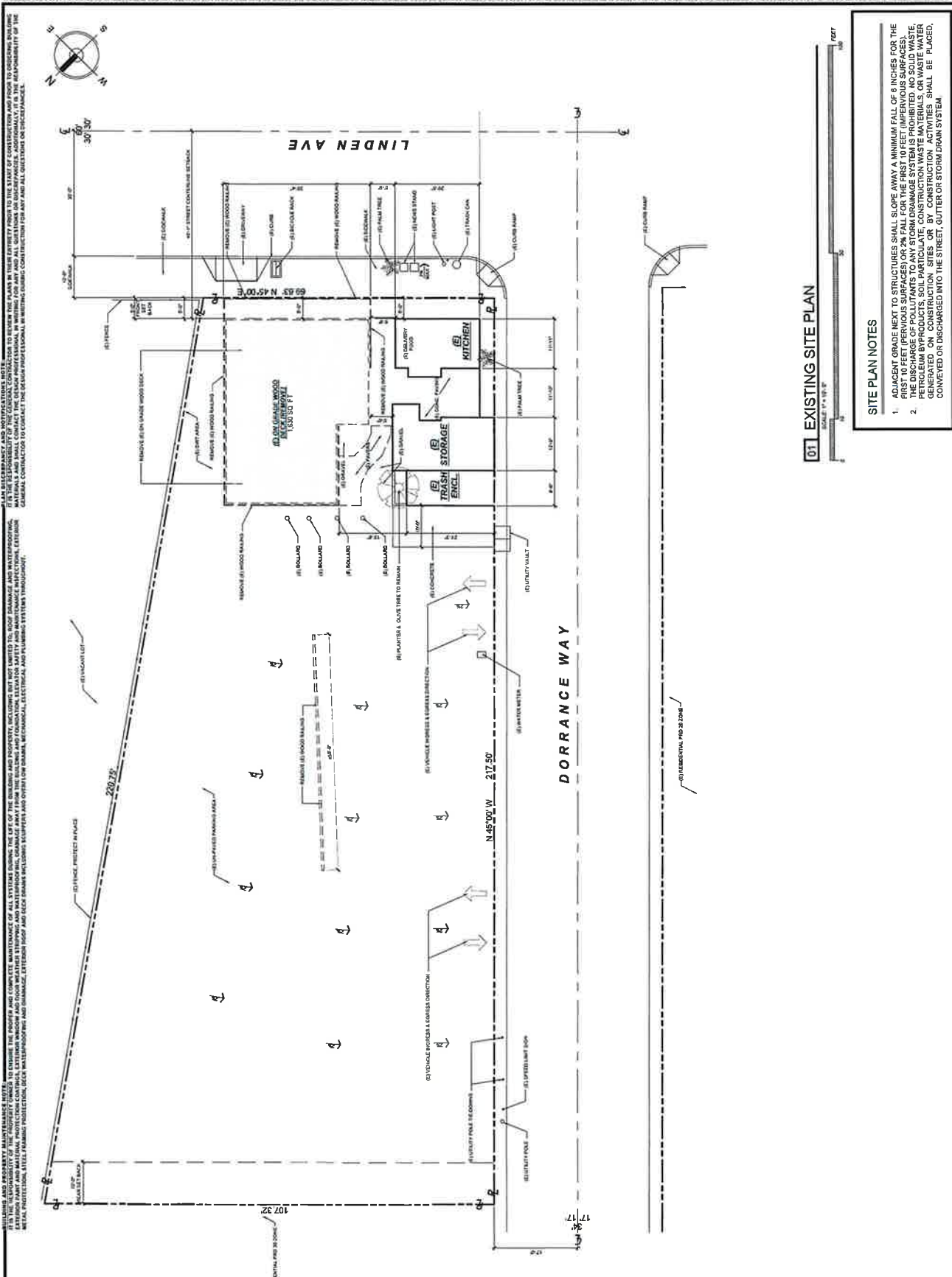


VILLAFANA
ENGINEERING
4737 ORTEGA STREET NO. 18
VENTURA, CALIFORNIA 93003
PHONE: (805) 944-3213
DON VILLAFANA, P.E. NO. 37354 EX. DATE 8/30/24



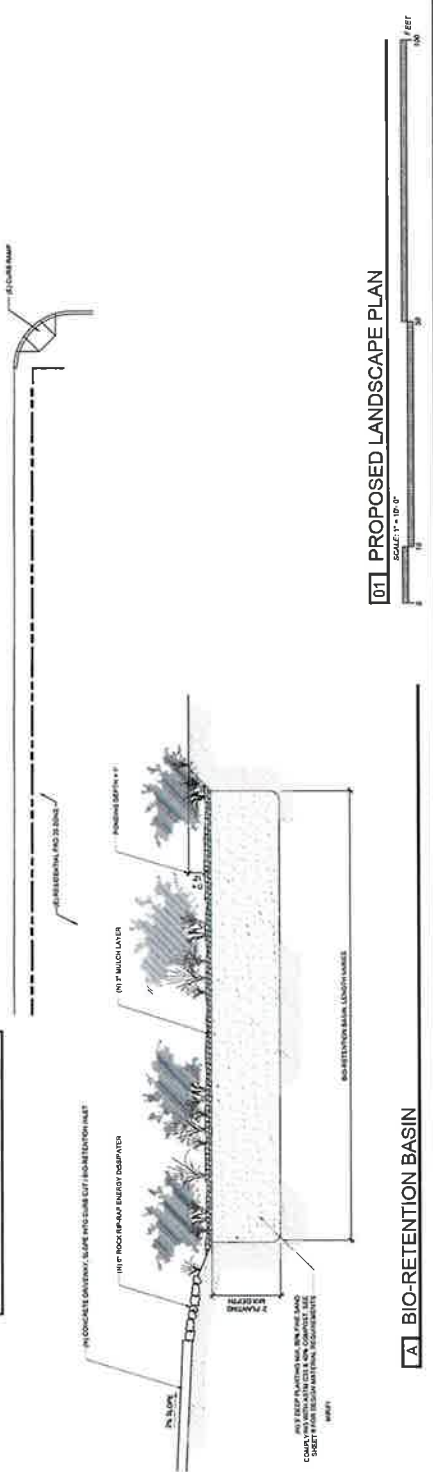
DETACHED DINING PATIO CANOPY
FOR
THE SPOT
389 LINDEN AVE, CARPINTERIA, CALIFORNIA 93013

SHEET CONTENT:
TITLE SHEET
PROJECT
INFORMATION
ASSESSOR PARCEL NO.: 029-449-011
DATE: FEB 05, 2024
SHEET NUMBER: A-1.0



[illegible]

GROUND LEGEND	
DOUBLED AREA	ITM
	NEW CONCRETE SLAB/PAVEMENT FOR PARK
	NEW ASPHALTIC CURBENT PAVEMENT AT PARKING AREA
	NEW DISCONTINUED DRIVE, OVER PAVED AREA, LANDSCAPE MATERIAL, CURB AND FENCE
	NEW 5' LANTIER WOOD MATCHED OVER WOOD DECK SANGER
	PARK OVER TAIL



DESCRIPTION OF BUILDING ELEMENT	NUMBER & TYPE OF FASTENER	SPACING LOCATION
21. Joist to sill, top plate, or gable	Fastener 54d common (12" x 1.31") or 30d common (12" x 1.18") or 16d common (12" x 0.91") or 12d common (12" x 0.75") or 8d common (12" x 0.58") or 6d common (12" x 0.47") or 4d common (12" x 0.35") or 3d common (12" x 0.28") or 2d common (12" x 0.22") or 1d common (12" x 0.18") or 1/2d common (12" x 0.14") or 1/4d common (12" x 0.11") or 1/8d common (12" x 0.08") or 1/16d common (12" x 0.06") or 1/32d common (12" x 0.04") or 1/64d common (12" x 0.03") or 1/128d common (12" x 0.02") or 1/256d common (12" x 0.01") or 1/512d common (12" x 0.005") or 1/1024d common (12" x 0.0025") or 1/2048d common (12" x 0.00125") or 1/4096d common (12" x 0.000625") or 1/8192d common (12" x 0.0003125") or 1/16384d common (12" x 0.00015625") or 1/32768d common (12" x 7.8125e-05") or 1/65536d common (12" x 3.90625e-05") or 1/131072d common (12" x 1.953125e-05") or 1/262144d common (12" x 9.765625e-06") or 1/524288d common (12" x 4.8828125e-06") or 1/1048576d common (12" x 2.44140625e-06") or 1/2097152d common (12" x 1.220703125e-06") or 1/4194304d common (12" x 6.103515625e-07") or 1/8388608d common (12" x 3.0517578125e-07") or 1/16777216d common (12" x 1.52587890625e-07") or 1/33554432d common (12" x 7.62939453125e-08") or 1/67108864d common (12" x 3.814697265625e-08") or 1/134217728d common (12" x 1.9073486328125e-08") or 1/268435456d common (12" x 9.5367431640625e-09") or 1/536870912d common (12" x 4.76837158203125e-09") or 1/1073741824d common (12" x 2.384185791015625e-09") or 1/2147483648d common (12" x 1.1920928955078125e-09") or 1/4294967296d common (12" x 5.9604644775390625e-10") or 1/8589934592d common (12" x 2.98023223876953125e-10") or 1/17179869184d common (12" x 1.490116119384765625e-10") or 1/34359738368d common (12" x 7.450580596923828125e-11") or 1/68719476736d common (12" x 3.7252902984619140625e-11") or 1/137438953472d common (12" x 1.86264514923095703125e-11") or 1/274877906944d common (12" x 9.31322574615478515625e-12") or 1/549755813888d common (12" x 4.656612873077392578125e-12") or 1/1099511627776d common (12" x 2.3283064365386962890625e-12") or 1/2199023255552d common (12" x 1.16415321826934814453125e-12") or 1/4398046511104d common (12" x 5.82076609134674072265625e-13") or 1/8796093022208d common (12" x 2.910383045673370361328125e-13") or 1/17592186044416d common (12" x 1.4551915228366851806640625e-13") or 1/35184372088832d common (12" x 7.2759576141834259033203125e-14") or 1/70368744177664d common (12" x 3.63797880709171295166015625e-14") or 1/140737488355328d common (12" x 1.818989403545856475830078125e-14") or 1/281474976710656d common (12" x 9.094947017729282379150390625e-15") or 1/562949953421312d common (12" x 4.5474735088646411895751953125e-15") or 1/1125899906842624d common (12" x 2.27373675443232059478759765625e-15") or 1/2251799813685248d common (12" x 1.136868377216160297393798828125e-15") or 1/4503599627370496d common (12" x 5.684341886080801486968994140625e-16") or 1/9007199254740992d common (12" x 2.8421709430404007434844970703125e-16") or 1/18014398509481984d common (12" x 1.42108547152020037174224853515625e-16") or 1/36028797018963968d common (12" x 7.10542735760100185871124267578125e-17") or 1/72057594037927936d common (12" x 3.552713678800500929355621337890625e-17") or 1/144115188075855872d common (12" x 1.7763568394002504646778106689453125e-17") or 1/288230376151711744d common (12" x 8.8817841970012523233890533447265625e-18") or 1/576460752303423488d common (12" x 4.44089209850062616169452667236328125e-18") or 1/1152921504606846976d common (12" x 2.220446049250313080847263336181640625e-18") or 1/2305843009213693952d common (12" x 1.1102230246251565404236316680908203125e-18") or 1/4611686018427387904d common (12" x 5.5511151231257827021181583340441015625e-19") or 1/9223372036854775808d common (12" x 2.77555756156289135105907916702205078125e-19") or 1/18446744073709551616d common (12" x 1.387778780781445675529539583511025390625e-19") or 1/36893488147419103232d common (12" x 6.938893903907228377647697917555126953125e-20") or 1/73786976294838206464d common (12" x 3.4694469519536141888238489587775634765625e-20") or 1/147573952589676412928d common (12" x 1.73472347597680709441192447938877818828125e-20") or 1/295147905179352825856d common (12" x 8.67361737988403547205961239694389094140625e-21") or 1/590295810358705651712d common (12" x 4.336808689942017736029806198471945470703125e-21") or 1/1180591620717411303424d common (12" x 2.16840434497100886801490309923597273515625e-21") or 1/2361183241434822606848d common (12" x 1.084202172485504434007451549617986367578125e-21") or 1/4722366482869645213696d common (12" x 5.421010862427522170037257748089931837890625e-22") or 1/9444732965739290427392d common (12" x 2.7105054312137610850186288740449659189453125e-22") or 1/18889465931478580854784d common (12" x 1.35525271560688054250931443702248295947265625e-22") or 1/37778931862957161709568d common (12" x 6.77626357803440271254657218511241479736328125e-23") or 1/7	

