



Architectural Review Board Meeting Agenda

Thursday, April 11, 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: Nystrom Exterior Changes, Project 24-2283-ARB
Address: 1477 Manzanita Street
Applicant: Gordon Statler, agent for Eric Nystrom
Planner: Brian Banks

Request of Gordon Statler, agent for Eric Nystrom, to consider Project 24-2283-ARB for Preliminary and Final review of a request to construct a new pitched roof over the existing flat-roofed garage, the addition of a clerestory window dormer over the existing residence, a new metal roof over the existing front entry porch, and a new metal roof over the existing approximately 256 square foot rear patio cover. The existing landscaping is proposed to remain. With the addition of the new dormer, the maximum height of the residence would reach 16 feet. No new square footage is proposed. The property is a 6,534 square foot parcel zoned Single Family Residential (7-R-1) and shown as APN 004-010-004, addressed as 1477 Manzanita Street.

2. Project: Lagunitas Apts. & Mixed-Use Project, Project 23-2243-CUP/TPM/CDP
Address: 6380 Via Real
Applicant: Troy White, agent, for Steve Leonard, Manager, RPG Carpinteria, LLC
Planner: Syndi Souter

Request of Troy White, agent, for Steve Leonard, Manager, RPG Carpinteria, LLC, to consider Project 23-2243-CUP/TPM/CDP for preliminary review of a request to construct a new 159-unit apartment complex with amenities, a 2,224 square-foot market/café, one 3,829 square-foot R&D office space, one 2,889 square-foot R&D office space, 301 parking spaces (196 surface spaces and 105 underground spaces), and associated hardscape/landscaping and site improvements. The property is an 8.63-acre parcel zoned Industrial /Research Park (M-RP) and shown as APN 001-190-097, addressed as 6380 Via Real.

OTHER BUSINESS

CONSENT CALENDAR

3. Action Minutes of the Architectural Review Board Meeting of February 29, 2024
4. Action Minutes of the Architectural Review Board Meeting of March 14, 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, April 25, 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, April 4, 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 April 11, 2024**

Agenda Item #1

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 24-2283-ARB **Planner:** Brian Banks
Address: 1477 Manzanita Street
APN: 004-010-004
Zoning: Single Family Residential (7-R-1)
Applicant: Gordon Statler, agent for Eric Nystrom

Project Review: ☐ Conceptual
☒ Preliminary/Final

PROJECT DESCRIPTION

This is the preliminary/final review of a request for exterior changes to an existing residence which include: a new pitched roof over the existing flat-roofed garage; the addition of a clerestory window dormer over the existing residence; a new metal roof over the existing front entry porch; and a new metal roof over the existing rear patio cover. The existing landscaping is proposed to remain. With the addition of the new dormer element, the maximum height of the residence would reach 16 feet. No increase in square footage is proposed.

Preliminary/final architectural plans are attached as Attachment A.

PROJECT SETTING

The project site is located at 1477 Manzanita Street. The site is bordered by existing single-family residences on the north, south and west, with Manzanita Street located to the east. The 6,534 square foot lot is presently improved with a 1,450 square-foot one-story single-family dwelling, an attached 475 square-foot two-car garage, and a 256 square foot covered patio at the rear of the residence. The original residence was constructed in 1972, with a fireplace addition in 1989, 440 square foot addition in 1996, and a covered patio addition in 2008.

The project site is located in the Canalino/Santa Monica/El Carro Neighborhood ("Subarea 3"), which is primarily comprised of single-family residential subdivisions located north of US Highway 101. The site is zoned Single Family Residential District (7-R-1) and has a Low Density Residential (LDR) land use designation. No overlays affect the property. Site photographs are attached as Attachment C.

PROJECT ANALYSIS

Carpinteria Municipal Code

An analysis of the project's conformance with applicable requirements of Title 14, Zoning, of the Carpinteria Municipal Code is provided below.

Single Family Residential (R-1) District, CMC §14.12

Permissible uses in the 7-R-1 zone district include single family dwellings. The following table identifies the project's conformance with Municipal Code requirements:

Standard	Requirement/Allowance	Proposal
Setbacks		
Front	50 feet from centerline of street or 20 feet from property line, whichever is greater.	Existing: 53 feet from centerline, 25 feet from property line Proposed: No change
Sides	6.25 feet min. (10% of average lot width)	Existing North: 7 feet-3 inches Existing South: 7 feet Proposed: No change
Rear	15 feet min.	Existing: 15 feet Proposed: No change
Height	30 feet max.	Existing: 15 feet Proposed: 16 feet
Building Coverage	35% max. (2,287 square feet)	33% (2,181 square feet)
Density	1 single family dwelling per lot	1 single family dwelling
Parking	2 spaces provided in a garage	2 spaces provided in a garage

As designed, the proposed improvements comply with the applicable R-1 zone district development standards.

Design Review

The most substantial change that would result from the project is the change from the existing flat roof to the proposed pitched roof over the existing attached garage. The proposed addition of the dormer with clearstory windows over the existing residence is a relatively minor change with respect to the massing and overall scale, as is the proposed addition of the metal roof over the existing front entry porch. The proposed addition of a metal roof over the existing rear patio cover would not be visible.

The proposed "California framed" roof over the garage would have a 7:12 pitch with the gable end facing the street. The gable end would feature lapped horizontal siding in a white color,

exposed out lookers, 2" x 8" fascia in a white color, a metal "eyebrow" roof with kickers over the garage door, and a vinyl "faux" window with trim.

The proposed clerestory dormer would be centered over the main north-south ridge of the residence and would extend approximately 1 foot above the existing ridge. The dormer would feature four vinyl windows to match the proposed window on the gable end of the new pitched garage roof, and matching the existing white vinyl windows of the residence.

The project also includes the addition of a new metal roof over the existing front entry porch and a new metal roof over the existing rear covered porch, which would not be visible. The metal roof would be a zinc gray color to complement the existing gray composition roof material of the residence. No changes to the exterior lighting or landscaping are proposed.

The metal roof details are attached as Attachment B.

The Board should comment on the proposed architectural style, colors and materials.

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 Design Subarea 3 (Canalino/ Santa Monica/ El Carro Neighborhood).

Community Design Element- Citywide Objectives & Policies

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 new pitched roof and dormer additions would not impact existing mountain views. Ocean views are not available from the project site.

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

The proposed exterior changes are intended to update the residence and enhance the street-facing elevation, predominantly by adding the pitched roof over the existing flat-roofed garage and by adding the dormer element over the existing residence. The introduction of limited new metal roofing elements over the garage door and entry would add variety in material and style, while the use of composition roof material for the garage roof and dormer, which match the existing roof material, would ensure a consistent architectural theme for the project. The change in roofing over the existing entry porch would match the proposed “eyebrow” over the garage doors, resulting in a more defined entry to the residence as encouraged by Policy CD-5a. The modified residence would continue to align with nearby residences, and the perceived size/scale of the residence would not change significantly as viewed from the street or adjacent residences.

Community Design Element- Subarea 3 Objectives & Policies

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

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

Policy CDS3-b: *Enhance the pedestrian character of the neighborhoods’ streets, parks and lanes.*

The proposed pitched roof over the garage, new dormer element, and metal roofing over the entry would update the appearance of the existing residence without substantially altering the residence’s size, bulk or scale. The proposed project would result in an enhanced street frontage and more defined entry for the residence while not substantially altering the scale or character of the neighborhood and “small beach town” image of the City.

Subarea 3 Residential Design Guidelines

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

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

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

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

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

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

The proposed exterior changes are consistent with the Subarea 3 Guidelines. The pitched garage roof would feature a gable end with lapped siding, exposed out lookers, proportional fascia, a metal “eyebrow” roof with supporting kickers over the garage door, and a vinyl “faux” window with trim. These architectural details exhibit a high quality and consistent architectural theme for the street-facing elevation. The introduction of limited new gray metal roofing elements over the garage door and entry would complement the existing architectural style of the residence, while the use of composition roof material for the garage roof and dormer to match the existing roof material would ensure a consistent architectural theme for the project. The proposed dormer element is oriented towards the street and creates a consistent design theme as encouraged by the Residential Design Guidelines.

SUMMARY OF ISSUES

- Overall architectural style and architectural details;
- Colors and materials; and
- Roofing.

RECOMMENDATION

The Board should provide comments on the issues raised. If the Board feels the project meets the applicable design criteria, the Board may recommend preliminary, or if warranted, final approval to the Community Development Director.

ATTACHMENTS

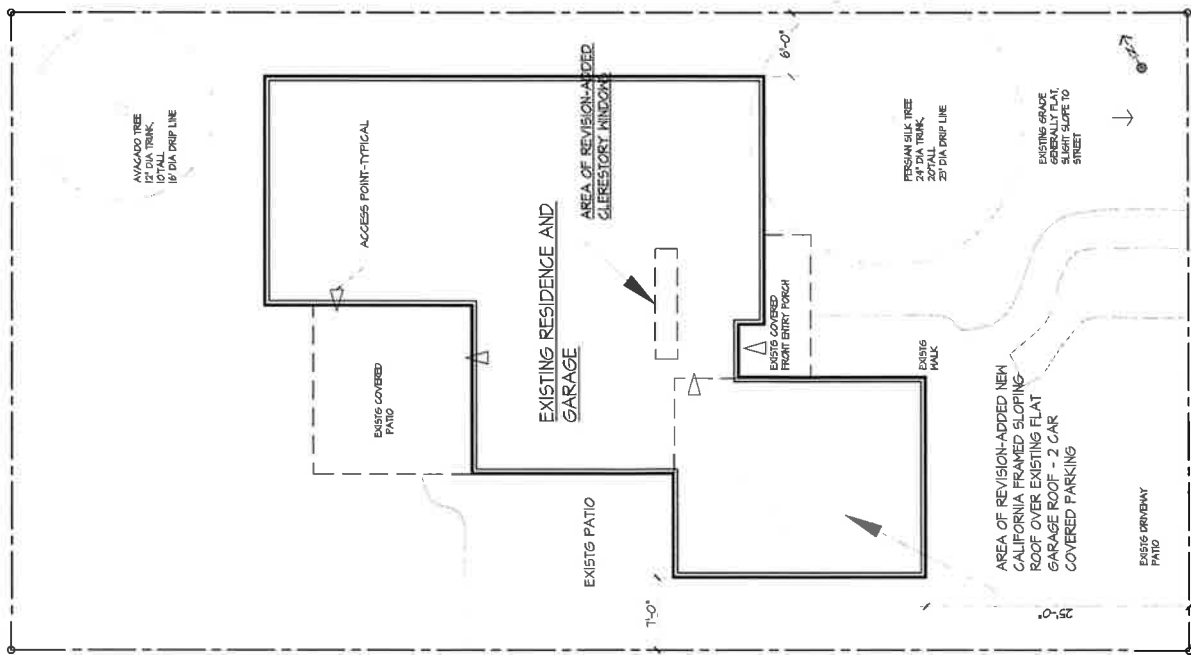
Attachment A- Preliminary/Final Architectural Plans

Attachment B- Proposed Metal Roof Details

Attachment C- Site Photographs

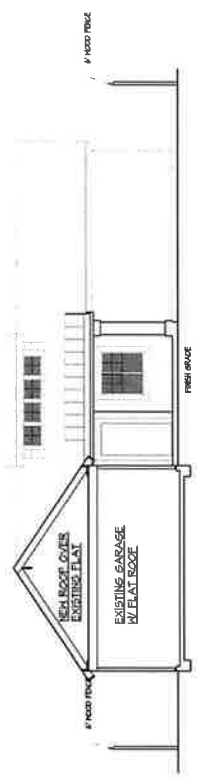
Attachment A
Preliminary & Final Architectural Plans