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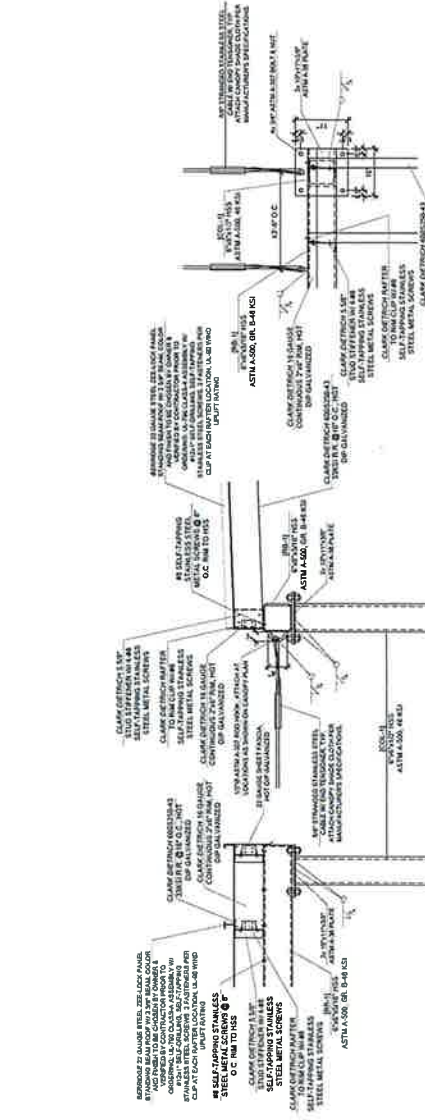
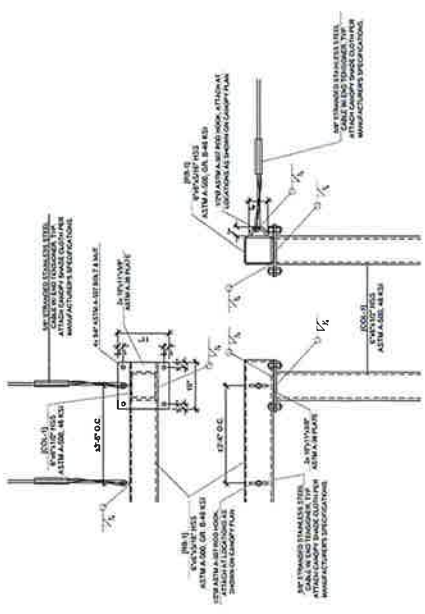
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ANCHOR BOLTS

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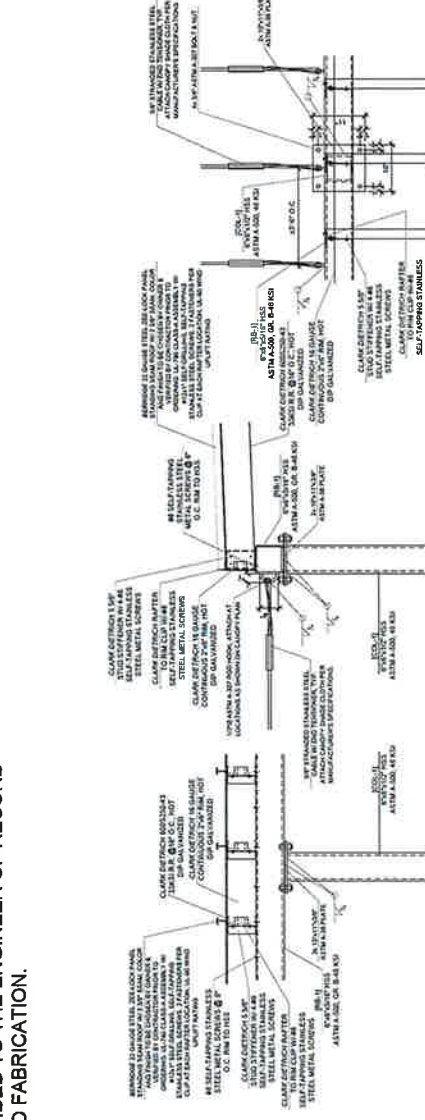
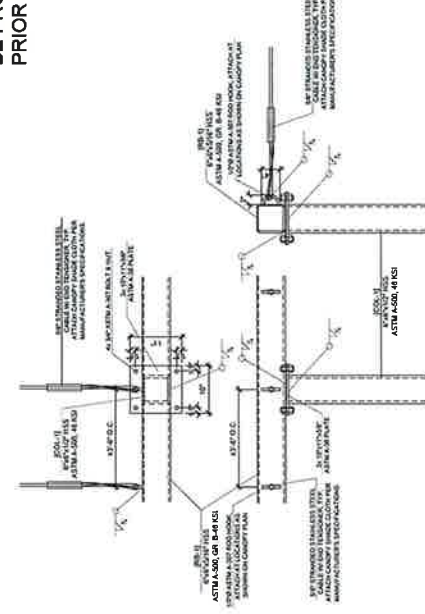
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SCALE: 1/4" = 1'-0"



NOTE:
ALL EXPOSED STEEL SHALL
BE PRIMED AND PAINTED.

NOTE:
SPECIAL INSPECTION IS REQUIRED FOR ALL
CONCRETE PLACEMENT GREATER THAN 2500 PSI,
EPOXY REBAR PLACEMENT INTO EXISTING
CONCRETE, AND FOR ALL FIELD WELDING. ALL
SHOP DRAWINGS FOR STEEL FABRICATION SHALL
BE PROVIDED TO THE ENGINEER OF RECORD
PRIOR TO FABRICATION.



Attachment B

Meeting Minutes from the March 16, 2023
Preliminary ARB Review

Final ARB Review

February 29, 2024

incorporated into the planter at the rear of the residence, and that pea gravel would be a better choice instead of the grass planter strips between the pavers in front. She added that she likes the project and that she can support the modification request because they are designing the project around the oak tree and the design is comparable to other homes in the area.

Boardmember Stein began his comments by stating that he did not have a problem with the front yard setback encroachment, and could support the modification request. He agreed with Boardmember Blakemore about the pea gravel in the planter strips. He added that he thought the garage looked whimsical, that he was okay with the fireplace, and would like to see the project move forward.

Boardmember Johnson questioned the size of the workshop and amount of overhang over the garage, applauded the outdoor open space on the roof for the workshop, and suggested the size of the workshop could be reduced to minimize the amount of cantilevered space over the garage to reduce the “earthquake effect” of the second story. He suggested a metal stack chimney instead of a stone chimney for the workshop, and liked the stone veneer around the base of the residence and garage. He suggested a “Hollywood driveway” (aka ribbon driveway) with a planter or different materials in the center to break up the monolithic look of the driveway. He commented that the project design does not provide a lot of outdoor living space, and that a cupola could be added to break up the long roof ridge on the house.

ACTION: Motion by Boardmember Stein, seconded by Boardmember Johnson, to recommend preliminary approval to the Planning Commission with the following comments:

- The Board can support the modification request for the reduced front yard setback,
- Praised the use of a raised foundation, and
- A black metal stack should be used for the garage chimney.

VOTE: 4-0

- 4) Project: The Spot Restaurant New Covered Patio, Project 22-2164-DPR/CDP
Address: 389 Linden Avenue
Applicant: Jaime Parga, agent for Jesse Bustillos
Planner: Marysol Smith

Request of Jaime Parga, agent for Jesse Bustillos, to consider Project 22-2164-DPR/CDP for preliminary review of request to construct a new 1,085 square foot covered outdoor dining patio to replace the previously existing detached dining room structure. The project would also include new hardscape and landscaping. The property is a 19,166 square foot parcel zoned Commercial Planned Development (CPD) and shown as APN 003-440-011, addressed as 389 Linden Avenue.

No ex parte communications were disclosed.

Marysol Smith described the revised project, explaining the differences and similarities in the proposal as compared to the last iteration previously reviewed and approved by the Board. Staff also reviewed the project’s consistency with applicable design policies and topics for the board to discuss.

Jaime Parga, Parga Construction, and Travis Rodriguez, Villafana Engineering, presented the updated project:

Mr. Rodriguez explained the purpose of the railing: The previously-approved enclosed dining room structure was robustly designed with steel columns that required a substantial foundation. What remains on site, from that uncompleted project, is an eight-inch stem wall along the perimeter of the dining room containing rebar inside which ties in to steel columns. Instead of demolishing and compromising the steel columns, which are proposed to remain and be used to support the new dining porch structure, they came to the solution to place a railing on top of the raised stem wall to eliminate the trip hazard. Additionally with the curb intact, the building code requires a guard rail for accessibility reasons as a way to signify that it is not a place to go through or over. The height of the railing is dictated by the building code, which requires a minimum height of 42" for a guard rail.

The site would be upgraded with paved parking spaces and an accessible parking spot. There would be a paved path of travel from the accessible parking space and dining area all the way to the food counter. The proposal would also improve the transition between the public sidewalk by adding paving at grade, eliminating existing trip hazards and improving access to the dining area from the public sidewalk.

Mr. Rodriguez also provided the Board with a new color rendering of the structure on a printed exhibit, showing the proposed exterior lighting and the proposed colors and materials for the structure. The barn style light fixtures would be night-sky friendly and would be attached near the top of the columns. The intent of the lighting is to provide illumination for diners and to bring positive attention to the structure. Proposed colors include blue for the canopy fabric, satin black for the framing of the structure, and white and blue for the railing.

Lastly, the applicants explained that landscaping is largely in line with the previously-approved submittal. In place of the previously proposed permeable concrete, they proposed to instead use standard concrete. A bioretention basin would accommodate storm runoff to minimize runoff off the property.

The Board had numerous questions for the applicant. The applicant clarified with the following information. They can decrease the number of lighting fixtures and/or plan for them to be dimmable. The applicant is open to suggestions from the board on the best colors for the structure and the railing. The reason for the change to standard concrete for the patio is to support maintenance needs for the dining area (cleaning etc.). The canopies would be retractable and could be tucked away during wind events or when not needed. Ultimately, it would be up to the business to maintain the cloth fabric used for the shade canopies and to replace them when needed. The parking spaces would be asphalt with the exception of the accessible parking space which would be concrete. The drive aisles and informal parking areas are proposed to remain unimproved. A transitional material between the paved and unimproved parking areas is not proposed at this time, and upkeep and repairs would be the responsibility of the business, however, a 6 to 8-inch wide concrete board could be added along the edge of the asphalt which may help to maintain the asphalt in good condition. The bioretention basin would only be an inch or two below the level of the path and transition to a depth of 1 foot to 18 inches. Nevertheless, the area would also be delineated with plants so users of the site do not expect or attempt to walk through it.