Nystrom Exterior Changes
Preliminary/Final ARB Review
April 11, 2024

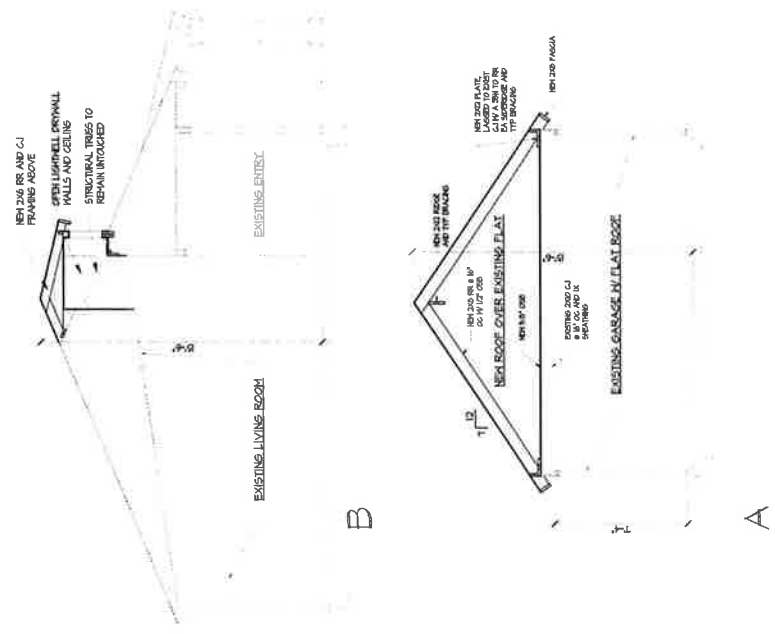


SITE PLAN

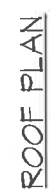
1477 MANZANITA WAY



SITE SECTION



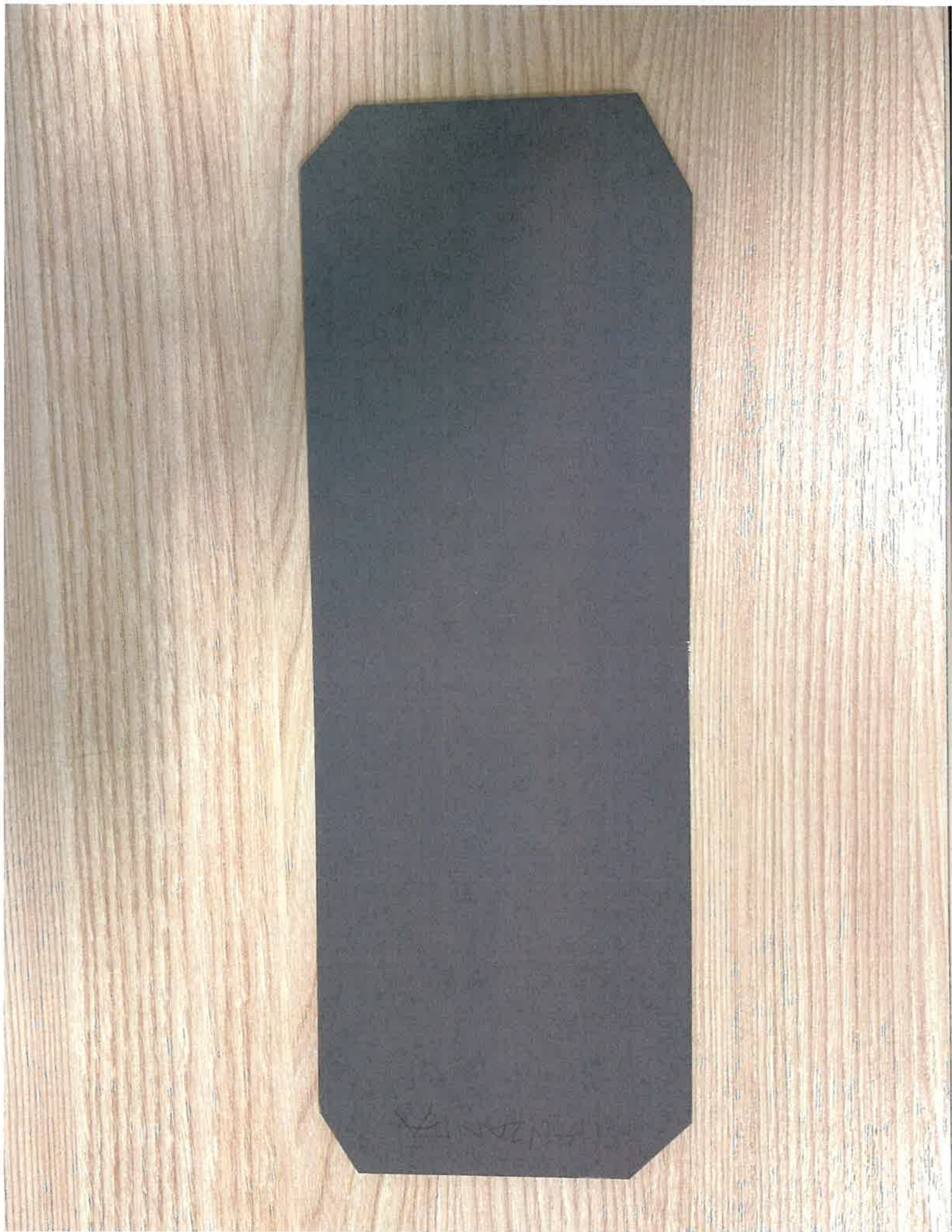
SECTIONS



Attachment B
Preliminary & Final
Roof Details

Nystrom Exterior Changes
Preliminary/Final ARB Review
April 11, 2024





Attachment C
Site Photographs

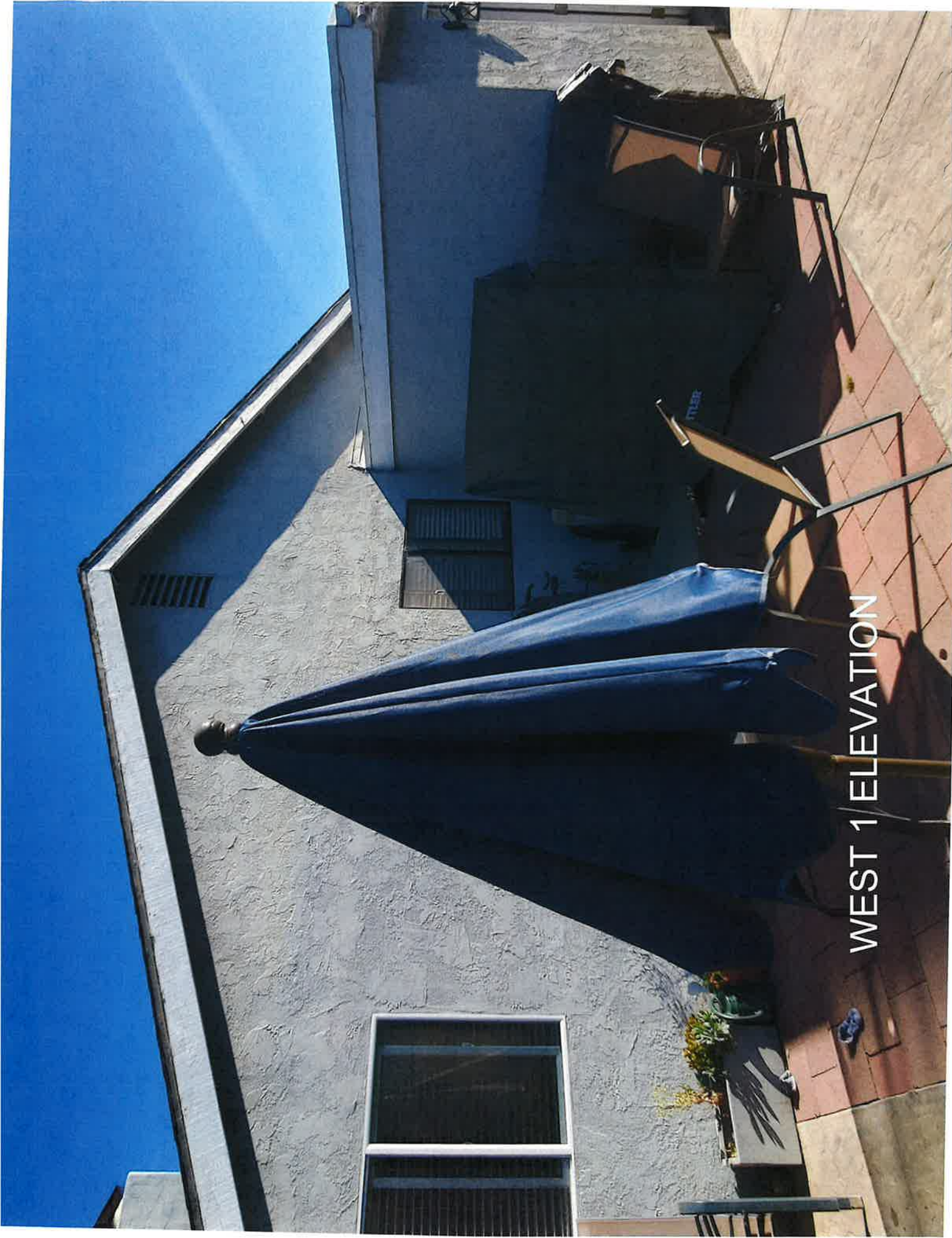
Nystrom Exterior Changes
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EAST ELEVATION



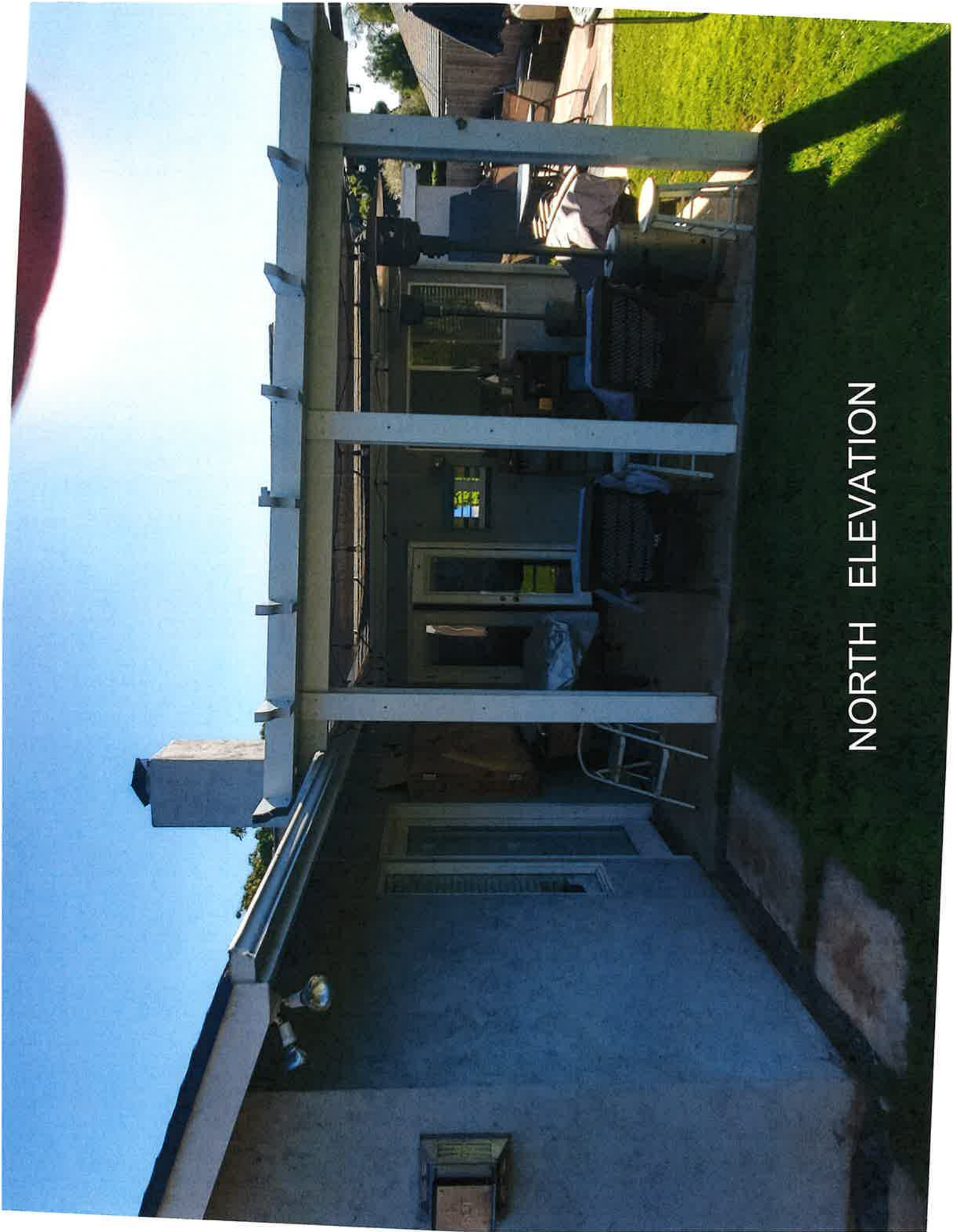
WEST ELEVATION



WEST 1 ELEVATION



SOUTH 1 ELEVATION



NORTH ELEVATION

**CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of April 11, 2024**

Agenda Item #2

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 23-2243-CUP/TPM/CDP **Planner:** Syndi Souter
Address: 6380 Via Real
APN: 001-190-097
Zoning: M-RP
Applicant: Troy White, agent, for Steve Leonard, Manager, RPG Carpinteria, LLC

Project Review: ☐ Conceptual
☒ Preliminary
☐ Final

PROJECT DESCRIPTION

This is the preliminary review of a request to construct a 159-unit apartment complex with amenities, a 2,224 square-foot market/café, one 3,829 square-foot R&D office space, one 2,889 square-foot R&D office space, 301 parking spaces (196 surface spaces and 105 underground spaces), and associated hardscape/landscaping and site improvements. The project would include two- and three-story structures with a maximum height of 36 feet. The project would require approximately 11,810 cubic yards of cut and 28,710 cubic yards of fill, resulting in the import of approximately 16,900 cubic yards of soil to the site. The proposal includes requests for Modifications to: 1.) exceed the 30-foot height limit, 2.) allow 47 of the parking spaces to be reduced to “compact” size, and 3.) allow 15 parking spaces to be located within the required front yard setback. The proposal also includes a Conditional Use Permit request to allow: 1.) the market/café use in the M-RP zone, and 2.) a reduction in the number of required parking spaces from 316 spaces to 301 spaces with a conjunctive-use parking arrangement between the commercial and residential uses. A Tentative Parcel Map is also part of the project that would subdivide the property into four parcels for condominium purposes (three commercial condominiums and one residential condominium containing the entire apartment complex). The project would have primary access from Via Real with emergency-only and maintenance access points along Lomita Lane (private).

Project plans are included as Attachment A. Story poles were installed and completed on March 25, 2024, and photographs can be found in Attachment B.

PROJECT SETTING

The project site is an 8.63-acre parcel located on the north side of Via Real, just over one-half mile east of Bailard Avenue. Lagunitas Creek runs along the northwest property boundary. The existing Lagunitas residential development is located to the northwest of the project site on the

northern side of Lagunitas Creek. A 2.5-acre parcel located to the southwest of the site has been dedicated to the City as a public park and would remain in open space. A private road easement (Lomita Lane) runs along the eastern portion of the property and serves a residential neighborhood located north of the site and just outside of the City limits. Limited landscaping and a detention basin adjacent to Lagunitas Creek have been previously installed at the northern end of the project site. Site improvements associated with the larger Lagunitas project have been installed and include private roadways, trails, bridges, two detention basins, and infrastructure for all site utilities, including a bus stop on Via Real.

The project site is located in the Northeast Neighborhood which is comprised of a mix of residential types, agricultural, industrial, and office uses. Immediately adjacent to the subject property are industrial and R&D offices to the east; single- and multi-family residences and open space to the west; the US 101 freeway to the south; and Lagunitas Creek and single-family residences to the north.

The site is zoned Industrial/Research Park (M-RP) and has a Research Development Industrial land use designation (RDI). The site is subject to the Coastal Appeals overlay district due the proximity of Lagunitas Creek.

PROJECT HISTORY

A prior proposal to construct a 360,000 square foot office park on a site including this parcel was submitted in 1999 and proceeded through the permit review process and an Environmental Impact Report (EIR) was certified by the Planning Commission in June 2000. The project was consequently withdrawn by the applicants as a new policy to allow for mixed residential/commercial use on the subject site was under consideration by the City and California Coastal Commission.

Following preliminary adoption of the new mixed-use policy provision, a revised project for 38 single-family detached residences, 36 condominium units, and a 145,425 square foot industrial office park was submitted in April 2001. In July 2003, the City Council took action to conceptually approve the project and continued their final action until the Zoning Text Amendment implementing the mixed-use provision was finalized. The Lagunitas mixed use project received unanimous approval by the City Council in 2006.

Following the City Council approval, the Carpinteria Valley Association (CVA) appealed the project to the California Coastal Commission (Coastal Commission) and circulated a referendum for signatures to place the matter of the City's approval of the project on a ballot for review by a vote of the people. However, as the referendum signature deadline approached, the developer and representatives of the CVA agreed on a reduced project scope, thereby avoiding the referendum and the CVA withdrew their pending appeal with the Coastal Commission.

The reduced project design that was ultimately approved by the City Council in September 2008 included a mixed-use project with an 84,550 square foot office building and 340 associated parking spaces; 37 detached single-family residences and 36 condominium units; and left

approximately 2.5 acres of the site in open space offered for dedication to the City for use as a public park. The residential units, now known as the Lagunitas neighborhood, were constructed in 2013. In June 2019, the City Council accepted the offer for dedication of the 2.5-acre public park. The office building complex had a few proposals for minor design revisions over the years, but was never constructed.

On August 2, 2023, the current project proposal was submitted for the parcel that was originally intended for the office buildings. Due to the post-COVID pandemic changes in the market for office spaces, this new proposal is focused on long-term rental residential use. The project would continue to be mixed-use with commercial/office spaces and an apartment complex.

A copy of the site plan for the approved, but never constructed, office building complex is included in Attachment C.

PROJECT ANALYSIS

Carpinteria Municipal Code (CMC)

Mixed-use development is a permissible use in this district, subject to specific development standards and approval of a Development Plan, Coastal Development Permit, and the additional findings for mixed-use development in CMC §14.26.140. The following table identifies the project's conformance with applicable M-RP requirements:

Standard	Requirement/Allowance	Proposal
Setbacks		
Front	80 feet from centerline of street or 50 feet from property line, whichever is greater.	120 feet from centerline of Via Real and 68 feet from property line
Side (East)	10 feet	72.5 feet
Side (West)	10 feet	65.5 feet
Rear	10 feet	108.5 feet
Height	30 feet	Buildings: 33 feet max.* Screens/Elevator Shaft: 36 feet max.*
Building Coverage	Total: 40% (147,407 square feet) Dwellings: 30% (110,555 square feet)	Total: 20.2% (74,493 square feet) Dwellings: 17.8% (65,551 square feet)
Common Open Space	20% min. (1.73 acres)	~29.7% (~2.57 acres)
Landscaping	30% (2.54 acres)	~37% (~3.13 acres)
Density	20 units/acre (172 units)	18.4 units/acre (159 units)
Bicycle Parking	None required	Commercial- market/café: 6 spaces

Standard	Requirement/Allowance	Proposal
		Residential: 56 spaces
Parking	Commercial-market/café: 23 spaces (1 space/250sf + 1 space/4 seats) R&D office: 14 spaces (1 space/500sf) Residential: 279 spaces (159 covered) Studio & 1 bdrm: 1 cov. space/unit 2 bdrm: 2 spaces/unit (min. 1 cov.) Guest parking: 53 spaces (1 space/3 units) Total residential: 279 spaces TOTAL PROJECT: 316 spaces (min. 159 covered)	Commercial- market/café: 23 spaces** R&D office: 14 spaces** Residential: 264 spaces** Covered-basement=105 spaces Covered-carports=102 spaces Uncovered=57 spaces* TOTAL PROJECT: 301 spaces** (207 covered, 94 uncovered)

*See Modification Requests discussion below

**See Conjunctive Use of Parking discussion below

Modification Requests

The project, as proposed, includes three Modification requests:

1. To allow the maximum height of Building #1 to be 33-feet instead of 30-feet, (CMC §14.26.060),
2. To allow 47 parking spaces to be “compact” at a size of 8-feet-wide by 18-feet-deep instead of the standard size of 9-feet-wide by 18-feet-deep (CMC §14.54.070.1.a), and
3. To allow 15 parking spaces to be located within the required front-yard setback (CMC §14.54.070.2.a).

The first Modification request is for Building #1, which fronts Via Real. The request would allow the roof height to exceed the maximum height of 30-feet by three feet, for a maximum roof height of 33-feet above average finished grade. The roof height would not include the additional “architectural projections” for the mechanical screen on the roof that would add 1.25-feet of height, nor the elevator shaft which would add three feet to the roof height, for a maximum total structure height of 36-feet above average finished grade. Additionally, the project includes approximately three- to four- feet of fill over the site to raise the average finished grade, so the maximum total structure height of Building #1 would be approximately 40-feet above the existing site elevation.

The second Modification request is to allow 47 of the proposed 94 uncovered parking spaces to be reduced to the “compact” size rather than the standard size. The proposed “compact” parking spaces would be grouped together in sections near Building #1, rather than dispersed throughout the site. A more functional parking layout, which would take the parking needs of future residents, employees, and market/café customers into consideration, would be to provide the compact spaces in locations throughout the site. This would aid to prevent standard-sized vehicles, especially market/café customers, from parking in the “compact” spaces or covered resident parking spaces to access Building #1.

The third Modification request would allow 15 parking spaces to be located within the front yard setback in front of the R&D office spaces in Building #1. The front property line along Via Real is irregular with a “notch-out” for the bus stop in the street right-of-way. The affected 15 parking spaces would range from 17.33-feet to 31.83-feet from the front property line at the closest points, rather than 50-feet from the front property line. Oak and redbud trees are proposed along the street frontage in this location, along with succulents and grasses for groundcover. Additional bushes/shrubs could be planted in this area to better screen the parking spaces from public street views.

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

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

The Planning Commission (or City Council on appeal) would need to make at least one of the required findings for each of the requested Modifications discussed above for the project to be approved as currently designed.

In reviewing recent projects which have sought Modifications to zoning district requirements, the Planning Commission was less supportive in making the first finding related to energy efficient heating/cooling because the most recent updates to the Green Building Standards Code already include mandatory measures that require new construction to meet higher energy efficient standards. Therefore, it is likely that a project would need to substantially exceed the minimum energy code requirements for the decision makers to make the finding of a public benefit related to energy efficiency.

With respect to the second finding related to the provision of affordable housing, because the proposed project includes a combination of studio, one-bedroom, and two-bedroom units, the decision makers may be able to support the second public benefit finding due to the range (or “mix”) of unit types being proposed. However, because the units are all proposed as market-rate, the decision makers may desire a portion of the units to be designated as income-restricted (“affordable”) units to provide functional workforce housing for community members in order to make this finding.

The final Modification finding related to the provision of additional open space may likely garner the most support. This proposal includes 3.13 acres (or 37% of the project site) of landscaping (including the stormwater detention basin area), which exceeds the M-RP zone requirement for 30% of the net lot area to be landscaped. However, the residential component of the project is also subject to the PUD zone requirement that at least 20% of the gross lot area be provided as common open space. The intention of the PUD open space requirement is to provide functional outdoor living space for residents to enjoy. While the project proposes approximately 2.57 acres of common open space, only approximately 0.82 acres would be functional outdoor recreation/living space, and the majority of the provided landscaped area is at the northern end of the parcel along Lagunitas Creek, including the proposed stormwater detention basin. As such, the decision makers may desire additional common areas and/or additional amenities for residents, such as playground areas for children, to support making this finding. It should be noted that the adjacent City-owned parcel has been dedicated for public park purposes, but there are no plans to develop the property in the foreseeable future.

The Board should provide input on the appropriateness of the modification requests as they relate to aesthetics, size/bulk/scale, site design, and neighborhood compatibility.

Conjunctive Use of Parking

The proposal would require 316 parking spaces per the CMC parking standards: 226 residential parking spaces; 53 residential visitor parking spaces; 23 parking spaces for the market/café; and 14 R&D office parking spaces would be required. The proposed project provides 301 parking spaces, but does not provide exclusive dedicated spaces for the R&D office, market/café, or residential visitor parking. Instead, the applicant is considering a conjunctive use parking arrangement for 15 spaces to be shared with the required residential parking spaces.

Pursuant to CMC §14.54.060, conjunctive use is defined as “*the joint use of parking spaces for two or more land uses where the hours of operation and demand for parking are such that the parking spaces can be used by the individual uses at different times of the day or week and, therefore, can serve more than one use.*” The intent is to provide “*a special provision of possible reduction in the number of parking spaces ordinarily required for two or more land uses and the sharing of parking spaces under a set of unique circumstances including the compatibility of land uses, adjacency of properties, and lack of need for separate parking facilities.*”

According to §14.54.060, a Conditional Use Permit (CUP) is required for the conjunctive use of parking spaces, and must be able to satisfy all of the following findings in order to be approved:

- a. *The site for the proposed use is adequate in size and shape to accommodate the use;*
- b. *The site for the proposed use is served by streets and highways that are properly designed to carry the type and quantity of traffic generated by the subject use;*
- c. *The granting of the permit will not materially adversely affect such necessary community services as sewage disposal, fire protection, water supply, and police protection;*
- d. *The granting of the permit will not be detrimental to the health, safety, and general welfare of the neighborhood;*

- e. *The proposed use is consistent with the coastal plan, general plans, and applicable specific plan(s);*
- f. *The proposed use will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;*
- g. *The proposed development will not conflict with recorded easements acquired by the public-at-large for access through or use of the property within the proposed development or any easements granted to any public agency or required as a condition of approval; and*
- h. *Any other conditions which are reasonably necessary to protect the public peace, health, safety, and general welfare.*

The conjunctive use standards also stipulate that any approved Conditional Use Permit shall be subject to the following requirements:

1. *The applicant(s) shall demonstrate a need for such conjunctive use and reasons for a reduction in the number of parking spaces required of the individual uses according to the parking regulations of this title. The applicant(s) shall state the type of use(s) proposed, time periods of operation, and any other necessary information to demonstrate that the conjunctive use of parking spaces will not create traffic congestion or be detrimental to surrounding uses.*
2. *In cases where the required number of parking spaces for individual uses differ, the parking requirement which is greater shall become effective.*
3. *The applicant(s) shall submit a title report for the parcel proposed for conjunctive parking use and an agreement between the owners of record of the parcel and prospective users. Said agreement shall obligate the parcel for conjunctive parking use, clearly define the obligation of each party to the agreement, and be recorded in the county recorder's office. The agreement shall provide that any modification to the terms of the agreement shall be subject to the city's approval.*
4. *The planning commission may modify the terms of the agreement and/or recording requirements of this section when the conjunctive use parking is to be located on public property.*
5. *Violation of the conditional use permit shall be grounds for revocation of the conjunctive parking use.*

A detailed analysis of the concept proposal's consistency with the above findings and requirements has not been completed at this time. It is assumed that the occupants of the R&D office spaces and market/café employees/customers would primarily use their 37 parking spaces during regular business hours, Monday through Friday, leaving the parking spaces available in the evenings and on weekends for the use of residential visitors. Additionally, some of the residents of the apartment complex may also be employed at the R&D offices or market/café, which would result in a "live-work" situation that could reduce the demand for parking spaces. The majority of the residents of the apartment complex would likely work off site during the weekdays and only at home to have visitors in the evenings and on weekends, although retirees, students and residents with alternative work schedules (nurses, night-shift, restaurant workers, etc.) may have visitors during the day.

There is precedent for the use of conjunctive parking arrangements in other mixed-use developments in the City, most recently at the Lavender Court mixed use development (4650 Carpinteria Avenue). Similar to this proposal, the Lavender Court project assigned parking spaces to the onsite commercial uses during normal business hours and reserved the spaces for residential visitors outside of those hours. In staff's experience, such arrangements require ongoing monitoring and education of property managers/tenants to ensure the terms of the conjunctive parking arrangement are complied with over the life of the project.

Comments on the contemplated conjunctive use parking arrangement, as it relates to site design and neighborhood compatibility, would be appreciated by Staff.

Mixed Use Development Standards and Findings

In addition to the above findings, the project will also be subject to the mixed-use development standards and findings for approval as provided below:

CMC §14.26.120 - Mixed use development standards.

The industrial component of any mixed use development shall be developed pursuant to the standards and regulations of this chapter. Residential use shall be developed pursuant to the standards and regulations in Chapter 14.16 (PUD Planned Unit Development District), Sections 14.16.030—14.16.140. Residential density shall not exceed twenty (20) units per acre including any bonus density allowances. The city shall determine the appropriate residential density on all or a portion of a parcel and shall consider, but not be limited to, the following factors:

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

CMC §14.26.140 - Findings for approval of mixed use development.

Prior to approving a mixed residential/industrial use, the city shall make all of the Development Plan Permit findings pursuant to Chapter 14.68 of the Carpinteria Municipal Code and the following additional findings:

- 1. The mixed use development encourages rehabilitation of important existing housing stock, or would result in the production of affordable housing and that the mixed use would assist the city in maintaining an appropriate balance between jobs and housing;*
- 2. The mixed use development is compatible with existing and anticipated uses in the area surrounding the site;*
- 3. Industrial use of the site is the primary use and residential use is secondary. The industrial use shall be found to be the primary use if it is greater in area than the*

residential component and/or is situated and designed such that it appears and functions as the primary use of the parcel from its primary street frontage.

During the Planning Commission's review of the project (or City Council on appeal), the development standards for a mixed-use project would be analyzed, and if the project complies, then the specific mixed-use findings would need to be made for the project to be approved as currently designed.

The Board should provide input on the project's compliance with the mixed-use development standards and findings as they relate to aesthetics, size/bulk/scale, site design, and neighborhood compatibility.

Design Review

The proposed project would involve the construction of a new three-story mixed-use structure with underground parking (Building #1) on the southern portion of the property fronting Via Real, five new two-story apartment buildings (Buildings #2-#6) in the central portion of the site, several single-story structures for residential amenities, expansion of the existing stormwater detention basin in the northern portion of the property, 13 solar carports, and associated landscaping and hardscape improvements. The architectural style would be contemporary with plaster exteriors and flat roofs in neutral tones, accented with horizontal wood and metal details. A summary of the information for each structure is provided below:

Structure	Total Size (sq. ft.)	Number of Stories	Maximum Building Height (AFG)	Plate Heights	Number of Residential Units
Building #1	126,761	4	36 feet	Basement: 10.75' 1 st floor-R&D office: 17.75' 1 st floor-market/café: 15.25' 1 st floor-residential: 9' 2 nd floor-residential: 9' 3 rd floor-residential: 9'-11'	73
Building #2	17,300	2	24 feet	1 st floor: 9' 2 nd floor: 9'-11'	20
Building #3	14,816	2	24 feet	1 st floor: 9' 2 nd floor: 9'-11'	18
Building #4	11,210	2	24 feet	1 st floor: 9' 2 nd floor: 9'-11'	12
Building #5	15,800	2	24 feet	1 st floor: 9' 2 nd floor: 9'-11'	18
Building #6	16,787	2	24 feet	1 st floor: 9' 2 nd floor: 9'-11'	18
Leasing Office,	1,608	1	12.5 feet	10.75'	-

Structure	Total Size (sq. ft.)	Number of Stories	Maximum Building Height (AFG)	Plate Heights	Number of Residential Units
Parcel Room, & Clubhouse #1					
Gym	1,677	1	12.5 feet	10.75'	-
Clubhouse #2	1,217	1	12.5 feet	10.75'	-
Pool Shower	56	1	10 feet	8.25'	-
Pool Equipment	56	1	10 feet	8.25'	-
Bike Room 1	351	1	11 feet	9.75'	-
Bike Room 2	351	1	11 feet	9.75'	-
Carports* (13)	16,524 (~ 1,270 each)	1	9.5 feet	8.17' (minimum clearance)	-
TOTALS	224,514	varies	varies	varies	159

**The carports do not count toward building coverage since they are unenclosed; however, they are included in the totals for this table since they contribute to the visual size, bulk, and scale of the project.*

Building #1 would be three stories tall and would include a 2,224 square-foot market/café, a 3,829 square-foot R&D office space, a 2,889 square-foot R&D office space, 73 apartment units with private terraces, and a basement for an underground parking garage with 105 parking spaces. The single-story R&D office spaces and market/café would be located along the Via Real street frontage with double-high plates (thus appearing as two-stories in height), with eight apartment units above. Several outdoor patio spaces be located along the front of the building for the enjoyment of the R&D office occupants and the market/café patrons, along with a small parking lot. As discussed above, a Modification has been requested to allow 15 of the parking spaces to be located within the front yard setback.

The remainder of Building #1 would be three-stories tall and would contain apartments on the east and west sides, with a courtyard in the middle. The Clubhouse #1/Leasing Office/Parcel Room would be located at the end of the courtyard, with the remainder of the courtyard available to the residents for outdoor barbeques and activities. Most of the perimeter of the building would be surrounded by parking spaces, with approximately half of the spaces designated for “compact” vehicles. A bike room with 28 bicycle parking spaces would be located in the parking area on the east side of the building.

Building #1 would be the tallest of the proposed structures, with a maximum roof height of 33-feet above average finished grade. The mechanical screen on the roof would add 1.25-feet of height and the elevator shaft/stairwell would add three feet of height (both of which are considered “architectural projections” that are allowed to exceed the roof height), for a maximum total building height of 36-feet above average finished grade. Additionally, the project includes approximately three- to four- feet of fill over the site to raise the average finished grade, so the maximum total structure height of Building #1 would be approximately 40-feet above the existing site elevation. As discussed previously, a request for a Modification to exceed the 30-foot height limit is part of the proposal. **The Board’s comments on the proposed massing, height, and Modification request for Building #1 would be appreciated.**

Buildings #2 through Building #6 would be located to the north of Building #1, and would be sited in a more traditional apartment complex configuration with parking around the entire perimeter, pathways between the structures, and a courtyard with amenities in the center. Each of these buildings would be two-stories with a maximum roof height of 22.75-feet, with mechanical screens that would add an additional 1.25 feet of height, for maximum building heights of 24-feet above the average finished grade. These structures would be located on three- to four- feet of fill that would be placed over the project site, so the maximum total structure height of Buildings #2 through #6 would be approximately 28-feet above the existing site elevation.

These buildings would contain a range of 12-20 apartments per structure, for a total of 86 apartment units. As with Building #1, each unit would have its own private terrace. The courtyard would contain the Gym, Clubhouse #2, swimming pool, spa, pool equipment, pool showers, and several spaces for outdoor activities, gatherings, and barbeque areas. The amenities appear to be more adult-oriented than family-oriented, and do not include any playground areas for children. A bike room with 28 bicycle parking spaces would be located in the parking area on the west side of the buildings.

The northern portion of the property is currently developed with a stormwater detention basin and a private trail system that was installed as part of the previously approved Lagunitas development project. The stormwater detention basin would be expanded to accommodate the additional drainage from the proposed project. The existing trees, shrubs, groundcover plants, and pathways in this area are proposed to remain, and the expanded basin would be planted with new native shrubs and groundcovers to match the existing vegetation.