Public Comment: None

Boardmember Discussion:

Boardmember Stein commented that the proposal incorporates a nice design and would upgrade the site. He strongly recommended the number of lighting fixtures be cut in half. Additionally (or alternatively), the applicant could propose the fixtures be on a dimmer schedule or that a certain number be scheduled to turn off. He expressed support for overnight lighting as it would be important to control the site and deter unwanted activity, however, only the minimum necessary for security should be used. The removal of the rooftop turbines, proposed as part of the last proposal, is a welcomed change. He expressed support for the railing. He agreed with the applicant's solution shared during their presentation to add a concrete border around the asphalt parking spaces to help protect the edges if the rest of the parking lot will remain unimproved. He urged the applicants to find a way to include more bike parking spaces (behind the restaurant, away from the busy sidewalk and queuing areas). He requested staff condition the project to maintain the canopies for the life of the project.

Boardmember Blakemore expressed support for the project and recommended the applicants select different plants for the bioretention area. She noted the ones proposed were not appropriate and would not survive periodic inundation in the bioretention area. She added that she would share resources for alternative plant selections the applicants could consider. She also observed the proposed Echeveria is very delicate and would not withstand the high traffic use of the area. Applicants should instead select a more robust species. She commented on the white color of the railing, noting that it would require more maintenance than perhaps a different, darker color (the other Boardmembers agreed). The applicant offered they are open to suggestions and proposed that perhaps the railings could be painted blue instead. There were no specific objections from the Board and they shared no specific preferences. Boardmember Johnson asked Boardmember Blakemore for an opinion about plantings around the posts. Boardmember Blakemore agreed that the proposed pots are the best solution and improves the site. However, she commented she would not recommend ground level plantings given the foot traffic of the area.

Boardmember Johnson recommends the applicants change from the solid black finish on the porch and canopy support structures to a deep charcoal as it would be softer on the eye and would look better than plain black. The proposed location of the light fixtures would be quite high and would therefore cause glare for diners and passersby. He urged the applicants to incorporate an additional shield inside each fixture to block the hotspot and create softer light (the shield hides the bulb from below and instead deflects the light around it). He agreed with the Board that the fixtures need to have adjustable illumination and commented that a little light goes a long way. Lastly, he urged the applicants to incorporate more bike racks.

Boardmember O'Connor observed the proposed five-foot setback from the sidewalk, which would presumably be used for queuing, may not be enough space as those in the queue would be too close to diners sitting at the first row of tables. Similarly, he noted that the proposed table arrangement results in tight spaces, in some places less than two feet. Instead, he suggested the applicants explore bar seating, and eliminating some of the picnic tables to allow for more spacing between tables.

The Board expressed agreement with the idea for bar seating, oriented towards Linden. It would help the railings make more sense in the dining area, allow for a varied setting for dining, and connect better with the downtown streetscape. There are several possible arrangements that the applicants could explore with the business owner. The Board recommended the applicants explore setting the first row of picnic tables further back, increasing the setback from the queuing area, and replacing the first row of two picnic tables on the inside of the railing with a bar counter facing Linden Avenue. The

Board also mentioned that there might still be a need for ropes or other means to delineate the area for queuing. The applicants added they can include potted plants to help further delineate the area and, separately, to also help add a buffer in front of the tables. Staff agreed that strategies to encourage customers to queue on private property are needed and would be greatly appreciated.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Blakemore, to recommend preliminary approval to the Community Development Director with their comments attached.

VOTE: 4-0

OTHER BUSINESS:

- ARB vacant position: Staff noted that all four current Boardmembers were reappointed to their positions by the City Council, but that no applications were submitted for the existing vacant seat on the Board. Staff urged the Boardmembers to share the vacancy with any qualified Carpinteria residents and to urge them to apply. Otherwise, the seat will remain vacant until an application is received and an appointment is made by the Council.
- Selection of ARB members to the Development Review Committee: Boardmembers Stein and O'Connor volunteered to represent the ARB on the City's Development Review Committee. All of the Boardmembers consented.

CONSENT CALENDAR:

5. Action Minutes of the Architectural Review Board Meeting of January 26, 2023

ACTION: Motion by Boardmember Blakemore, seconded by Boardmember Stein to approve the Minutes as presented.

VOTE: 3-0-1 (O'Connor abstain)

6. Action Minutes of the Architectural Review Board Meeting of February 16, 2023

ACTION: Motion by Boardmember Blakemore, seconded by Boardmember Stein to approve the Minutes as presented.

VOTE: 4-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

- Zins Condominiums, 4905 Eighth Street: Dylan Chappell, project architect, presented two different options for the addition of a roof cover over the exterior stairway to the rooftop deck. Option 1 was to fabricate a faux chimney over the stairway; Option 2 was to construct a roofed stair tower. The Board liked both solutions, with some adjustments, but ultimately settled on the roofed stair tower option but recommended the roof be turned 90°, the roof eave be lowered, and windows be added to the tower enclosure.

Attachment C

Preliminary plans (superseded)

Final ARB Review

February 29, 2024

HEAVENS	

SUPERSEDED

DO NOT WRITE IN THESE SPACES

UNIT OF COMMERCE

Figure 1 is a technical drawing of a rectangular building footprint. The drawing shows the building's outline with dimensions: 10.00m (width) and 10.00m (depth). It includes a central 'TANK' area, a 'PUMP' area, and a 'WATER' area. The drawing is labeled 'PLAN' and 'SECTION'.

Architectural drawing of a house with a porch and palm trees. The drawing is a black and white line drawing. It shows a house with a porch and a palm tree in the foreground. The drawing is oriented vertically on the page.

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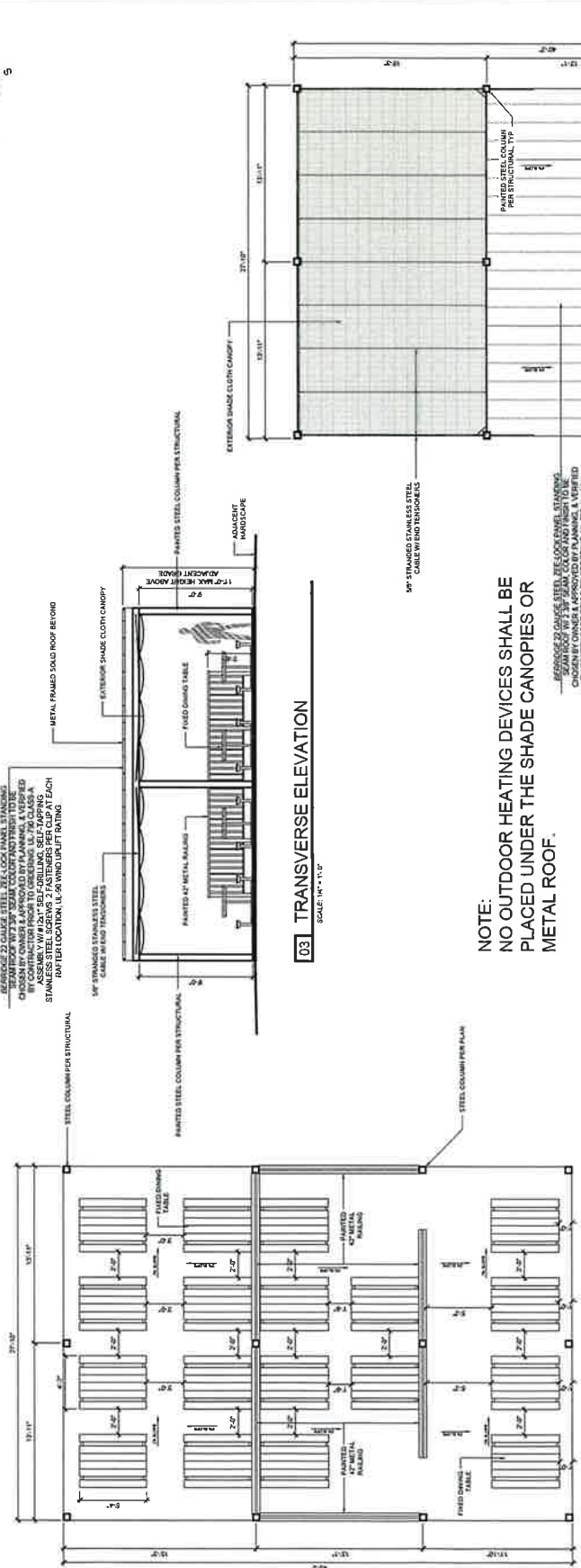
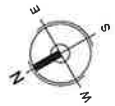
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GENERAL CONTRACTOR TO CONTACT THE DESIGN PROFESSIONAL IN WRITING DURING CONSTRUCTION FOR ANY AND ALL QUESTIONS OR DISCREPANCIES.

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01 PATIO PLAN
SCALE: 1/4" = 1'-0"

03 TRANSVERSE ELEVATION
SCALE: 1/4" = 1'-0"

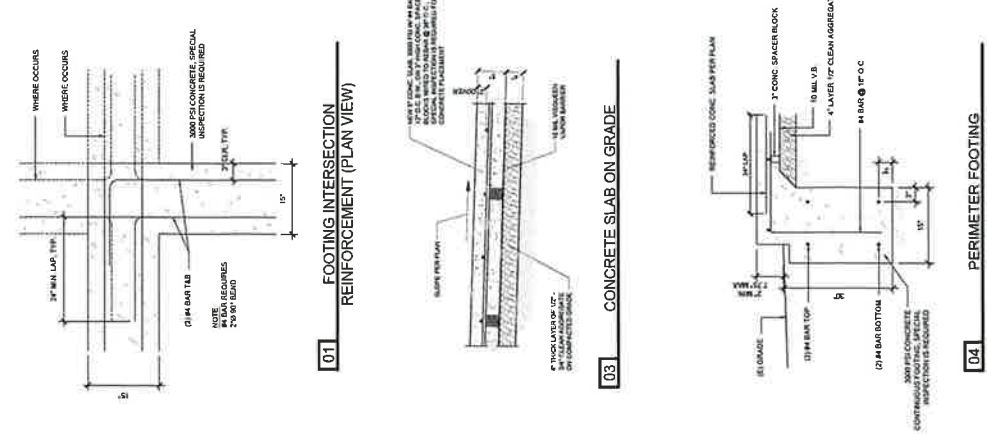
NOTE:
NO OUTDOOR HEATING DEVICES SHALL BE
PLACED UNDER THE SHADE CANOPIES OR
METAL ROOF.

04 LONGITUDINAL ELEVATION
SCALE: 1/4" = 1'-0"

02 ROOF PLAN
SCALE: 1/4" = 1'-0"

SUPERSEDED

NOTE:
ALL EXPOSED STEEL SHALL
BE PRIMED AND PAINTED.