The project includes new landscaping and hardscape throughout the site. The proposed driveways and parking areas would be asphalt, with concrete pathways, patios, and terraces. New five-foot-tall chain-link fence/hedge sections are proposed around the sides and rear of the property in between the carport canopies, which would have a 3.5-foot-tall CMU block wall along the rear. Five-foot-tall wooden fences and gates are proposed at the pedestrian connections to the existing trail system. New trees, shrubs and groundcovers would be planted around the perimeter of the site and in the corridors between the buildings. The plant list includes a mix of native and non-native species with grasses, succulents, woody shrubs, flowering/fruit bearing plants, and seasonal color. New night lighting is proposed for the project; the fixture types and

locations are shown on Sheets LT.1.0 through LT.6.0 of the plans in Attachment A, and the cut sheets are included in Attachment D.

The Board's comments on the proposed architectural style, site design, size/bulk/scale, building heights, landscaping, hardscape, and proposed exterior light fixtures would be appreciated.

General Plan/Coastal Plan Policies

The project site has a General Plan/Local Coastal Plan designation of Research Development Industrial (RDI). 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 Design Subarea 4 (The Northeast).

Citywide Community Design Element Objectives and Policies

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

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

The site is surrounded by one- and two-story industrial research park buildings on the east; by residential development, including single- and multi-family structures, to the north and west; and Via Real and the US 101 freeway to the south. The proposed contemporary architectural style with a neutral color palate would harmonize with the other larger structures in the vicinity. The two-story portion of the apartment complex (Buildings #2-#6) would be located in the general area of the previously approved two-story office complex, which would be centrally located on the property. However, Building #1 would be three-stories in height and would be located along the frontage of Via Real. The research park buildings immediately to the east along Via Real range from 24- to 29- feet in height, and are visually comparable to two-story structures. The proposed three-story structure would be a departure from the neighborhood norm, and may result in an abrupt and looming presence along the street frontage. The structure, as proposed, would need a Modification to allow the 33-foot roof height. The plate heights could be lowered, and the third story could be stepped-back ("wedding-caked") to reduce the apparent massing and to make the design more consistent with the neighborhood development pattern.

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).*

Building #1, which is the three-story structure that is subject to the Modification request to exceed the 30-foot height limit by up to 3-feet, not including the elevator shafts and mechanical screens that would add up to 3-feet of additional height, would be located adjacent to Via Real and the US 101 freeway, where the primary public views of the project would occur. The story

poles indicate that public views of the mountains will be impacted by Building #1. Photographs of the story poles are included in Attachment B for reference. Distant views of the Pacific Ocean appear to be available in the area, but would not be significantly impacted by the project.

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

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

Policy CD-7c: *Loading and trash facilities should be located where they are screened from view. The use of alley and service roads is encouraged for these facilities.*

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

The R&D office spaces and the market/café have large windows that face Via Real, with additional patio spaces in front. The windows and patios create a welcoming presence for customers and pedestrians. The front parking lot contains a loading zone in front of one of the R&D office spaces, which would not be screened from view. However, the trash enclosures for the development are located in the parking areas around the perimeter of the property and would be screened from view. Although the proposed residential structures are substantial in size, they are configured in a manner that allows for common courtyard areas in the centers. The design could be refined to reduce the massing as viewed from the street and by relocating the loading zone to be more consistent with this objective.

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

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

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

As mentioned previously, the public views of the project would primarily consist of the three-story Building #1 that fronts along Via Real. The street frontage would consist of the building

façade, several patio areas, a parking lot, and new landscaping. A Modification is being requested to allow a portion of the parking lot to be located within the front yard setback, thus, also closer to the street. Additional vertical elements could be added to the landscaping along Via Real to soften and screen the views of the parking lot. **The Board should comment on the proposal's consistency with the City's street frontage design objectives and policies.**

Objective CD-12: *Development should fit quietly into the area's natural and introduced landscape, deferring to open spaces, existing natural features and native and sensitive habitats.*

Policy CD-12a: *Landscape planning shall be respectful of the natural character of the City and enhance existing native plant communities and environmentally sensitive habitat areas.*

The previously approved Lagunitas project included a substantial restoration project with native trees and plants along the Lagunitas Creek and Lomita Lane, which has since grown to near-maturity. A preliminary landscaping plan has been prepared for the project which includes a plant palette of native and non-native species. The native species are proposed primarily around the perimeter of the property to blend with the existing restoration planting. Several oaks are proposed, and some sycamores could be added to the palette near the creek. The non-natives are proposed mainly within the development and in the common areas. As such, the landscaping would blend into the surrounding area.

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

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

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

The project includes new exterior lighting. The fixture types and locations are shown on Sheets LT.1.0 through LT.6.0 of the plans in Attachment A, and the cut sheets are included in Attachment D. The proposed globe pendants suspended in the trees in front of the market/café provide a charming effect and likely meet the lighting objective. However, the proposed up-lights for trees in other locations do not appear to be night-sky friendly. **The Board should review the proposed exterior light fixtures and provide comments on their consistency with this objective and policy, including night-sky compliance.**

Subarea 4 (The Northeast) Objectives and Policies

Objective CDS4-1: *Strengthen the visual and physical connections between the subarea, the downtown and other neighborhoods and districts in the city.*

Objective CDS4-2: *To take advantage of the subarea's unique mixture of workplaces and affordable housing to develop a vital living and working center for the city.*

Objective CDS4-3: *Enhance existing residential neighborhoods and ensure that new development improves the neighborhood scale and character.*

The project would entail a new residential development of 159 apartment units with mixed-use office and commercial spaces. The proposal would provide rental housing in an area that is adjacent to many large businesses that are some of the City's largest employers. As such, it is anticipated that some of the future residents would choose to live closer to their workplace. This would develop a sense of community in the neighborhood and could further develop the area as a vital living and working area.

Policy CDS4-a: *Ensure that new development is sensitive to the scale and character of the existing neighborhoods, and consistent with the city's "small beach town" image.*

Policy CDS4-c: *Enhance the pedestrian character of the subarea's streets, parks and lanes.*

As discussed above, Building #1 and the street frontage could be modified to be more compatible with the surrounding neighborhood and the City's "small beach town" image. The proposal does include several sidewalks and pathways throughout the development, which would enhance the pedestrian character. The property is located in an area that includes a variety of architectural styles, so the proposed contemporary design with neutral colors fits in with the surrounding developments.

Open Space, Recreation, & Conservation Element

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

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

Policy OSC-6e: *Natural drainage patterns and runoff rates and volumes shall be preserved to the greatest degree feasible by minimizing changes to natural topography, and minimizing the areas of impervious surfaces created by new development.*

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

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

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

The project site is adjacent to Lagunitas Creek, which flows to the southwest into the Pacific Ocean. A 50-foot-wide creek setback has been established along the portion of the property that is abutted by the creek. The proposed stormwater detention basin would have a metered flow into the creek during and after storms. As such, great care should be taken to ensure that the project, including the design of the landscaping and hardscape improvements, minimize direct runoff and pollution into the creek.

Additionally, the project plans indicate that approximately four-feet of fill will be placed over the project site to raise the elevation of the entire development (see Sheet C-2.13). Including the excavation for the underground parking garage, the project would require approximately 11,810 cubic yards of cut and 28,710 cubic yards of fill, resulting in the import of approximately 16,900 cubic yards of soil to the project site. The placement of the fill will add additional perceived height to the proposed structures in comparison to the existing site elevations. **The Board should review the proposed grading plan and comment as to whether the grading has been “minimized.”**

SUMMARY OF ISSUES

- Site design and project layout;
- Architectural style and materials;
- Size, height, massing, and scale of the proposed structures in relation to their surroundings;
- Landscaping plant palette, including native trees;
- Exterior light fixtures and night-sky compliance;
- Impacts to public views of the mountains;
- Grading and earthwork quantities;
- The three Modification requests; and
- Neighborhood compatibility.

RECOMMENDATION

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

ATTACHMENTS

Attachment A – Preliminary Project Plans

Attachment B – Story Pole Plan, Certification, and Photographs

Attachment C – Lagunitas Business Park Site Plan (superseded)

Attachment D – Proposed Exterior Light Fixture Cut Sheets

Attachment A
Preliminary Project Plans

Lagunitas Apartments & Mixed-Use Project
#23-2243-CUP/TPM/CDP
Preliminary ARB Review
April 11, 2024

ACRES	6.320	ACRES	1.84
3210 W. WALNUT, ALBUQUERQUE, NM		3210 W. WALNUT, ALBUQUERQUE, NM	
001-190-287		001-190-287	
REQUIRED PERMITS		REQUIRED PERMITS	
GEARLESS & NO FLOOR CEMENTING OF W. WALNUT OR FLOOR PROPERTY LINE		GEARLESS & NO FLOOR CEMENTING OF W. WALNUT OR FLOOR PROPERTY LINE	
10' FROM PROPERTY LINE		10' FROM PROPERTY LINE	
31'-11"		31'-11"	
40% (CONGR. DUAL - REAR) / 20% (CONGR. DUAL IN W/IN)		40% (CONGR. DUAL - REAR) / 20% (CONGR. DUAL IN W/IN)	
30% LANDSCAPE (CONCRETE + BRD) / 20% OPEN SPACE (PER RESIDENTIAL)		30% LANDSCAPE (CONCRETE + BRD) / 20% OPEN SPACE (PER RESIDENTIAL)	
31' 2' 1/2" X 2' 1/2"		31' 2' 1/2" X 2' 1/2"	
140' 0" X 71' 5"		140' 0" X 71' 5"	
37.4%		37.4%	
8.44 ACRES		8.44 ACRES	
374,525.30		374,525.30	
20% OPEN SPACE		20% OPEN SPACE	
18.00 ACRES		18.00 ACRES	
CRACK WALL CEMENTITY		CRACK WALL CEMENTITY	
W/UTILITY CEMENTITY		W/UTILITY CEMENTITY	

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COMBINED FARMING REQUIREMENTS		FARMING REQUIREMENTS	
1. FARMING	2. FARMING	3. FARMING	4. FARMING
5. FARMING	6. FARMING	7. FARMING	8. FARMING
9. FARMING	10. FARMING	11. FARMING	12. FARMING
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93. FARMING	94. FARMING	95. FARMING	96. FARMING
97. FARMING	98. FARMING	99. FARMING	100. FARMING

[illegible]

FEDERATION UNIT SUMMARY BY PROVINCE								
	PROVINCE 1		PROVINCE 2		PROVINCE 3		PROVINCE 4	
	QUANTITY	AREA SUBTOTAL	QUANTITY	AREA SUBTOTAL	QUANTITY	AREA SUBTOTAL	QUANTITY	AREA SUBTOTAL
1 - A	0	0.0	0	0	0	0	7	872.9
1 - B	0	0.0	0	0	2	746.9	2	746.9
1 - C	0	0.0	0	0	0	0	0	0.0
1 - D	0	0.0	0	0	0	0	0	0.0
1 - E	0	0.0	0	0	0	0	0	0.0
1 - F	0	0.0	0	0	0	0	0	0.0
1 - G	0	0.0	0	0	0	0	0	0.0
1 - H	0	0.0	0	0	0	0	0	0.0
1 - I	0	0.0	0	0	0	0	0	0.0
1 - J	0	0.0	0	0	0	0	0	0.0
1 - K	0	0.0	0	0	0	0	0	0.0
1 - L	0	0.0	0	0	0	0	0	0.0
1 - M	0	0.0	0	0	0	0	0	0.0
1 - N	0	0.0	0	0	0	0	0	0.0
1 - O	0	0.0	0	0	0	0	0	0.0
1 - P	0	0.0	0	0	0	0	0	0.0
1 - Q	0	0.0	0	0	0	0	0	0.0
1 - R	0	0.0	0	0	0	0	0	0.0
1 - S	0	0.0	0	0	0	0	0	0.0
1 - T	0	0.0	0	0	0	0	0	0.0
1 - U	0	0.0	0	0	0	0	0	0.0
1 - V	0	0.0	0	0	0	0	0	0.0
1 - W	0	0.0	0	0	0	0	0	0.0
1 - X	0	0.0	0	0	0	0	0	0.0
1 - Y	0	0.0	0	0	0	0	0	0.0
1 - Z	0	0.0	0	0	0	0	0	0.0
TOTAL	0	0.0	0	0	0	0	0	0.0

RESIDENTIAL SUMMARY	QUANTITY	UNIT	PRICE/UNIT	TOTAL VALUE	
				PRICE/UNIT	TOTAL VALUE
1.1	6	sq	45	4	270.51
1.2	6	sq	45	4	228.51
1.3	6	sq	45	4	274.51
1.4	34	sq	215	24	748.51
1.5	33	sq	215	32	688.51
1.6	34	sq	215	32	688.51
1.7	34	sq	215	32	688.51
1.8	34	sq	215	32	688.51
1.9	34	sq	215	32	688.51
1.10	34	sq	215	32	688.51
1.11	34	sq	215	32	688.51
1.12	34	sq	215	32	688.51
1.13	34	sq	215	32	688.51
1.14	34	sq	215	32	688.51
1.15	34	sq	215	32	688.51
1.16	34	sq	215	32	688.51
1.17	34	sq	215	32	688.51
1.18	34	sq	215	32	688.51
1.19	34	sq	215	32	688.51
1.20	34	sq	215	32	688.51
1.21	34	sq	215	32	688.51
1.22	34	sq	215	32	688.51
1.23	34	sq	215	32	688.51
1.24	34	sq	215	32	688.51
1.25	34	sq	215	32	688.51
1.26	34	sq	215	32	688.51
1.27	34	sq	215	32	688.51
1.28	34	sq	215	32	688.51
1.29	34	sq	215	32	688.51
1.30	34	sq	215	32	688.51
1.31	34	sq	215	32	688.51
1.32	34	sq	215	32	688.51
1.33	34	sq	215	32	688.51
1.34	34	sq	215	32	688.51
1.35	34	sq	215	32	688.51
1.36	34	sq	215	32	688.51
1.37	34	sq	215	32	688.51
1.38	34	sq	215	32	688.51
1.39	34	sq	215	32	688.51
1.40	34	sq	215	32	688.51
1.41	34	sq	215	32	688.51
1.42	34	sq	215	32	688.51
1.43	34	sq	215	32	688.51
1.44	34	sq	215	32	688.51
1.45	34	sq	215	32	688.51
1.46	34	sq	215	32	688.51
1.47	34	sq	215	32	688.51
1.48	34	sq	215	32	688.51
1.49	34	sq	215	32	688.51
1.50	34	sq	215	32	688.51
1.51	34	sq	215	32	688.51
1.52	34	sq	215	32	688.51
1.53	34	sq	215	32	688.51
1.54	34	sq	215	32	688.51
1.55	34	sq	215	32	688.51
1.56	34	sq	215	32	688.51
1.57	34	sq	215	32	688.51
1.58	34	sq	215	32	688.51
1.59	34	sq	215	32	688.51
1.60	34	sq	215	32	688.51
1.61	34	sq	215	32	688.51
1.62	34	sq	215	32	688.51
1.63	34	sq	215	32	688.51
1.64	34	sq	215	32	688.51
1.65	34	sq	215	32	688.51
1.66	34	sq	215	32	

ADDITIONAL LONG-TERM PARKING CONSTRUCTION, MAINTENANCE, AND OPERATION COSTS BY PARKING PROVIDER	
34,290,000	18,290,000
4,900,000	4,900,000
47,290,000	23,190,000
MAINTENANCE BY TYPE OF GARAGE	
43,000,000	43,000,000
1,000,000	1,000,000
1,900,000	1,900,000
2,500,000	2,500,000
2,500,000	2,500,000
2,500,000	2,500,000
105,200,000	105,200,000
DE GRANT	
34,290,000	34,290,000
4,900,000	4,900,000
47,290,000	47,290,000
18,290,000	18,290,000
4,900,000	4,900,000
33,290,000	33,290,000
33,290,000	33,290,000
2,500,000	2,500,000
2,500,000	2,500,000
114,290,000	114,290,000
203,590,000	203,590,000
MAINTENANCE PROVIDED	

[illegible]

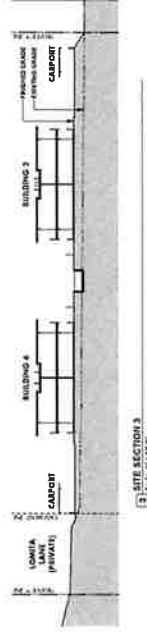
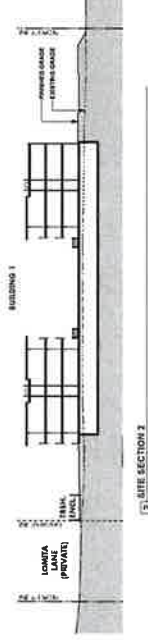
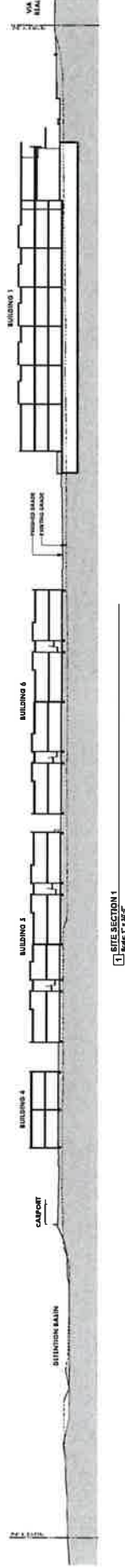
UNIMPROVED INTERESTS		IMPROVED INTERESTS	
BRICK RESIDUALS	634.30	BRICK RESIDUALS	1,578.50
LEASING ESTATE/CLUBHOUSE 1	1,578.50	LEASING ESTATE/CLUBHOUSE 1	1,578.50
CLUBHOUSE 2	1,743.50	CLUBHOUSE 2	1,743.50
POOL EQUIPMENT FROM	47.50	POOL EQUIPMENT FROM	47.50
POOL SHOWER	47.50	POOL SHOWER	47.50
RESIDENTIAL LOT#1	283.50	RESIDENTIAL LOT#1	283.50
SUBTOTAL RES AMOUNTS	5,307.50	SUBTOTAL RES AMOUNTS	5,307.50
OTHER AREAS (REGULATORY/CORE AREAS)	12,443.50	OTHER AREAS (REGULATORY/CORE AREAS)	12,443.50
TOTAL IMPROVED AREAS		TOTAL IMPROVED AREAS	
17,751.00		17,751.00	
RAC/SCHEMATIC SUMMARY			
TOTAL AREAS		TOTAL AREAS	
COMMON AREAS 1	2,889.50	COMMON AREAS 1	2,889.50
COMMON AREAS 2	3,979.50	COMMON AREAS 2	3,979.50
SUBTOTAL AREAS	6,869.00	SUBTOTAL AREAS	6,869.00
LOT #2/3/4	1,000.00	LOT #2/3/4	1,000.00
SUBTOTAL RESIDENTIAL AREAS	8,869.00	SUBTOTAL RESIDENTIAL AREAS	8,869.00
PROJECT SUMMARY			
TOTAL AREAS	1,400,000.00	TOTAL AREAS	1,400,000.00
TOTAL GROSS TOTAL AREA	140,000.00	TOTAL GROSS TOTAL AREA	140,000.00