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SUPERSEDED

01 PROPOSED FOUNDATION PLAN

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CLIMBING AND PROPERTY MAINTENANCE NOTE: THIS DRAWING IS FOR THE PROPOSED AND COMPLETE MAINTENANCE OF ALL EXISTING AND NEW ROOFING, INCLUDING BUT NOT LIMITED TO, ROOF DAMAGE AND WEATHERPROOFING, EXTERIOR PAINT AND MATERIAL, PROTECTIVE COATING, EXTERIOR WINDOW AND DOOR WEATHER STOPPING AND WEATHERPROOFING, DAMAGE AWAY FROM THE BUILDING AND MAINTENANCE INTERIOR, EXTERIOR METAL PROTECTION, STEEL FRAMING PROTECTION, STEEL WEATHERPROOFING AND DAMAGE, EXTERIOR ROOF AND DECK GABLES INCLUDING ELEVATOR AND OVERHUNG DECK, MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS THROUGHOUT.

REVISIONS

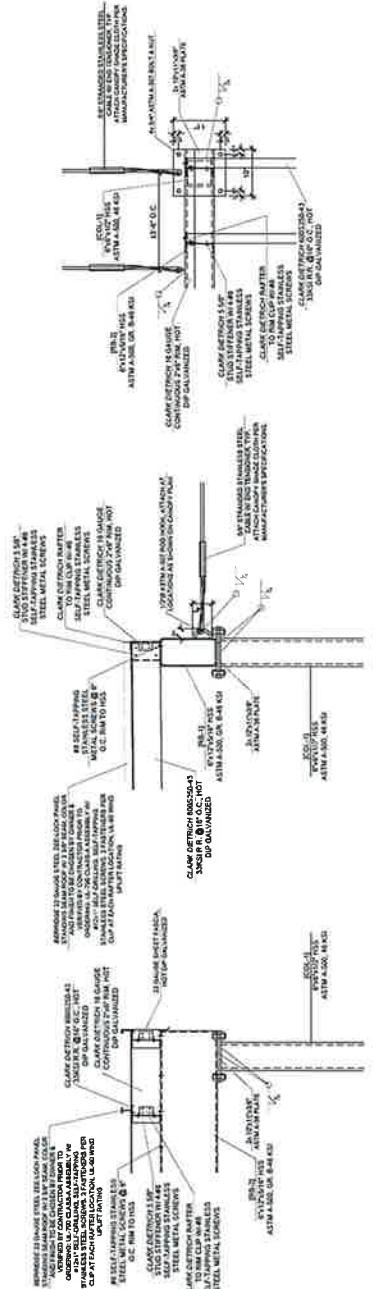
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VILLAFANA
ENGINEERING
4737 ORTEGA STREET NO. 19
VENTURA, CALIFORNIA 93003
PHONE: (805) 644-3213
DON VILLAFANA, P.E. NO. 37334 EX. DATE 8/30/24



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389 LINDEN AVE., CARPINTERIA, CALIFORNIA 93013

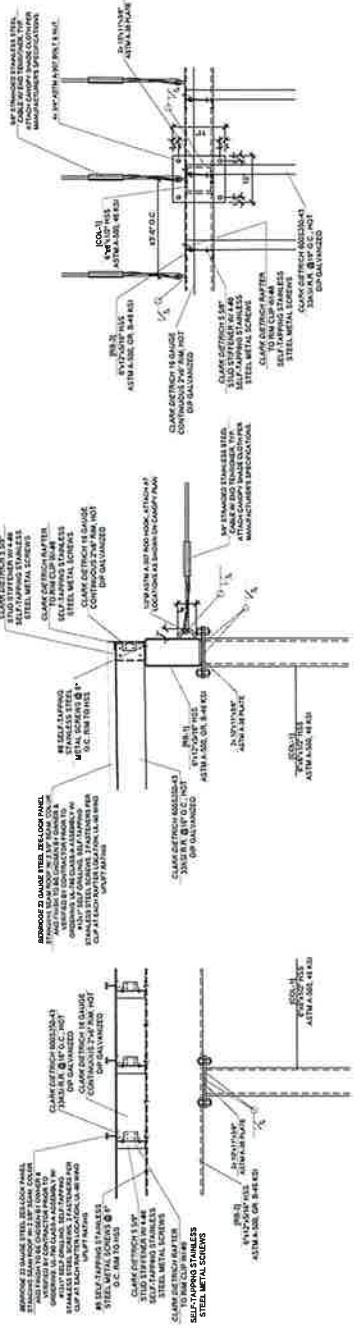
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END BEAM TO COLUMN

NOTE:
SPECIAL INSPECTION IS REQUIRED FOR ALL
CONCRETE PLACEMENT GREATER THAN 2500 PSI,
EPOXY REBAR PLACEMENT INTO EXISTING
CONCRETE, AND FOR ALL FIELD WELDING. ALL
SHOP DRAWINGS FOR STEEL FABRICATION SHALL
BE PROVIDED TO THE ENGINEER OF RECORD
PRIOR TO FABRICATION.

01



MIDDLE BEAM TO COLUMN

02

SUPERSEDED

THE SPOT

— 389 LINDEN AVE, CARPINTERIA, CALIFORNIA 93013



Canopy Fabric
Sunbrella
Hogan Marina
Textured Woven Finish



Exterior Wall Light Fixture
Harbor Breeze
Birchwood 12.5" dark Sky
Integrated Outdoor Wall Light
Black with Satin Finish
Warm Energy Efficient Light Bulb



6' Outdoor Dining Table
TreeTop Products
Comfort Series
Black Plastic Coated Metal



Exterior Planting Pot
Four Sided Vertical Pot
Dark Gray with Honed Finish



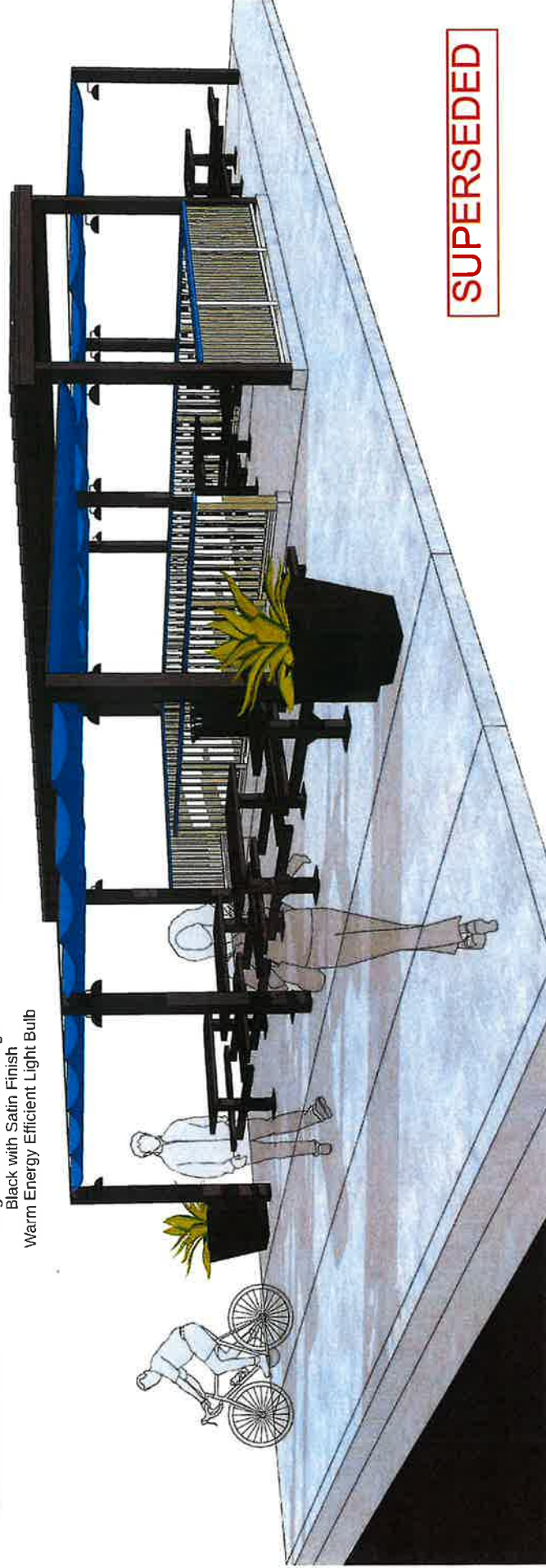
Top Rail Paint
Vista Paint
Peninsula 0654 - Satin



Vertical Rail Paint
Vista Paint
White V000 - Satin



Metal Framing Paint
Vista Paint
Black 05 - Satin



SUPERSEDED

Front perspective from Linden Ave

**CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of February 29, 2024**

Agenda Item #4

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 23-2246-ARB/CDP **Planner:** Marysol Smith
Address: 1505 Casitas Pass Road
APN: 001-262-015
Zoning: Single-Family Residential District (8-R-1)
Applicant: Shawn Godkin, Architect, for Carrie Kirchner

Project Review: ☐ Conceptual
☒ Preliminary
☐ Final

PROJECT DESCRIPTION

This is a preliminary review of a request to construct an addition of 163 square feet to the main residence and construct a new three-car 770 square foot attached garage. The project would include demolishing the existing detached garage and an accessory structure. The existing Casitas Pass Road driveway would be eliminated in favor of a new driveway entrance from El Carro Lane. The project would include exterior lighting, minimal re-landscaping, hardscaping, and the removal and replacement of a street tree. The plans reference a preliminary location for an accessory dwelling unit, however, that phase of the project would be submitted under a separate permit and is not part of the current project.

Preliminary plans are included as Attachment A.

PROJECT SETTING & BACKGROUND

Project Setting

The project site is located on the north-west corner of Casitas Pass Road and El Carro Lane. The 16,913 square foot lot is presently improved with a one-story 1,906 square foot single-family residence, a 547 square foot detached two-car garage, and a 162 square foot detached shed along the El Carro Lane side yard (to be demolished). A five-foot wide and 12 foot wide public utility easement runs along the western (rear) property lines. The residence was likely constructed in the 1930s. Miscellaneous permits are on file for interior alterations, repairs, re roofs, window change outs and a panel upgrade.

The project site is located in the Canalino / Santa Monica / El Carro Neighborhood (Community Design Subarea 3). The house is bordered by one-story single-family residences on all sides. The

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

PROJECT ANALYSIS

Carpinteria Municipal Code

A single-family residence is a permissible use in the 8-R-1 district, subject to specific development standards and approval of a Coastal Development Permit. The following table identifies the project's conformance with applicable 8-R-1 district requirements:

Standard	Requirement/Allowance	Proposal
Setbacks		
Front (East) Casitas Pass Road	<u>50 feet from centerline of street</u> or 20 feet from property line, whichever is greater.	Existing: 61 feet from centerline; 35 feet from property line Proposed: No Change
Street Side (South) El Carro Road	25% of lot width or <u>15 feet from</u> the property line, whichever is lesser.	Existing Garage: 22 feet Existing Residence: 51 feet (no change) Proposed Attached Garage: 46 feet
Side (North)	10-12 feet (10% lot width)	Existing Residence: 35 feet (no change)
Rear (West)	15 feet	Existing: 36 feet (residence); 10 feet (garage) Proposed Addition: 32 feet Proposed Attached Garage: 15 feet
Height	30 feet max.	Existing: 16 feet 1 inch Proposed: 14 feet 5 inches
Building Coverage	35% max. (5,920 square feet)	Existing: 15% (2,615 square feet) Proposed: 17% (2,822 square feet)
Parking	2-car garage	Existing Detached Garage: 2-car Proposed Attached Garage: 3-car
Driveways*	Each residential parcel shall be permitted one (1) driveway for each sixty-five (65) feet of	Existing: 10 foot width (Casitas Pass Road) Proposed: 10 foot width (El Carro Lane)

	frontage of the parcel, which driveway shall not exceed sixteen (16) feet of width measured at the property line. When more than one (1) driveway is permitted on any parcel, the driveway shall be separated by sufficient distance to assure twenty (20) feet or curb space for on-street parking purposes.	Not applicable. Only one driveway is proposed for the corner parcel. The new location for the driveway would be approximately 38 feet from the neighboring driveway on a separate parcel.
Fences, Walls, and Hedges*	In single-family districts, the following fences are exempt from the provisions of this chapter: a. Fences of three feet or less in height located in the required front yard setback; and b. Fences of six feet or less in height may be located in the required side and rear yard setback. A Fence Permit is required for all others.	<u>Casitas Pass Road Frontage:</u> Existing: 3 foot 6 inch high black chain link fence Proposed: 5 foot high black chain link fence <u>El Carro Lane Frontage:</u> Existing: 5 foot high black chain link fence Proposed: no change <u>El Carro Lane Driveway:</u> Proposed: 5 foot high black chain link fence along both sides of the driveway to meet a wrought iron 5 foot vehicle gate. <u>Side Yards:</u> Existing: 6 foot high wooden fence Proposed: No change.
Vision Clearance	A vision clearance of not less than ten feet shall be provided	The project involves minimal re-landscaping and see-through chain link fencing.