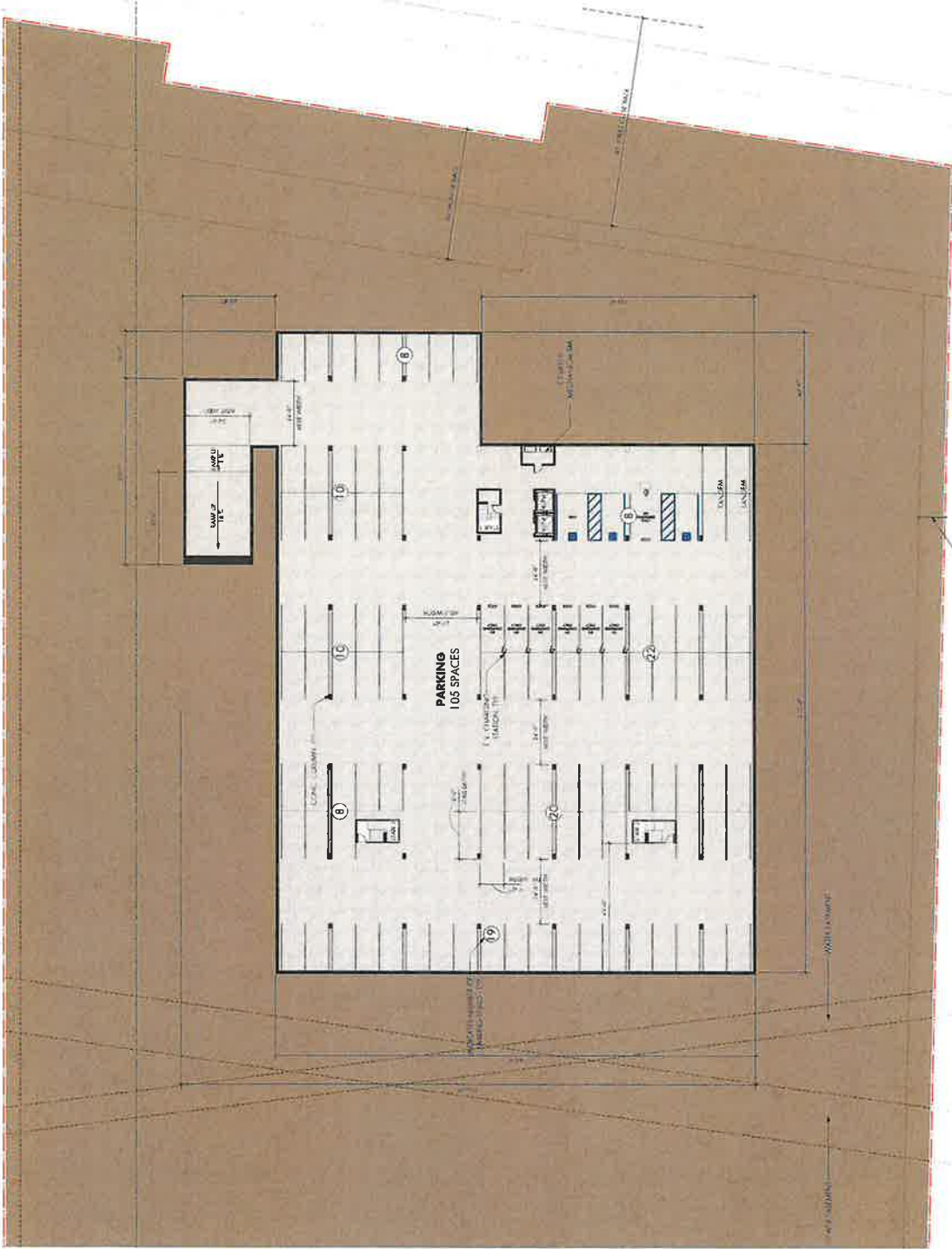


SITE CONTEXT PLAN



SITE PLAN

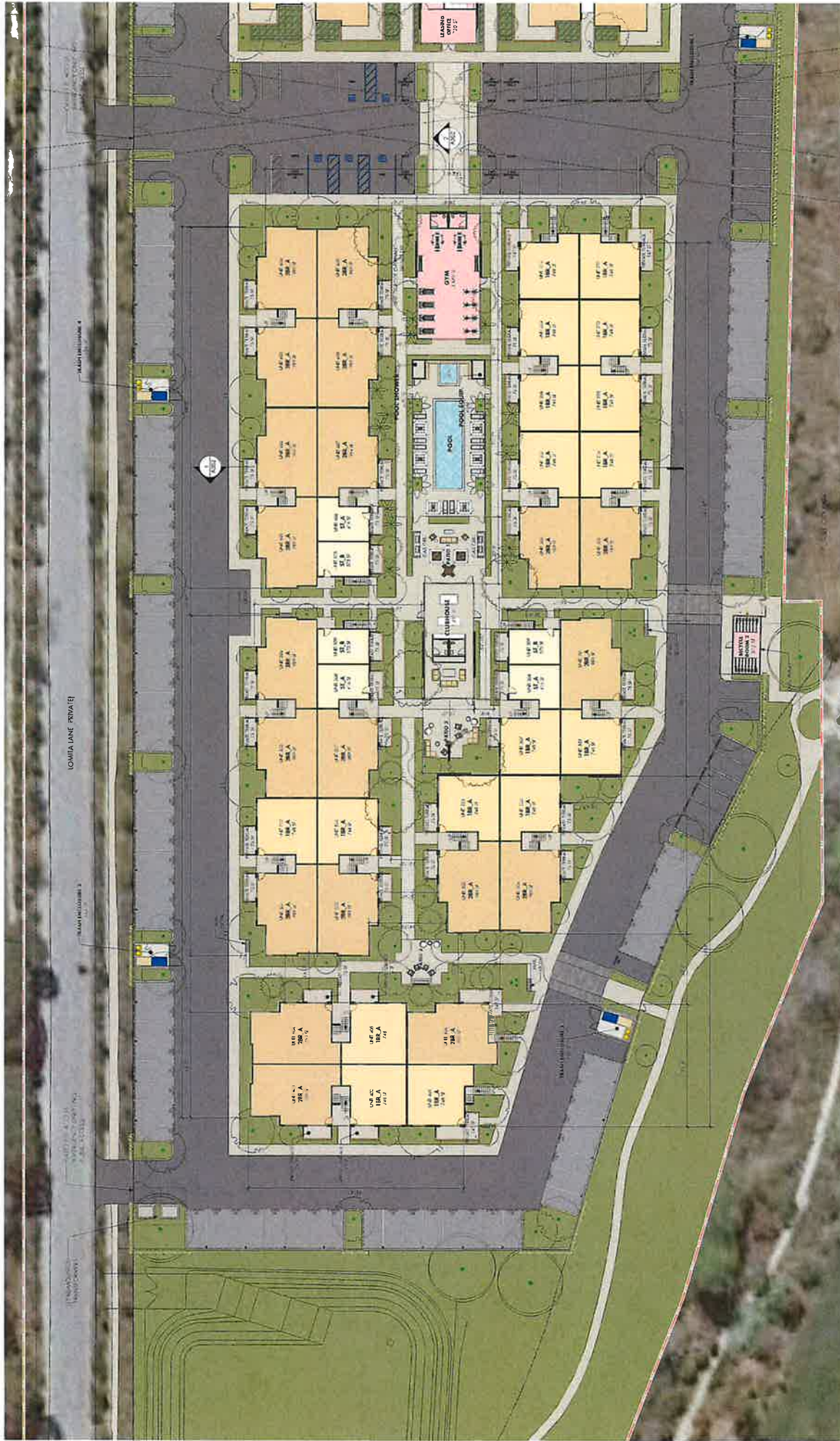




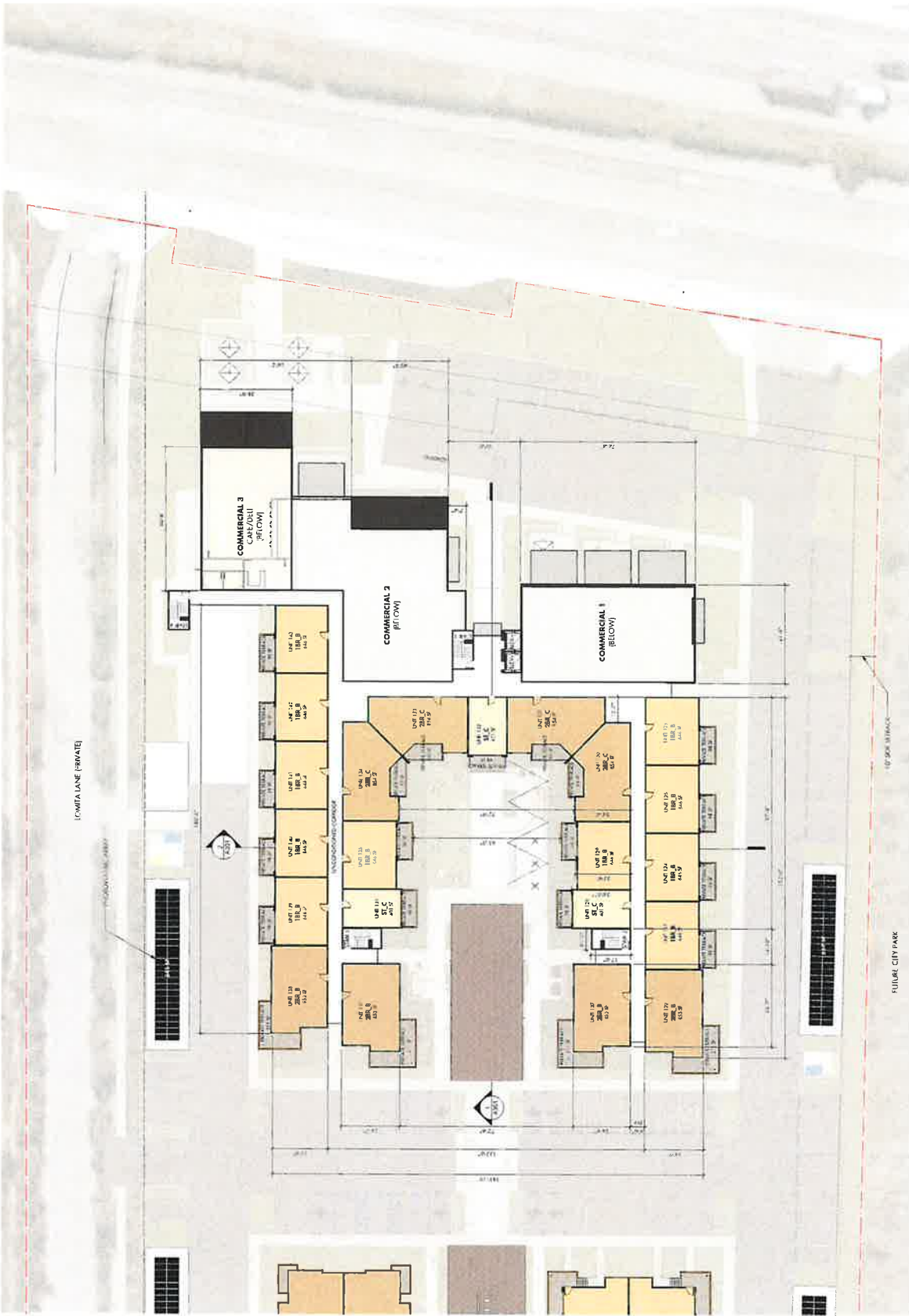
BASEMENT PLAN - SOUTH



FIRST FLOOR PLAN - SOUTH



FIRST FLOOR PLAN - NORTH



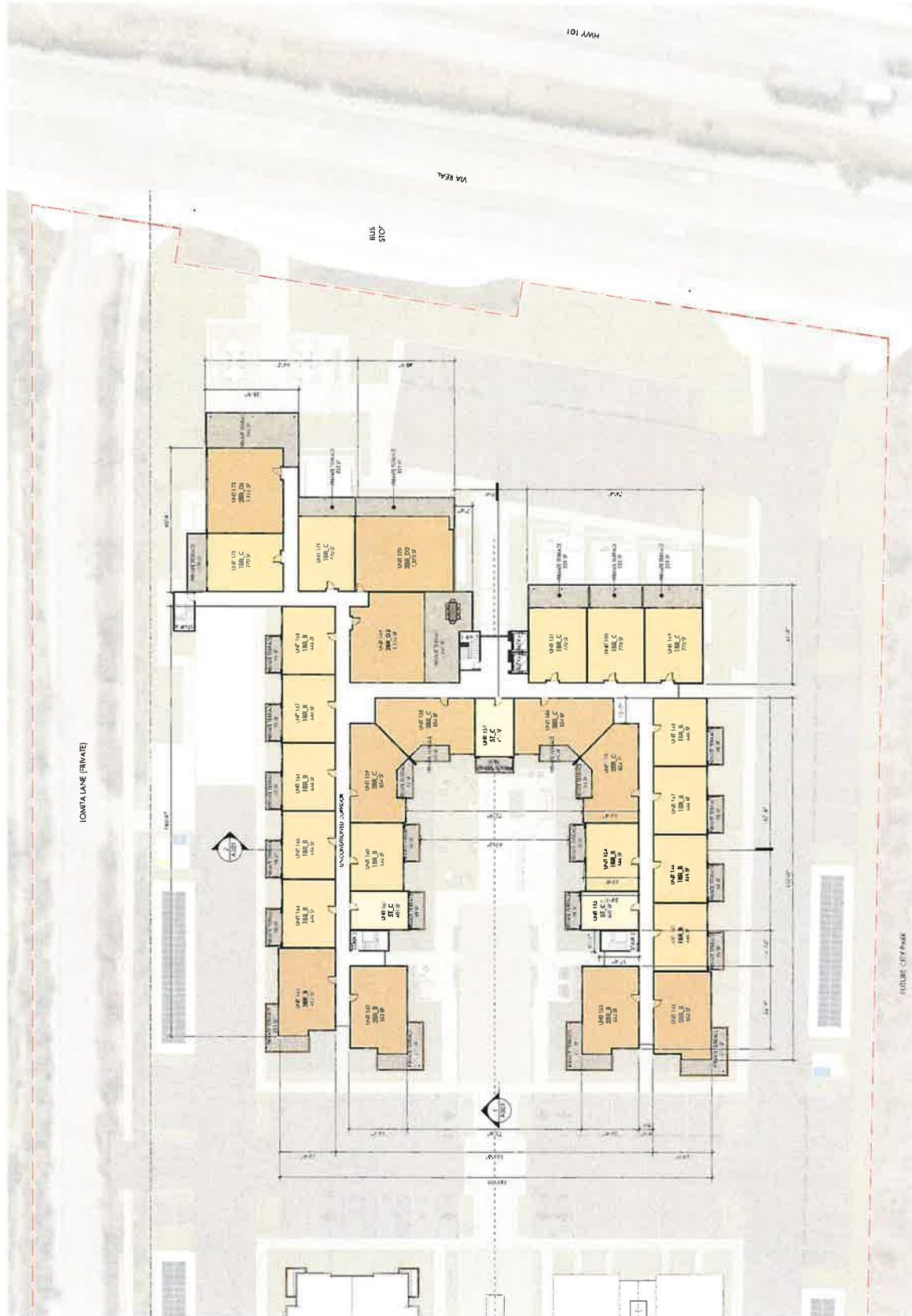
SECOND FLOOR PLAN - SOUTH

ICOMIT LANE PRIVATE



SECOND FLOOR PLAN - NORTH

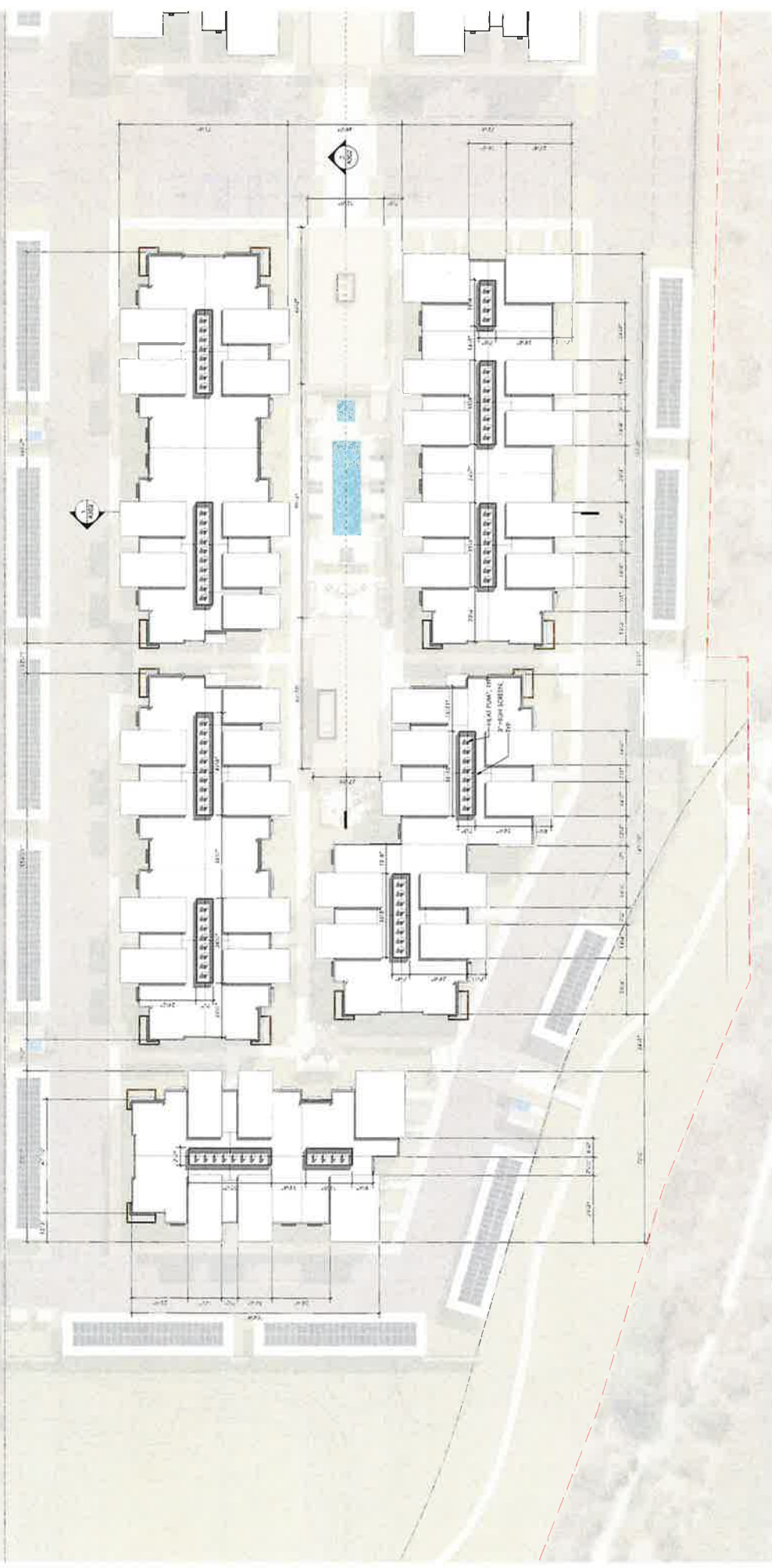




THIRD FLOOR PLAN - SOUTH

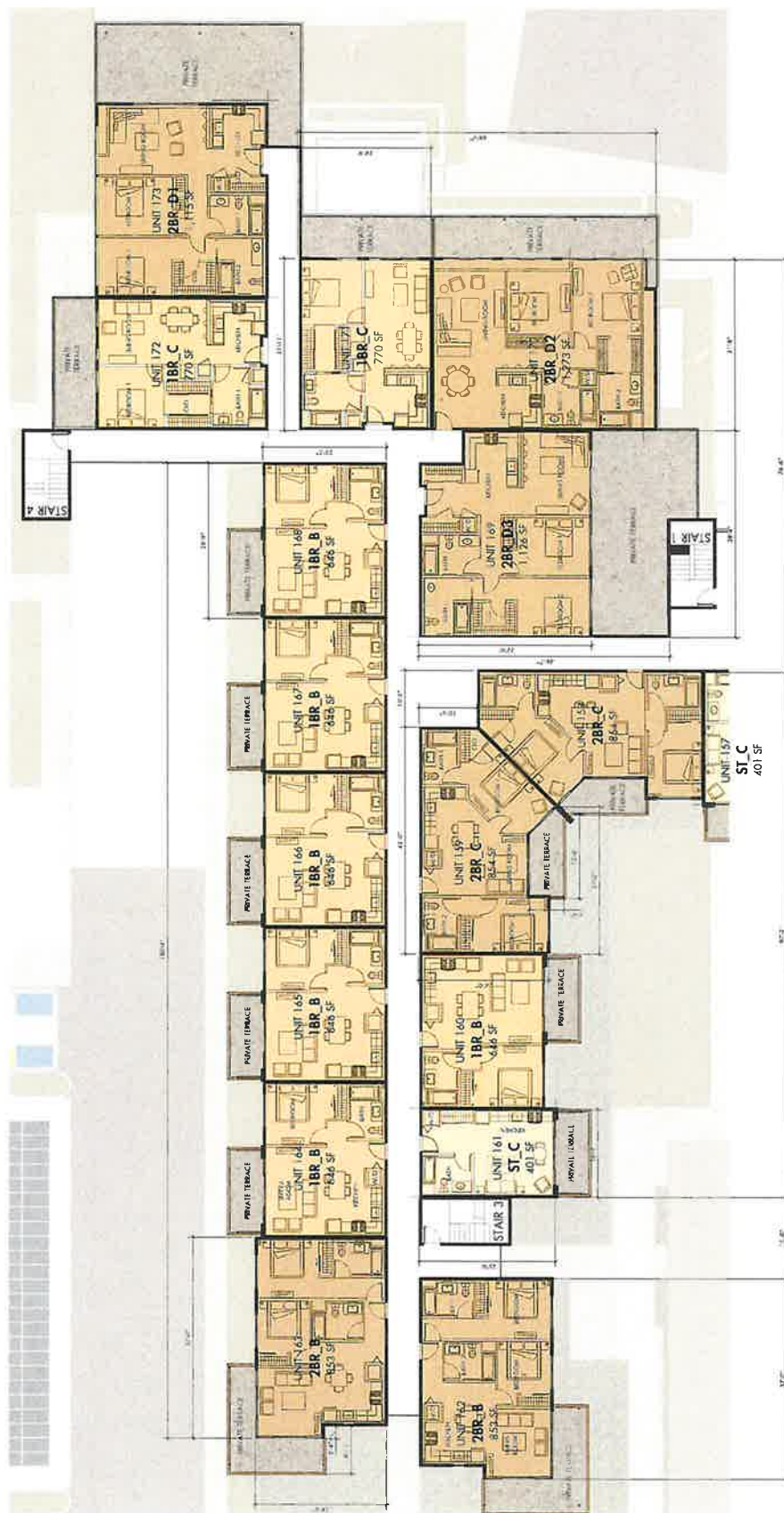


ROOF PLAN - NORTH



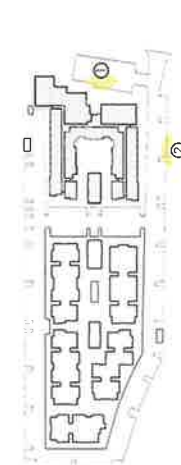
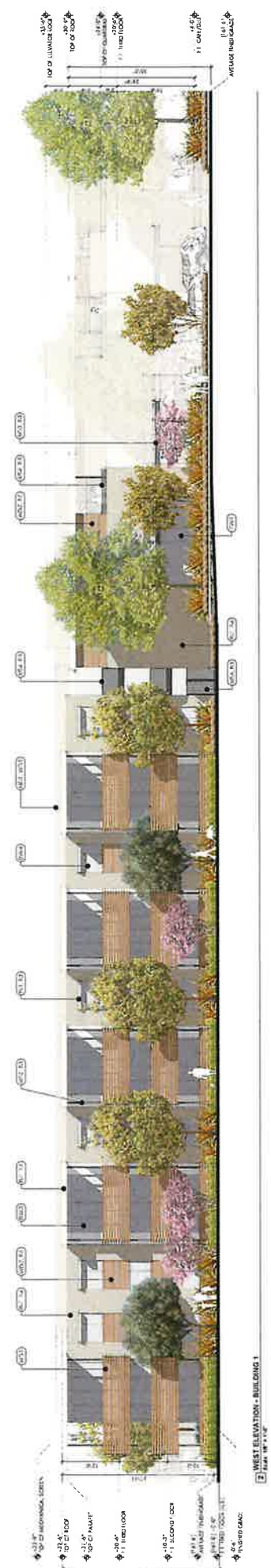
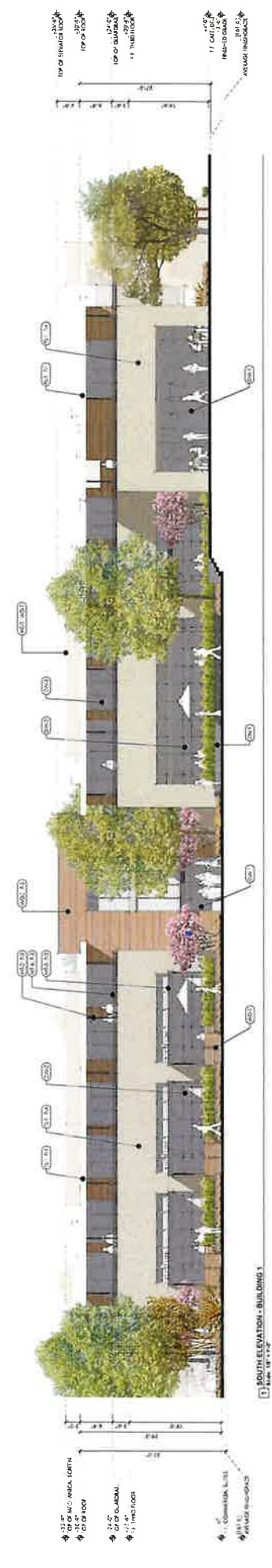


TYPICAL UNIT PLANS AT BUILDINGS 2-6



TYPICAL UNIT PLANS AT BUILDING 1



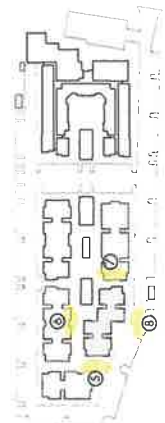
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REVISIONS		DATE	BY	REASON
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3	Revised	03/20/2024	MM	Revised
4	Revised	04/25/2024	MM	Revised
5	Revised	05/30/2024	MM	Revised
6	Revised	06/25/2024	MM	Revised
7	Revised	07/20/2024	MM	Revised
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252	Revised	07/22/2029	MM	Revised
253	Revised	07/29/2029	MM	Revised
254	Revised			

1 NORTH ELEVATION - BUILDING 3



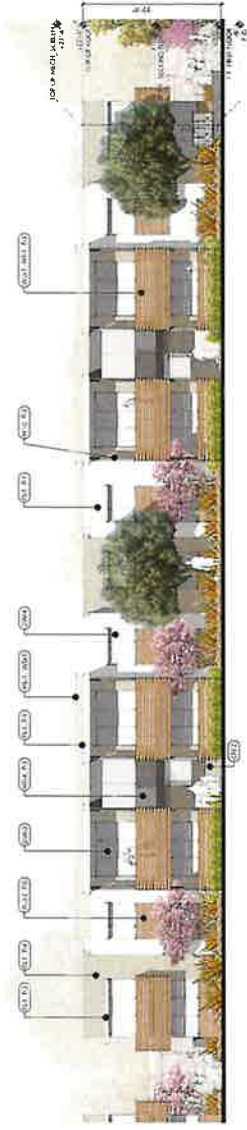
7 SOUTH ELEVATION - BUILDING 3



REVISIONS	
NO.	DESCRIPTION
1	Initial design
2	Revised design
3	Final design
4	Construction documents
5	As-built
6	Final design
7	Revised design
8	Final design
9	Construction documents
10	As-built
11	Final design
12	Revised design
13	Final design
14	Construction documents
15	As-built
16	Final design
17	Revised design
18	Final design
19	Construction documents
20	As-built
21	Final design
22	Revised design
23	Final design
24	Construction documents
25	As-built
26	Final design
27	Revised design
28	Final design
29	Construction documents
30	As-built
31	Final design
32	Revised design
33	Final design
34	Construction documents
35	As-built
36	Final design
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42	Revised design
43	Final design
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45	As-built
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90	As-built
91	Final design
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94	Construction documents
95	As-built
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97	Revised design
98	Final design
99	Construction documents
100	As-built