*Refer to the discussion below.

Front Yard Fence

There is an existing nonconforming 3 feet 6 inch black chain link fence located within the front setback that is proposed to be replaced with a 5 foot high black chain link fence in the same location. Pursuant to Carpinteria Municipal Code (CMC) §14.50.050, fences, walls, and landscape plantings are limited to a maximum of three feet in height within the front yard setback. Fences, walls and landscape plantings in excess of this may be permitted, subject to the approval of a Fence Permit (discretionary), 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 proposed fencing for compatibility with the above criteria. Front yard fencing in the neighborhood varies and includes low permeable barriers, variable height landscaping, wooden fencing and open front yards with no fencing. Although tall front yard fencing is not generally typical of the neighborhood, the property owners are proposing a 5 foot fence to more effectively secure their dogs.

The Municipal Code defines the required vision clearance in residential districts to be 10 feet (measured from the right-of-way line to the corner of the hypotenuse of the triangle). The fence as proposed would not seem to affect the required vision clearance. However, careful attention should be paid to fence material, placement and landscaping at the corner of the property to ensure vision clearance requirements are met.

Staff finds that a fence higher than three feet may be supported, however, the proposed height, material, and location would not be consistent with the Municipal Code’s criteria addressing neighborhood compatibility or the subarea’s design policies. Staff recommends a redesign that is more appropriate for a front yard and that would continue to meet vision clearance requirements.

The Board should comment on whether the grounds for approval of a Fence Permit would be met. If the Board finds a Fence Permit appropriate, the Board should provide specific recommendations to the Director regarding maximum fence height, location, materials, transitions, and vision clearance requirements.

Right-of-way Improvements

As part of the review and permitting of this project, the Public Works Department will need to evaluate the proposed street tree removal, and any street tree replacements.

Design Review

The project involves an addition to the existing residence as well as a new three-car attached garage. The addition to the residence would accommodate a larger master suite and kitchen pantry. The maximum height of the additions would be lower than the maximum height of the residence. The new garage would be oriented towards El Carro Lane and would feature an ample hardscape area to facilitate turning a vehicle around to head out onto the street. The existing driveway off of Casitas Pass Road would be eliminated. The additions would match existing colors and materials of the residence. New 5 foot black chain link fencing is proposed along the Casitas Pass Road frontage, replacing the existing 3 foot 6 inch chain link fence. The existing 5 foot black chain link fence along El Carro Lane would remain and additional fencing to match would be added along both sides of the driveway to meet the new 5 foot wrought iron vehicle gate. Exterior wall lighting is proposed. Specifications for the fixtures are included in the plan set. Minimal re-landscaping is proposed as part of this project and would mostly occur as part of the second phase of the project for the accessory dwelling unit. The accessory dwelling unit is referenced on the plans, however, it would be submitted under a separate permit and would not require evaluation by the Architectural Review Board.

The Board's comments on the proposed architectural style and detailing of the residence and proposed additions would be appreciated.

General Plan/Coastal Plan Policies

The project site has a General Plan/Local Coastal Plan designation of Low Density Residential (LDR). The City's Community Design Element of the General Plan/Coastal Plan contains both general over-arching policies and specific subarea policies. The project site is in Design Subarea 3 (Canalino / Santa Monica / El Carro Neighborhood).

Citywide Community Design Element Objectives and Policies

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

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

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 project would not significantly change or alter the scale of the existing residence, and the additions would be concentrated inwards towards the center of the property, moving the garage's location further back from the street. The existing single-story residence reaches a maximum height of 16 feet one inch as measured from finished grade to the top of the highest

roof ridge. The height of the addition would be below that of the existing main ridge height, and therefore would not cause any new impacts to available mountain or ocean views in the area. Overall, the project can be found consistent with these policies.

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

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

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

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

The proposed project would not change the orientation of the residence (to Casitas Pass). The existing covered front porch would remain. The additions would match the existing residence in both materials and color. The relocation of the driveway from Casitas Pass to El Carro Lane helps to improve the main frontage of the residence. The additions would be concentrated towards the interior of the lot and eliminate accessory structures that were much closer to the street. Overall, these elements of the project can be found consistent with these policies.

The proposed new 5 foot chain link fence in the front yard would not be in keeping with the policy which encourages low fencing along frontages. **The Board should provide feedback on the proposed fencing.**

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 wall lights are proposed as part of the project. The location and the fixture types are included in the plans. Review of the specifications provided indicates that all the lighting fixtures proposed could be found to be compliant with the City's night-sky friendly policies if the lighting elements themselves are also of low intensity, warmer color hues, shielded, and installed at appropriate heights. **The Board should provide feedback as to whether additional shields would be required at the proposed install heights.**

Subarea 3 Objectives and Policies

DG 2: *When a garage fronts the street, the width of the garage should not exceed the width of the habitable frontage of the dwelling.*

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 6: *Fences in the front yard should avoid the use of solid materials and be constructed of decorative open materials that emulate the architectural style of the house. Chain-link, wire and similar materials should be avoided. Fences should be set back a minimum of two feet from the back of sidewalk to allow for planting between the sidewalk and the fence. Planting should be of a material that will not exceed a maximum height of three feet.*

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 project would maintain the existing colors and materials. The additions would be lower than the maximum height of the residence. The width of the new garage would not exceed the width of the residence as viewed from El Carro Lane. However, chain link fencing material, and fencing up against the sidewalk, is not encouraged in Subarea 3. The existing 5 foot black

chain link fencing along El Carro Lane is proposed to remain with new additions to match along the driveway to meet the new wrought iron vehicle gate. The existing front yard chain link fence is proposed to be replaced with 5 foot high black chain link fencing in the same location. **The Board should provide feedback on the proposed fencing to improve the project's consistency with the Subarea policies.**

SUMMARY OF ISSUES

- Size, scale and form of proposed additions;
- Garage re-orientation and driveway re-alignment;
- Fencing heights, locations, and materials;
- Colors and materials; and
- Compatibility with neighborhood.

RECOMMENDATION

The Board should provide input on the project and issues raised; if the Board thinks the project meets the applicable design criteria, then the Board should recommend preliminary approval to the Community Development Director with their comments attached.

ATTACHMENTS

Attachment A – Preliminary Plans

Attachment A

Preliminary Plans

Preliminary ARB Review

February 29, 2024

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REVISION	DATE
A	10/5/2023

1525 CANTERO PASS CARPENTERS, CA APR 01-2015	Proposed Floor Plan	Printed Number _____ Date _____ Created By _____ Checked By _____	A2
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PROPOSED FLOOR PLAN
1/4"=1'-0"

$$\underline{1/4"=1'-0"}$$

FLOOR PLAN NOTES:

=====	INDICATES EXISTING WALL
----	INDICATES EXISTING WALL (ON PORTION OF) TO BE REMOVED.
----	INDICATES NEW STUD WALL USE 3/4" x 12' S.S.
=====	INDICATES NEW FLAT STUD WALL USE FLAT 3/4" x 12' S.S.
=====	INDICATES NEW STUD WALL USE 3/4" x 12' S.S.

TOILETS SHALL NOT USE MORE THAN 1.5 GALLONS OF WATER PER FLUSH. LAVATORY FAUCET, KITCHEN FAUCET, & SHOWER HEAD FLOW RATES SHALL NOT EXCEED 2.0 GALLONS PER MINUTE.

FLOOR PLAN KEYNOTES:
 BASED ON THE 1995 AS-BUILT DRAWING VOLUME 1, SHEET 101.

1. DONT THIS WILL BE
2. NO DUTY ACCESSED (DUTY 20)
3. 4
4. NO RANGE DETECTION WIRING TO HOUSE CURRENT IN BATTERY (BACQ)
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DOOR SCHEDULE:

- | | |
|----|--|
| 16 | 15'2" X 7'0" GARAGE DOOR |
| 17 | 6'6" X 7'0" GARAGE DOOR |
| 18 | 2'6" X 6'6" FRENCH EXTERIOR DOOR |
| 19 | 2'6" X 6'6" FRENCH EXTERIOR DOOR |
| 20 | 2'6" X 6'6" SINGLE INTERIOR DOOR |
| 21 | 3'0" X 6'6" SILE CLOSET/ SILE CORRE DOOR |
| 22 | MAN 1.5'6" CLOSET/ NIGHT FITTING |
| 23 | 2'6" X 6'6" SINGLE INTERIOR DOOR |
| 24 | 2'6" X 6'6" SINGLE INTERIOR DOOR |

WINDOW SCHEDULE:

- A** 4'-0" x 4'-0" SLIDER WINDOW

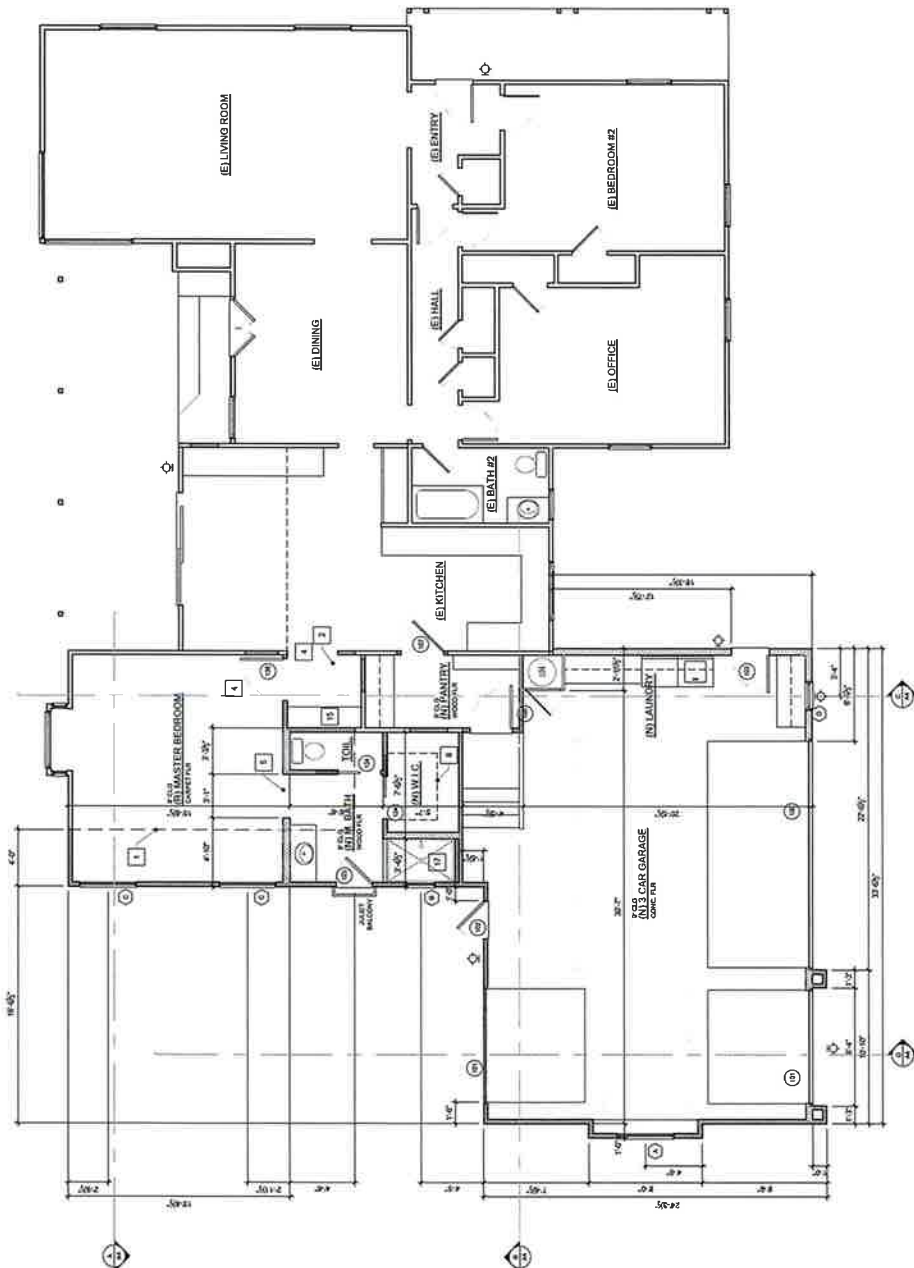
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1. LOCATION OF EMERGENCY ESCAPE OPENINGS INDICATED ON PLANS VIA THE "ESCAPE" LABEL ADJACENT TO THE WINDOW WHERE THE OPENING SHALL BE LOCATED. (SEE FIGURE 10.10.1 FOR OPENING SQUARE FEET FOR 5.7 SQUARE FEET FOR GRADE FLOOR OPENINGS). OPENING HEIGHT SHALL BE 24 INCHES MINIMUM CLEAR AND OPENING WIDTH SHALL BE 20 INCHES MINIMUM CLEAR. MAXIMUM OPENING SLAT HEIGHT SHALL BE 4 INCHES TO ACTUAL WINDOW OPENING (DO NOT).
2. THE INERT THERMAL PERFORMANCE LABELS SHALL REMAIN ON THE WINDOWS AND/OR DOORS UNTIL FINAL INSPECTION.
3. ALL NEW GLAZING WILL HAVE A MAXIMUM U-FACTOR OF 0.30 AND SHG OF 0.25

ELECTRICAL SYMBOLS:

- LIGHTING** WALL MOUNTED LIGHT FIXTURE. SEE CLEANING FOR MODEL MA.

EXTERIOR LIGHTING:



SOLAR ORDINANCE
 1/16 = 1.0"



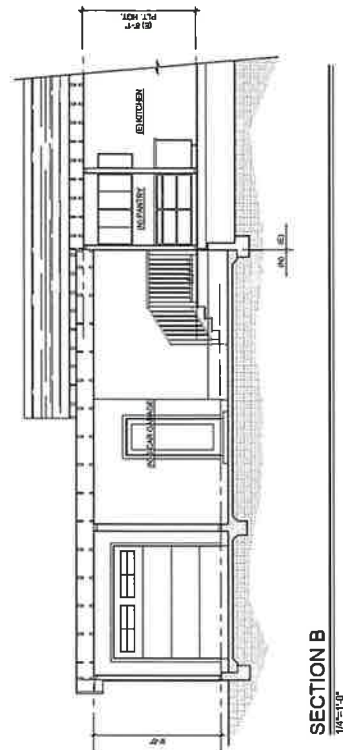
**1505 CASITAS PASS
GARAGE & RESIDENCE ADDITION**

This drawing was prepared by the Architect under contract to the Client. It is the property of the Architect and is not to be used for any other project without the written consent of the Architect. The Architect assumes no responsibility for the accuracy or completeness of the information provided by the Client. The Architect is not responsible for any errors or omissions in this drawing. The Client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Architect is not responsible for any construction or material costs. The Architect is not responsible for any delays or changes in the project. The Architect is not responsible for any disputes or litigation. The Architect is not responsible for any other matters. The Architect is not responsible for any other matters. The Architect is not responsible for any other matters.

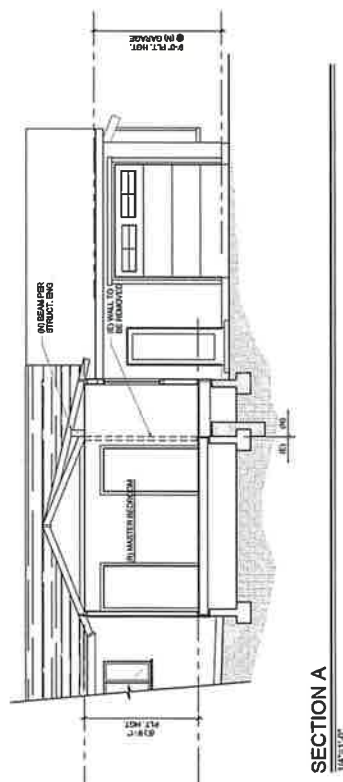
REVISION:	DATE:
A	10/02/2023

1505 CASITAS PASS GARAGE & RESIDENCE ADDITION
SECTIONS
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Date:
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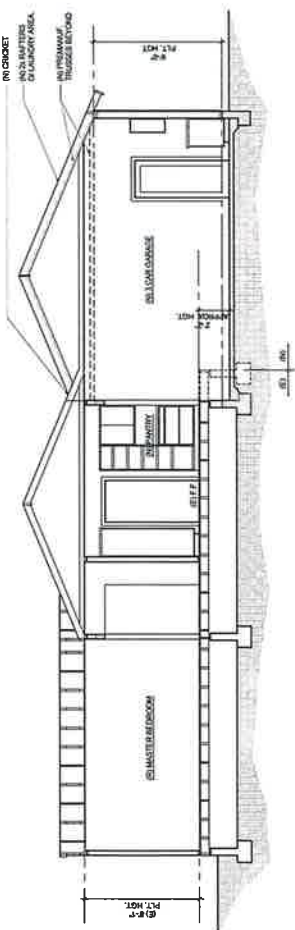
A5



SECTION B
1/4"=1'-0"



SECTION C
1/4"=1'-0"



SECTION D
1/4"=1'-0"



1505 CASITAS PASS GARAGE & RESIDENCE ADDITION

THIS PLAN IS THE PROPERTY OF GODKIN DESIGNBUILD, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF GODKIN DESIGNBUILD, INC. ANY VIOLATION OF THIS NOTICE SHALL BE SUBJECT TO LEGAL ACTION.

REVISION	DATE
A	10/05/2023

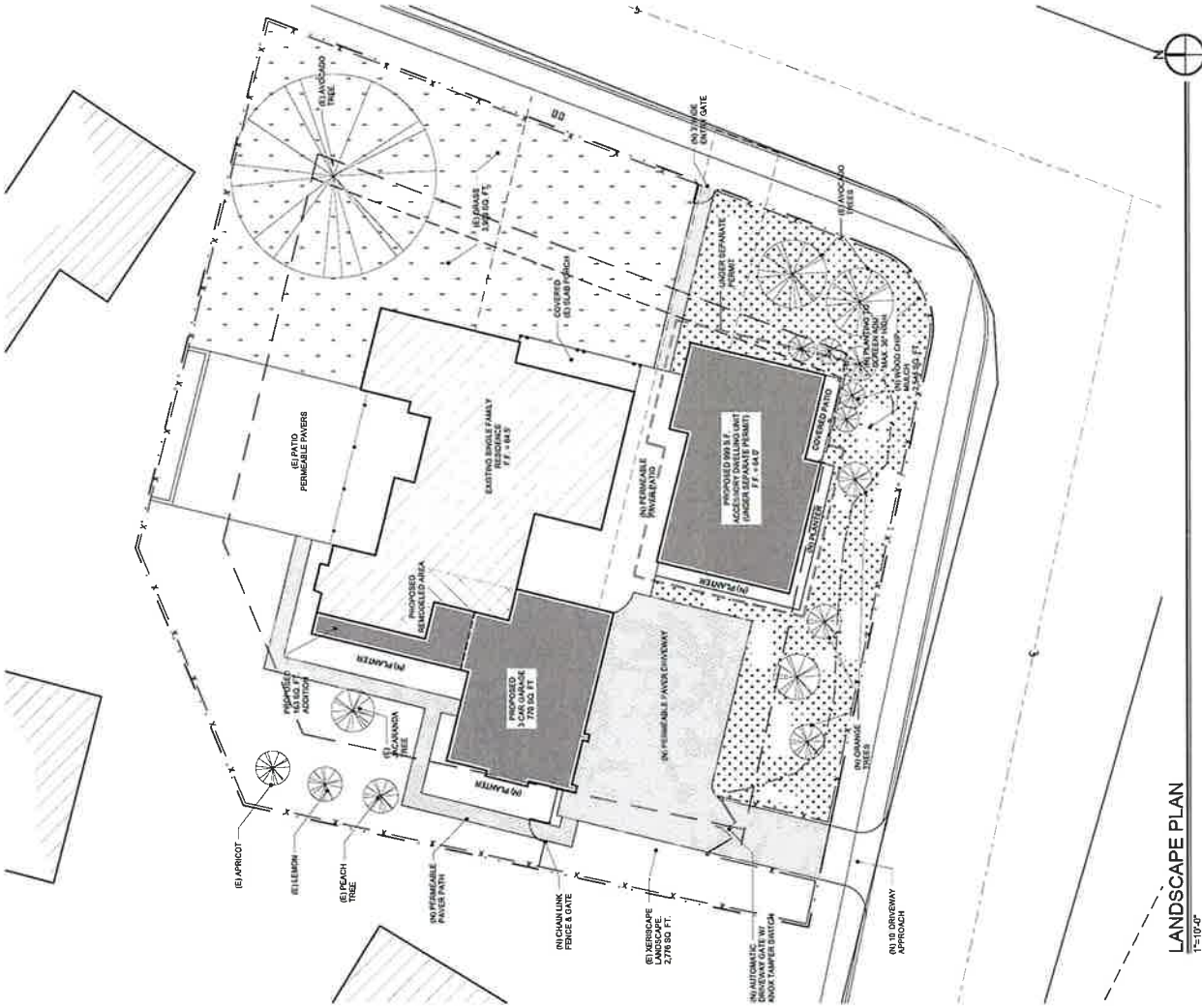
1505 CASITAS PASS CARPINTERIA, CA 91006 JAN. 2024
LANDSCAPE PLAN
Drawn by: [blank]
Checked by: [blank]

L.1

DRAWING LEGEND:

- AND OF PROPOSED ADDITION
- AREA OF EXISTING BUILDING
- ROOF LINE
- EXISTING DRIVE
- PROPERTY LINE
- SITE DRAINAGE PATH

SURFACE DRAINAGE SHALL BE DESIGNED TO A STORM DRAIN OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT COLLECT A HAZARDOUS LIQUID. THE DRAINAGE SHALL FALL MINIMUM OF 8 INCHES WITHIN THE FIRST 10 FEET, MIN. (C.F. 1801.2)



LANDSCAPE PLAN
1"=10'0"

ACTION MINUTES

The meeting was called to order at 5:30 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 250-500 members of the public were in attendance.