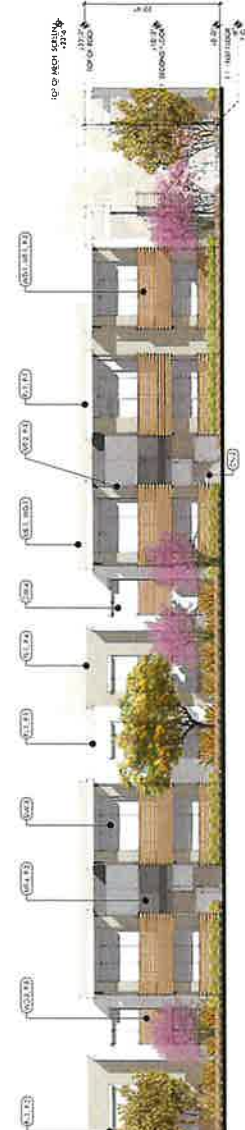
6 NORTH ELEVATION - BUILDING 5
Scale: 1/8" = 1'-0"



7 EAST ELEVATION - BUILDING 5
Scale: 1/8" = 1'-0"



8 SOUTH ELEVATION - BUILDING 5
Scale: 1/8" = 1'-0"



9 WEST ELEVATION - BUILDING 5
Scale: 1/8" = 1'-0"



KEY MAP

DESIGN ARC

EXTERIOR ELEVATIONS - BUILDING 5
A206
SCALE: 1/8" = 1'-0"
DATE: 1/1/24

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL
CHRYSLER, CALIFORNIA



EXTERIOR ELEVATIONS - BUILDING 6
A207

A207

DATE	TIME
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6280 VIA RITA CARPINTERIA, CA

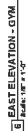
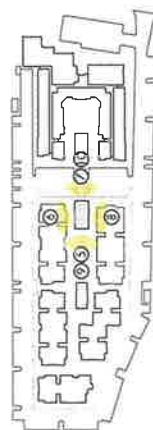
6280 VIA RITA CARPINTERIA, CA

621154 USA: CALIFORNIA, CA

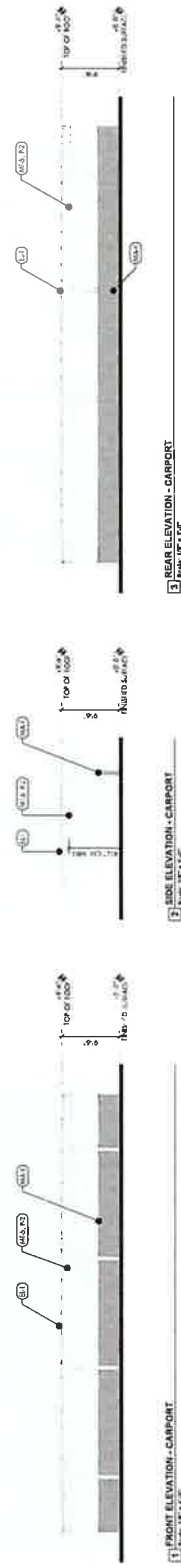
SCA 18
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10-8
10-8

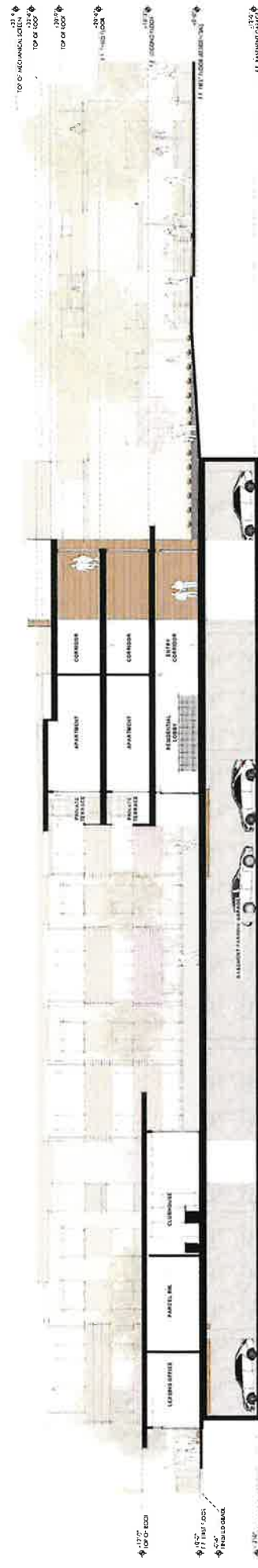
DESIGNARC

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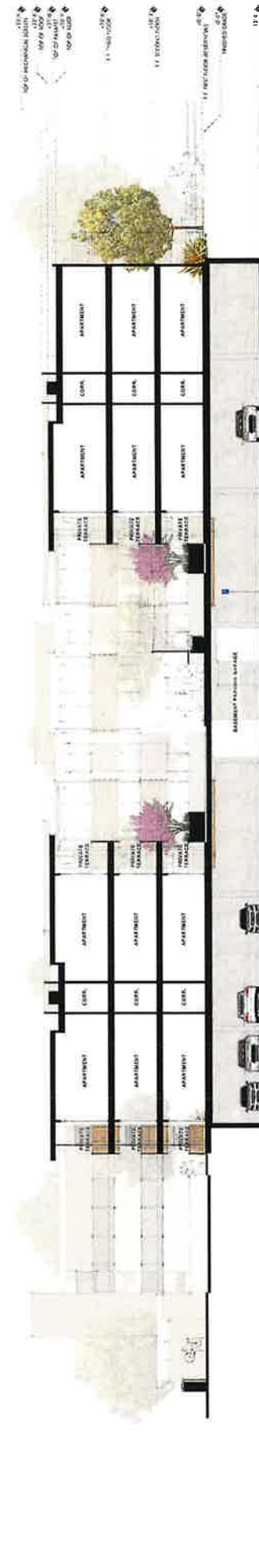
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SPECIFICATIONS	
CONCRETE	ELECTRICAL
C10: Reinforced concrete wall	E11: Perimeter punch
C15: Reinforced concrete wall	E12: 2x4" formwork punch
C20: Reinforced concrete wall	E13: 2x4" formwork punch
C25: Reinforced concrete wall	E14: 2x4" formwork punch
C30: Reinforced concrete wall	E15: 2x4" formwork punch
C35: Reinforced concrete wall	E16: 2x4" formwork punch
C40: Reinforced concrete wall	E17: 2x4" formwork punch
C45: Reinforced concrete wall	E18: 2x4" formwork punch
C50: Reinforced concrete wall	E19: 2x4" formwork punch
C55: Reinforced concrete wall	E20: 2x4" formwork punch
C60: Reinforced concrete wall	E21: 2x4" formwork punch
C65: Reinforced concrete wall	E22: 2x4" formwork punch
C70: Reinforced concrete wall	E23: 2x4" formwork punch
C75: Reinforced concrete wall	E24: 2x4" formwork punch
C80: Reinforced concrete wall	E25: 2x4" formwork punch
C85: Reinforced concrete wall	E26: 2x4" formwork punch
C90: Reinforced concrete wall	E27: 2x4" formwork punch
C95: Reinforced concrete wall	E28: 2x4" formwork punch
C100: Reinforced concrete wall	E29: 2x4" formwork punch
C105: Reinforced concrete wall	E30: 2x4" formwork punch
C110: Reinforced concrete wall	E31: 2x4" formwork punch
C115: Reinforced concrete wall	E32: 2x4" formwork punch
C120: Reinforced concrete wall	E33: 2x4" formwork punch
C125: Reinforced concrete wall	E34: 2x4" formwork punch
C130: Reinforced concrete wall	E35: 2x4" formwork punch
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C210: Reinforced concrete wall	E51: 2x4" formwork punch
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C350: Reinforced concrete wall	E79: 2x4" formwork punch
C355: Reinforced concrete wall	E80: 2x4" formwork punch
C360: Reinforced concrete wall	E81: 2x4" formwork punch
C365: Reinforced concrete wall	E82: 2x4" formwork punch
C370: Reinforced concrete wall	E83: 2x4" formwork punch
C375: Reinforced concrete wall	E84: 2x4" formwork punch
C380: Reinforced concrete wall	E85: 2x4" formwork punch
C385: Reinforced concrete wall	E86: 2x4" formwork punch
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C395: Reinforced concrete wall	E88: 2x4" formwork punch
C400: Reinforced concrete wall	E89: 2x4" formwork punch
C405: Reinforced concrete wall	E90: 2x4" formwork punch
C410: Reinforced concrete wall	E91: 2x4" formwork punch
C415: Reinforced concrete wall	E92: 2x4" formwork punch
C420: Reinforced concrete wall	E93: 2x4" formwork punch
C425: Reinforced concrete wall	E94: 2x4" formwork punch
C430: Reinforced concrete wall	E95: 2x4" formwork punch
C435: Reinforced concrete wall	E96: 2x4" formwork punch
C440: Reinforced concrete wall	E97: 2x4" formwork punch
C445: Reinforced concrete wall	E98: 2x4" formwork punch
C450: Reinforced concrete wall	E99: 2x4" formwork punch
C455: Reinforced concrete wall	E100: 2x4" formwork punch





SECTION-BUILDING 1
Scale: 1/8" = 1'-0"



SECTION-BUILDING 1
Scale: 1/8" = 1'-0"



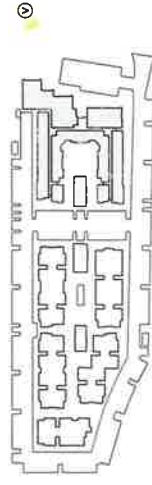
1 TYPICAL SECTION AT TWO-STORY WALK-UP APARTMENTS (BUILDINGS 2-4)
Scale: 1/8" = 1'-0"



2 TYPICAL SECTION AT TWO-STORY WALK-UP APARTMENTS (BUILDINGS 2-4)
Scale: 1/8" = 1'-0"



VIEW OF BUILDING 1 FROM VIA REAL LOOKING NORTH



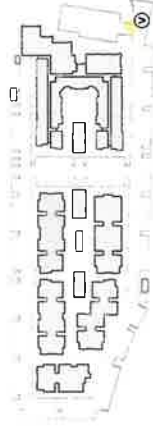
KEY MAP

EXTERIOR PERSPECTIVE
A401
DATE 7/20/14

DESIGN ARC



VIEW OF BUILDING 1 LOOKING EAST FROM SITE ENTRANCE



KEY MAP

EXTERIOR PERSPECTIVE
A402
DATE 1/2/24

DESIGN ARC



VIEW OF BUILDING 1 COMMON AREA COURTYARD AND CLUBHOUSE



KEY MAP

EXTERIOR PERSPECTIVE
A403
DATE 7/20/24

DESIGNARC



VIEW OF BUILDING 2 LOOKING NORTHEAST FROM PARKING



KEY MAP



VIEW FROM POOL COURTYARD LOOKING NORTH TOWARD CLUBHOUSE 2



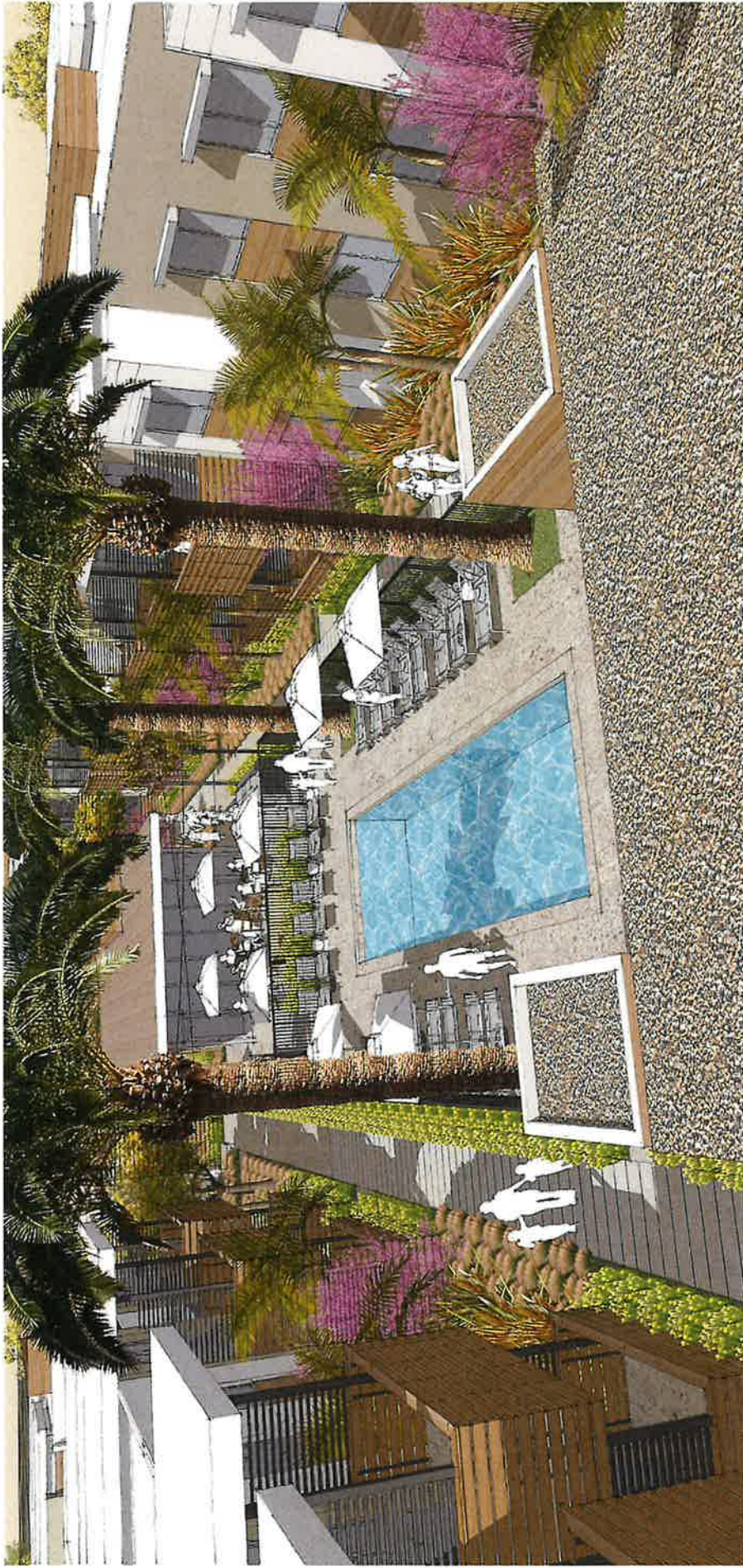
KEY MAP

EXTERIOR PERSPECTIVE
A405

DESIGN ARC

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

DESIGN ARC, CANTERBURY, CA



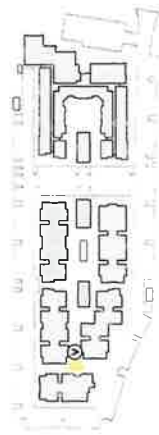
AERIAL VIEW OF POOL COURTYARD LOOKING NORTH TOWARD CLUBHOUSE 2



KEY MAP



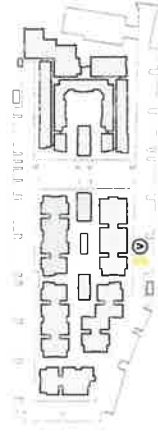
VIEW LOOKING NORTH TOWARD COMMON PATIO 3