PUBLIC COMMENT (for items not on the agenda): None

PROJECT REVIEW

- 1) Project: Carpinteria Farm Preserve & Bungalows, Project #23-2207-DP/LCPA/TPM/CDP
Address: 5669 & 5885 Carpinteria Avenue
Applicant: Laurel Perez, SEPPS, Inc., agent for Carp Bluff, LLC
Planner: Syndi Souter:

Request of Laurel Perez, SEPPS, Inc., agent for Carp Bluff, LLC, to consider Project 23-2207-DP/LCPA/TPM/CDP for preliminary review of a request to construct a new 99-room resort with associated amenities, a 41-unit apartment complex, and recreational trail improvements. The project would include the removal of 108 trees, new landscaping, and habitat restoration. The property is 27.5 acres in size zoned Planned Unit Development (PUD) and shown as APNs 001-170-010 and -013, addressed as 5669 and 5885 Carpinteria Avenue.

Ex Parte Communications Disclosure:

Boardmember O'Conner and Vice Chair Blakemore noted that they attended the City-organized tour of the site with the applicant team. Chair Stein noted that he toured the site himself.

Staff Comments:

Senior Planner Syndi Souter started her presentation with a summary of the project status and role of the ARB and clarified that the purpose of the preliminary review by the ARB is to provide comments on the project and that the ARB proceedings would not result in an action to approve or deny the project. She further clarified that future public hearings by the Planning Commission, City Council (on appeal), and the Coastal Commission (on appeal) would happen in the future. Ms. Souter then provided a presentation and overview of the Zoning and Land Use designations, the overall project scope including the proposed resort development, affordable housing development, and open space, public trails, and habitat restoration components. Ms. Souter asked for the ARB's input on the following issue areas:

- Project layout & site design (clustering, setbacks, placement)
- Architectural style & materials
- Size, height, massing & scale

- Tree removals
- Landscaping & restoration
- Lighting
- Visual prominence & view sheds
- Neighborhood compatibility

The ARB members had several questions which were answered by Ms. Souter. Boardmember Johnson questioned the story pole installation, and staff responded that the outlines of the buildings are accurate given the project's architectural style. Vice Chair Blakemore questioned if the same number of rooms is proposed as compared to when the project was conceptually reviewed previously, the number of community events allowed, and the percentage of the project site that would be impacted by grading. Staff responded that the resort size remained the same at 99 rooms, the six community events was a number volunteered by the applicant, and that approximately half of the site would be impacted by grading. Boardmember O'Conner requested clarification of lot and building coverage, why the southern (ocean front) parcel was not analyzed for code compliance, and why the PUD development standards not defined. Staff explained the differences between the floor area and building coverage, that no structural development was proposed to be analyzed on the southern parcel, and shared that the PUD zone is designed to have some of the development standards determined by the decision makers on a case-by-case basis. Boardmember Little inquired about past attempts to buy the bluffs properties, and staff responded with a brief history of past proposals and outcomes.

Applicant Comments:

The applicant, Matthew Goodwin, provided a presentation as summarized below:

- Numerous studies have been completed as part of the project application process
- Trying to meet City goals & policies (zoning, GP, etc.)
- Balanced project that significantly provides open space, affordable housing
- Not building on nature preserve- adding 14 acres to open space (conservation easement)
- Not a "luxury" resort; meant to be a great representation of Carpinteria (get into nature, experience farming, etc.)
- Project site zoned PUD for over 20 years (following rest of bluffs preserve establishment)
- Significantly less dense than what is "technically" allowed:
 - Total of 10% lot coverage (buildings)
 - ~50% of property placed into conservation easement (open space)
- Studied viewsheds
- Completing trail system; & restoring bluff edge
- Policy consistency summary by applicant (all consistent)
- Key project highlights as presented by applicant:
 - 50% of site as protected open space (conservation easement)
 - 40 low-income housing units
 - Clustered buildings; natural materials; farmhouse style, night sky friendly; no net increase in water usage
 - Not exceeding City height limits
 - 10% lot coverage (vs 30% for dwelling units only)
 - Meet required 200' setback from UPRR
 - Consult with resource experts & key stakeholders
- Changes made since concept review:
 - Clustered more; pulled away from bluffs preserve

- o Updated architecture to celebrate it more (bungalows)
 - o Underground parking
 - o Green features (solar, gray water)
 - o Carpinteria inspired farm aesthetic for architecture & materials/finishes
 - o 60' view corridors (2) inspired by Linden Ave width
 - o 155' setback from preserve to restaurant building
 - o Setback from windrow south is open
 - o Significant setbacks from bluffs & preserve; increase as you head south and east
 - o Purpose of grading is to fill in Tee Time bunkers, etc.; recreate more natural topography; resolve drainage issue at NE corner of property
 - o Intent to balance irrigation to (e) historic usage
 - o Landscaping
 - All native (consistent w/ bluffs plan)
 - Use of buffer screening; windrow removal- primarily focused on non-natives (tamarisk & poor health eucalyptus)
 - South parcel design informed by City Bluffs Master Plan
 - o Lighting is all night sky friendly (will remove string lights)
- Ken Trigueiro, CEO & President of People's Self-Help Housing summarized the affordable housing component and related that PSHH has four existing projects in Carpinteria and reiterated that State housing law would allow for a lot more development, but the proposal was designed to fit scale and character of the location. He further related that the affordable housing component of the project can't be much smaller in order to work for their program.

Public Comments:

Written and electronic public comments were submitted and provided to the ARB members in advance of the meeting. These comments are part of the public record and copies are on file with the Community Development Department. Of the 201 written and electronic comments received, 152 were in opposition to the proposed project, and 49 were in support of the project.

55 public commenters spoke at the meeting, and their comments are summarized as follows:

Allie Mayer- Opposed (3 girls read poem).

Billy Stewart- Opposed, no hotel on bluffs.

Frankie Stewart- Opposed, no hotel on bluffs.

Rose Deacon- Opposed, wants land to stay open, site is "magic" and a "treasure."

Ernestine Ignacio Desoto (Chumash elder)- Opposed, made statement in Chumash language.

Julie Tumamait (Chumash)- Opposed. Beautiful architecture; but don't build it here. Direct descendent from Mishopshnow. Fight for protection of our cultural history, sacred lands, plants & animals. Praying for preservation of these lands for last 30+ years.

Mary Ann (Chumash)- Opposed. "Organic" is leaving land as it is. Land is sacred; nurture it. Pushing people & animals out. We will destroy everything, unless we act to protect it.

Todd Stewart (Troop 50 scouts)- Opposed. Not in line with scout outdoor code.

Patrick Crooks (President - Citizens for Carp Bluffs)- Opposed. Grass roots effort protected bluffs last time. Community's "soul"; character. Sentiment is reflected in GP/CLUP. Project aims to exploit charm and soul of Carpinteria. "Slap in the face." Zoning consistent... maybe. View impacts. Prioritize protection of trees, wildlife, farmland, seal rookery. Come live Carp life and truly experience it. City decision-makers need to heed public demands. Excessive earthwork. Removal of mature raptor trees. Environmental impacts of project are all avoidable by not building. All potential impacts are inconsistent with GP/CLUP.

Ted Rhodes (Past president of Carp Bluffs)- Opposed. We purchased Carp Preserve & Rincon Bluffs Preserve. Role of ARB includes view corridors. Human eye is = 50mm lens. Class I visual/aesthetic impacts from Carp Bluffs (buildings visible from throughout bluffs). Provided exhibit of story pole installation.

Jess Mayer- Opposed. GP/CLUP- preserve essential character of City, natural resources, recreational qualities, etc. Use GP/CLUP to protect bluffs from those seeking to exploit it. Views have not been protected- inconsistent with this mandate. Low intensity structures, compatible with open space areas required. Inconsistent. Largest buildings are located on perimeter of project. Largest resort ever proposed in City, right next to preserve.

Julia Mayer- Opposed. Building any resort of this size is inconsistent with this town. Use our GP/CLUP to protect open spaces, & preserve this town. Community blocked all previous proposals. Overall intent of bluffs is to preserve tranquility of bluffs- is a resort of this intensity appropriate to maintain tranquility of Carp & preserve small beach town? Stick to GP/CLUP and don't allow anything to be built here ever. Rezone the property to protect it.

Leslie Gascoigne- Opposed. Incompatible for many reasons. Traffic increase from this project. Two exits will require one or more traffic lights- visual impacts & substantial change to "rural character" of Carpinteria Avenue & bluffs. Extends urban character onto bluffs.

Mike Wondolowski (CVA)- Opposed. Submitted detailed letter. Significant inconsistencies with GP/CLUP & CMC. A "very terrible" project doesn't make a "terrible" project any better.

Susan Mailheau- Opposed. Described existing views from the bluffs and from seal overlook. Essence can't be duplicated, but can be destroyed. One of the last remaining seal rookeries in southern CA. Project would ruin this neighborhood. Increased human activity would irreparably harm seal rookery. 100's of new people brought into area by resort. Rookery brings 1000's. Harbor seals are likely to leave because of this development. Loss of this colony is too much to risk.

Drew Burton- Opposed. Doesn't fit in town. Will fight. Doesn't consider impacts to community. Once you build this, it will never go away. Water availability? Natural habitat. Light pollution. Partner with botanical garden to restore site. Restore Tee Time into recreational open space. Need housing, not hotels.

Bart Merrill- (speaker slip submitted, did not comment)

Whitney Abbott- Opposed. GP/CLUP- avoid piecemeal development. Can't have a viable farm on top of underground parking. Concrete drain pipe in area. Bad precedent.

Susan Allen- Opposed. GP/CLUP is not just a guide, it is the law to be followed carefully. CDS6-A, B, C, D, E, F & IP 57-59 must be followed carefully.

Nathan Pratt- Opposed. "We are being greenwashed." Violates multiple City policies. Massive development needs \$250 million to develop, and does not pencil out. CMC forbids this project. Massive impacts to view corridors. Removal of windrow. Project doesn't meet any objectives. A million different hooks to deny this development tonight.

Gail Marshall- (speaker slip submitted, did not comment)

Dustin Hosieth (SB South Chamber of Commerce)- Supports project. Developer met with chamber multiple times and received vote of support. Supports many local businesses; could generate \$2M of tax revenue for City. If not this project, State housing law will allow lots of housing.

Christy Boyd- Opposed. Overwhelming project. Walking project to experience totality of proposed development. Community shocked by impacts to ocean views. Small sliver of view offered on east end is not sufficient. Impacts on mountain views is significant (Coastal Act). Massive buildings placed on all portions. Inconsistent with GP/CLUP- all structures shall be appropriately placed to minimize obtrusiveness & shall protect views from surrounding public streets & places.

Arturo Tello- Opposed. Grateful for ARB's service. Endeavor to only recommend approval of the very best projects that improve the community. This is heart and soul of the community. Nothing can be built here without destroying the area and the town. Intensity of use (events, traffic, etc.) like a clogged artery in community; perform a bypass and remove this project.

Arna Crittenden- Opposed. Agrees with others. Most tragic thing that could happen to our community. Safety concerns (UPRR, ocean). Not appropriate. Jobs won't enhance community. Nothing there to building upon for the future. Prevent this tragedy from happening.

Jessica Petrillo- Opposed. Lack of affordable housing is biggest issue. Will my kids be able to live here? Appreciate this project would preserve public open space; want City to preserve open space & affordable housing. PSHH does great work.

Marcus Alcazar- (speaker slip submitted, did not comment)

Holly Minier- Opposed. Project would mar the community. Unique ecosystem that deserves to be left undeveloped. Community live here because of what we value- beach to mountains, open space, wildlife. Creates an eyesore.

Kelly Lopez (Chumash)- Opposed. Block views to SCI. Disappointed to have to fight again. We thought we protected this site already. Gentrification happening before our eyes. Elite tourism & housing for the wealthy. Violation of Native American Religious Act to block access to sacred sites.

Laura Mickelson- Opposed. ARB obligated to maintain what Carp citizens want. 128K sq ft of development; 292 parking spaces; underground parking with lots of concrete and earthwork. Only

adequate parking for weekday operations; not for special events or weekends. Where will shuttles come from for special events? Only 10 visitor spaces provided. Solar array in Sandpiper was denied by ARB; can't let this be done either. Developer would maintain control of open space- not given to City. Traffic; seals gone; wildlife gone; hawks gone; tourists everywhere.

Noah Owens- Opposed. Bluffs is my safe place. Lots of people & access would ruin its ambience. People will be really hurt by that. Carp can find a better solution. Is what's being proposed sacred?

Gavin Spears- Opposed. Special memories here. Impacts to seals; disrupts the setting. Will you honor desires of Chumash and community? Dismiss this project. Preserve this land; respect the sacred.

Antonia Robertson- Opposed. Not in keeping with GP/CLUP and not appropriate for incredible ocean side setting. Will weigh heavily on your conscience if approved. Proposed development is way too tall, too much grading, etc. Should rezone it to not allow development. Community is overwhelmingly against it.

Mary McWhirter- Opposed. Project title isn't honest...it's actually Bluffs Resort & Spa. Town is built on agriculture. Meet the needs of travelers. Doesn't put a dent in housing needs. I'm open to development; appreciate renderings, but this project doesn't benefit the community. If it's going to be built upon, it should be the best. Not a NIMBY. Nice project but wrong location.

Jason Herrera- Opposed. Work in hospitality (security). Parking chaos tonight would be repeated all the time for a project like this. Just like Miramar 2.0. Buyouts for big events. Employees will park all around the area. People doing stupid things- drinking/driving. Felt for neighbors around Miramar. If it's not working, developer will be back for changes.

Garrett Tuck- Opposed. Passionate about this project not going forward. Not willing to stand for this change to community. Sacred lands that should not be touched. Real discussion needs to be had about the GP/CLUP.

Spencer Jimenez- (speaker slip submitted, did not comment)

Annie Arch- (speaker slip submitted, did not comment)

Sara Grew- Opposed. Safety concerns for kids biking, walking. Concerns about amount of traffic generated by events, etc. Will have overflow effects on skate park & bluffs.

Robert Mayer- Opposed. This project does nothing to help this community. ARB should turn it down. Developers should let community buy the land.

Jill Stassinis- Opposed. Bluffs need to be preserved as open space.

Jeffrey Jenson- Opposed. If developers care, they will give it back to the community. Don't need more people coming to Rincon. Do story poles depict grading? Not theirs to besmirch; ours to protect.

Gitty White- Opposed. Applicant disregarded past input from concept review. Keeps coming back with inconsistent proposals. Half-hearted attempt at greenwashing. Being led to believe massive earthwork, reducing scale of agriculture onsite, removal of trees, etc., is sustainable. Developer hasn't

provided a true sustainable design or permaculture operation. Wants to clear site and have a clean slate. Not the place for that kind of project. Disregards community & GP/CLUP. This is destruction/desecration.

Erika Delaney- (speaker slip submitted, did not comment)

Kathleen Lord- (speaker slip submitted, did not comment)

Kelsey Anne Crouse- Opposed. No luxury resort on bluffs. Imagine how it is now; imagine how it would become...no thank you.

Thomas Mulroy- (speaker slip submitted, did not comment)

Kathleen Reddington- Opposed. Thanked ARB. Not yet another proposed development on the bluffs. Far too dense; of a scale not compatible; of a style not found in City. He's a developer; not a local. Arbitrage- they will flip this site once they get what they want. Real Estate Investment Trust. No housing, no convention center, no hotel. Preserve this open space; save bluffs forever. How much to buy it?

Maggie Burke (Zoom)- Opposed. Whose community is this project representing? Not the Chumash. Give the land back.

Laura [no last name given] (Zoom)- (speaker slip submitted, did not comment)

Mara Sullivan (Chumash) (Zoom)- Opposed. Concerned about impacts to tribal lands. Needs an EIR- earthwork could disturb cultural resources. When tee time was built there may not have been proper studies done. Could still be a sensitive site. Also, currently important to native peoples.

Emma Rault (Zoom)- Opposed. Live in LA; know what an over-developed site looks like. It's not the way to go. Building to a scale so massive it will eclipse the community. Need to listen to and liaise with the community and native peoples.

Julie Swigart (Zoom)- Opposed. Mandate to build 900 housing units by 2031. Project is primarily a resort; 40 housing units won't really help us get there. If resort passes, we'll have a resort, a little bit of housing, but still need to meet a lot more housing. Will only create more traffic & hazards (left turn movements, etc.).

Davis Merceru- Opposed. Developer thinks compromise has been made, needs to be aware of opposition. It's a nice plan. Concerns about what comes next if not this plan (residential project?). Why did it get to this point without City stepping in and buying it? Security concerns- Miramar seems like a good example to learn from. Still too large in scale and intensity. Affordable units too close to the street. Why does have it to be built here? This isn't a community development, but if it gets built, really think about what you could do for the community to offset your impacts.

Chris Barton (Zoom)- Opposed. In solidarity with Chumash. Respect the ancestry of these lands. Ojai is first-hand example of what happens from long-term effects of being beholden to investors not concerned with the wellbeing of the town. Results in gentrification of housing in community. Snowball effect. Affordable housing units will not offset employee housing needs.

Lucy Graham (Zoom)- Appreciates that it is less dense than would be allowed. Appreciates dedication of open space. Appreciates provision of affordable housing & partnership with PSHH. Recommend additional bike parking for hotel & residences. Height of buildings is taller than it needs or should be. Concerned about earthwork quantities and how it could affect cultural resources & building heights.

Rosemary Hall (Zoom)- Opposed. Echo others. This plan is a disservice to the community. Why give up precious resources to luxury out of towners?

Branden Bono (Zoom)- Opposed. Not something community seems to want. Farm stand sounds great, but have you thought about purchasing an existing hotel/motel & repurposing into something nicer?

Marissa Allen Brownfield (Zoom)- Opposed. Save the bluffs. History here; save for the future.

Briana Cervantes (Chumash) (Zoom)- Opposed. Agree with others. Contributes to displacement of animals and native peoples.

Penelope Lewis (Zoom)- Opposed. Take the bus to work; one of my favorite views is of the bluffs. Soul crushed by sight of story poles and proposal to build a luxury resort, taking up a large chunk of our land. Stand with community in opposition to this project. Side with community; don't allow this to be built.

Michelle Gonzales (Zoom)- Opposed. Don't want to see a big resort from my home or when I walk the bluffs. Keep Carpinteria small & local.

Jessie Sprig (Zoom)- Opposed. Not right for Carpinteria. Echo others' comments.

Boardmember Discussion:

Boardmember O'Connor began the discussion with the following comments:

- He was Disappointed that the impacts to the seals and Chumash heritage were not addressed by the developer,
- He requested more information about the intentions for the southern 4.13-acre parcel,
- The story poles should be re-done with all the proposed structures in red flags,
- The bulk of the structures at Carpinteria Avenue was "in your face" and too much,
- The design was tasteful,
- The proposal misses the cultural history,
- The solar arrays would produce noise during energy production,
- The acoustic signature of the project should be analyzed,
- The area will be dark at night, consider lighting and safety along Carpinteria Avenue,
- Buffer the approach and soften the abrupt change to structures,
- Project needs to be compatible with the open space next door,
- Seek input from the Tree Advisory Committee and the Seal Advisory Committee,
- Not in favor of advancing project as-is to the Planning Commission or final review.

Boardmember Little agreed with Boardmember O'Connor's comments and added:

- He was "hit in the face" with the story poles,
- Were the proposed 10-foot plate heights necessary in the affordable units?
- The proposal seems overbuilt,

- Why is this resort being proposed at this location now?
- He suggested that the community should do more than talk,
- The 6-foot fence proposed along Carpinteria Avenue looks like a barricade and is not welcoming,
- He likes Sea Ranch, but feels the look is overbuilt on this site.

Boardmember Johnson shared that he dittoed the comments from Boardmember O'Connor and Boardmember Little, and added:

- We all love the open space, but we have to make a deal,
- Conceptually the applicant has done a good job,
- The fences should not be 6-feet tall, 3-feet tall would be better; fencing along property lines interferes with animals,
- Lower the 10-foot plate heights on the apartments and look at a lower finish floor to lower the buildings more,
- Fragment the residential buildings and set them back to soften the views from the street,
- The barn is too much, needs to be broken up,
- The simple architecture is good,
- An EIR would "rake the project over the coals,"
- The impact to Chumash heritage should be considered,
- Solar panels would be required for the project, the carbon footprint with all the concrete should be considered, and
- Concerns about "pushing around" 47,000 cubic yards of soil on site.

Boardmember Blakemore expressed her frustration that that plans contained a lot of paper without any information, specifically regarding the lack of a planting plan in the landscaping plans. She agreed with Boardmember O'Connor's comments and made the following additional comments:

- The proposal was an aggressive program that did not decrease the amount of development as was requested at the conceptual review,
- The plan is not realistic- does not account for carts, needs more maintenance space, does not address compatibility issues between the ag/farm operations and resort guests,
- The parking and overflow issues need to be resolved,
- The proposal requires too much grading,
- She cannot support the project as proposed.

Boardmember Stein agreed with the other Boardmembers and offered the following comments:

- The project is not compatible with the neighborhood,
- The apartments block views, and the structures should be lower and smaller with low profiles along the ridgeline,
- The applicant should focus on views over the property,
- The proposal is a nice design for somewhere else,
- Feels like the project is a "flipper,"
- Will not support the project because it does not fit the site,
- The amount of grading needs to be reduced,
- The view of the Bluffs with the windrows is iconic with the eucalyptus trees, okay to clean up the tamarisks,
- The Environmentally Sensitive Habitat Areas need to be respected,

- The parking needs to be addressed- already short for the apartments, and need extra for employees and events,
- The landscaping trees should be sized at a minimum of 36” to 60” boxes,
- The railroad crossing is not realistic and would be a liability,
- Questioned the power source for the live-feed camera at the seal rookery,
- Offered to donate the first \$10.00 for the community to buy the property,
- Explained that Sea Ranch is a community on 7,000 acres, with the single-family residences clustered and the Sea Ranch Lodge is on 53 acres; this proposal is on 27-acres and needs to be significantly reduced.

ACTION: Motion by Boardmember O’Conner, seconded by Boardmember Little, to continue the project for further preliminary review with comments.

VOTE: 5-0

OTHER BUSINESS: None.

CONSENT CALENDAR:

5. Action Minutes of the Architectural Review Board Meeting of December 14, 2023

ACTION: Motion by Vice Chair Blakemore, seconded by Chair Stein, to adopt the minutes as drafted.

VOTE: 4-0 (O’Conner abstained)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: None

ADJOURNMENT

Chair Stein adjourned the meeting at 9:52 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, February 15, 2024. All Boardmembers present indicated they expect to be in attendance.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board