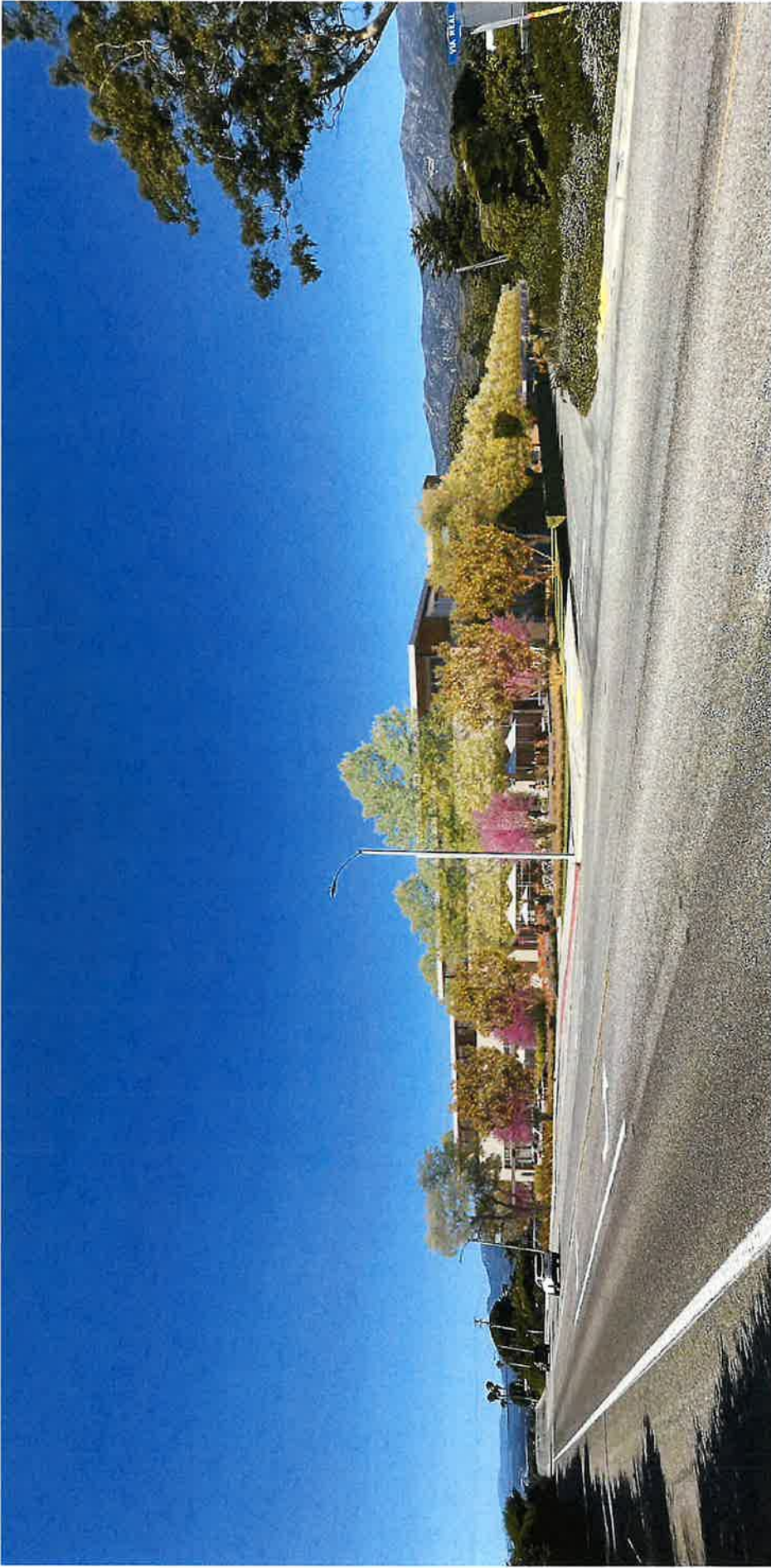
KEY MAP



VIEW LOOKING NORTH TOWARD BIKE ROOM 2 AND MAIL KIOSK

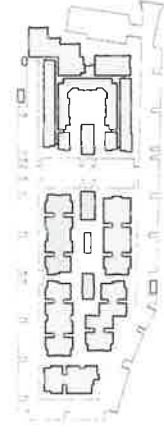


KEY MAP

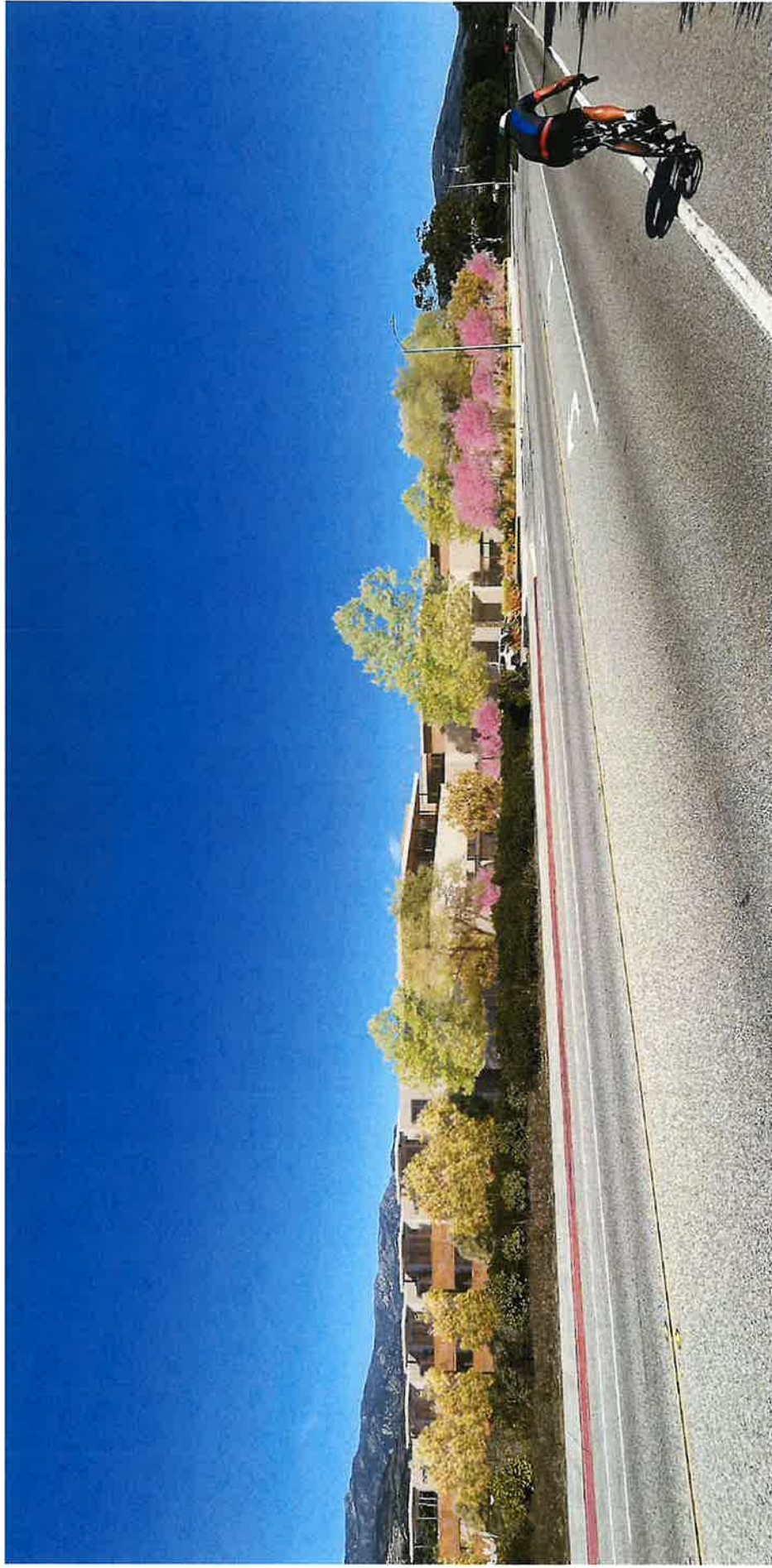


VIEW OF PROPOSED DEVELOPMENT FROM VIA REAL LOOKING NORTHEAST

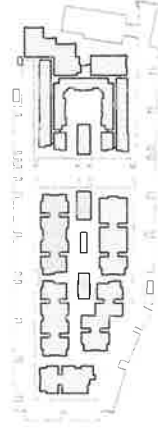
①



KEY MAP



VIEW OF PROPOSED DEVELOPMENT FROM VIA REAL LOOKING NORTHWEST



KEY MAP

EXTERIOR PERSPECTIVE
A410

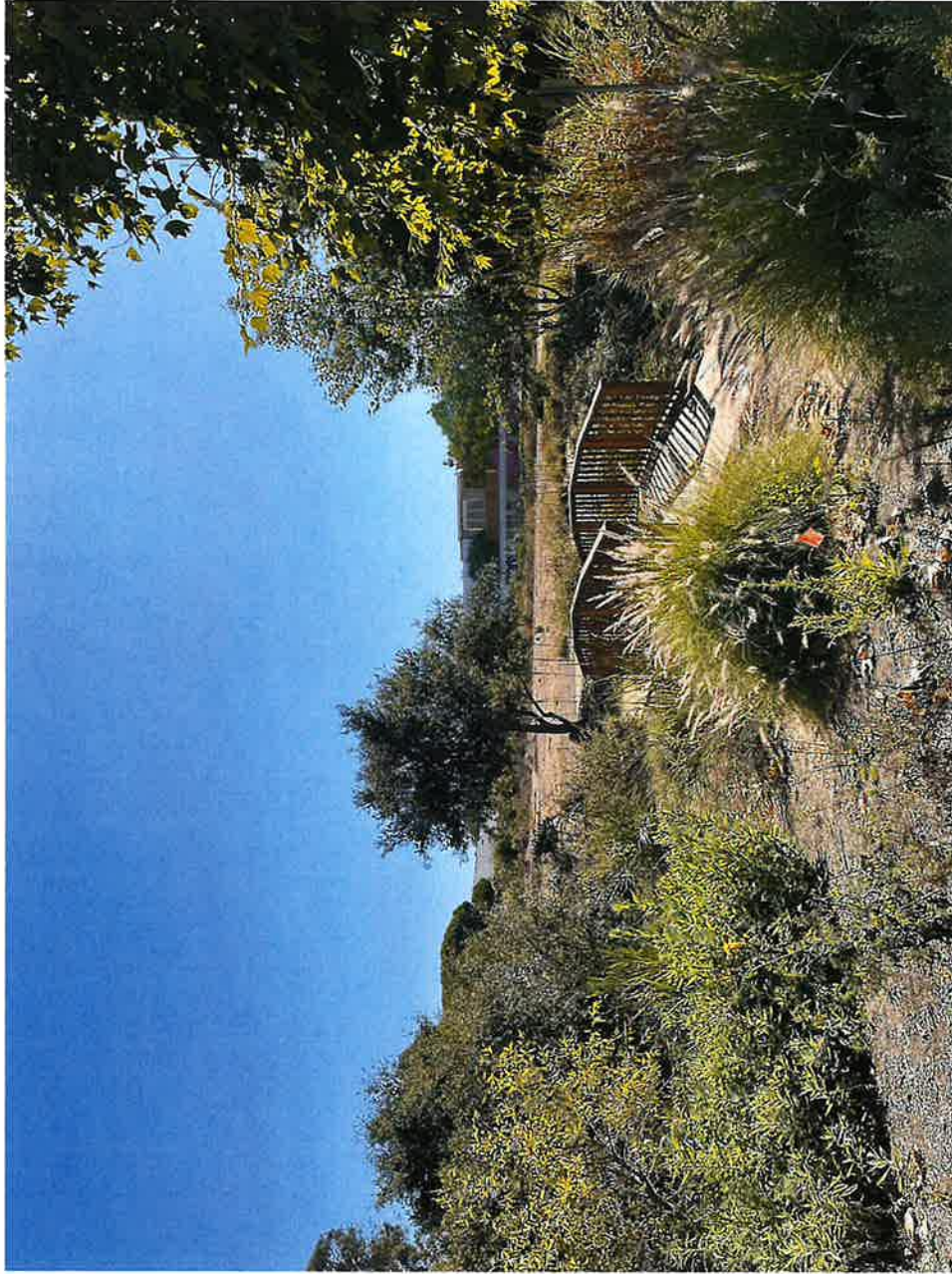
DESIGNARC

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

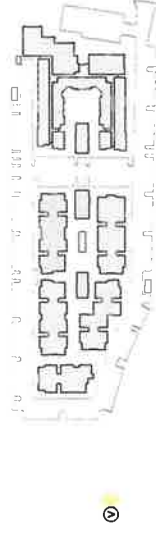
6310 VIA REAL, CAMPBELL, CA

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

DATE: 1/2/14



VIEW OF PROPOSED DEVELOPMENT LOOKING SOUTH FROM ABOVE
STORMWATER DETENTION BASIN



KEY MAP

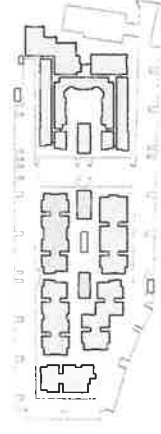
EXTERIOR PERSPECTIVE
A411
SCALE: 1/8" = 1'-0"
DATE: 7/20/24

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL
6380 VIA CARPENTERS, CA

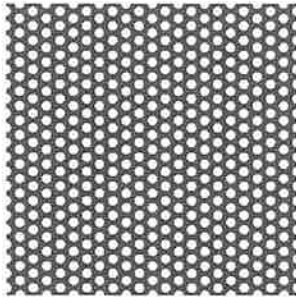
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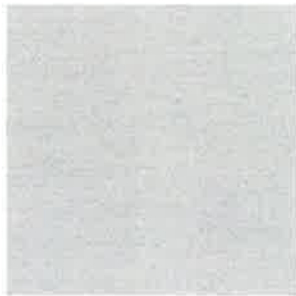
VIEW OF PROPOSED DEVELOPMENT LOOKING SOUTH FROM CUL DE SAC



KEY MAP



MT-4 PERFORATED STEEL GUARDRAIL
MT-5 PERFORATED STEEL GATE



DW 1-4 CLEAR ANODIZED ALUMINUM



WD-2 TIMBERTECH 6" COMPOSITE PLANKS
"WEATHERED TEAK"



WD-1 WESTERN RED CEDAR
8" SHIPLAP SIDING



PL-1 SMOOTH-TROWELED CEMENT PLASTER



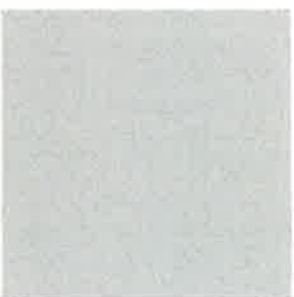
P-5 DUNE GRAY
CABOT



P-4 SERENE THOUGHT
DUNN EDWARDS DEB334



P-3 BOAT ANCHOR
DUNN EDWARDS DEB327



P-2 SILVER POLISH
DUNN EDWARDS DEB374



P-1 COLD MORNING
DUNN EDWARDS DEB365



MA-1 8"x8" STACKED-BOND
CONCRETE BLOCK



CN-2 PRE-CAST CONCRETE STAIR TREADS



CN-1 BOARD-FORMED CONCRETE



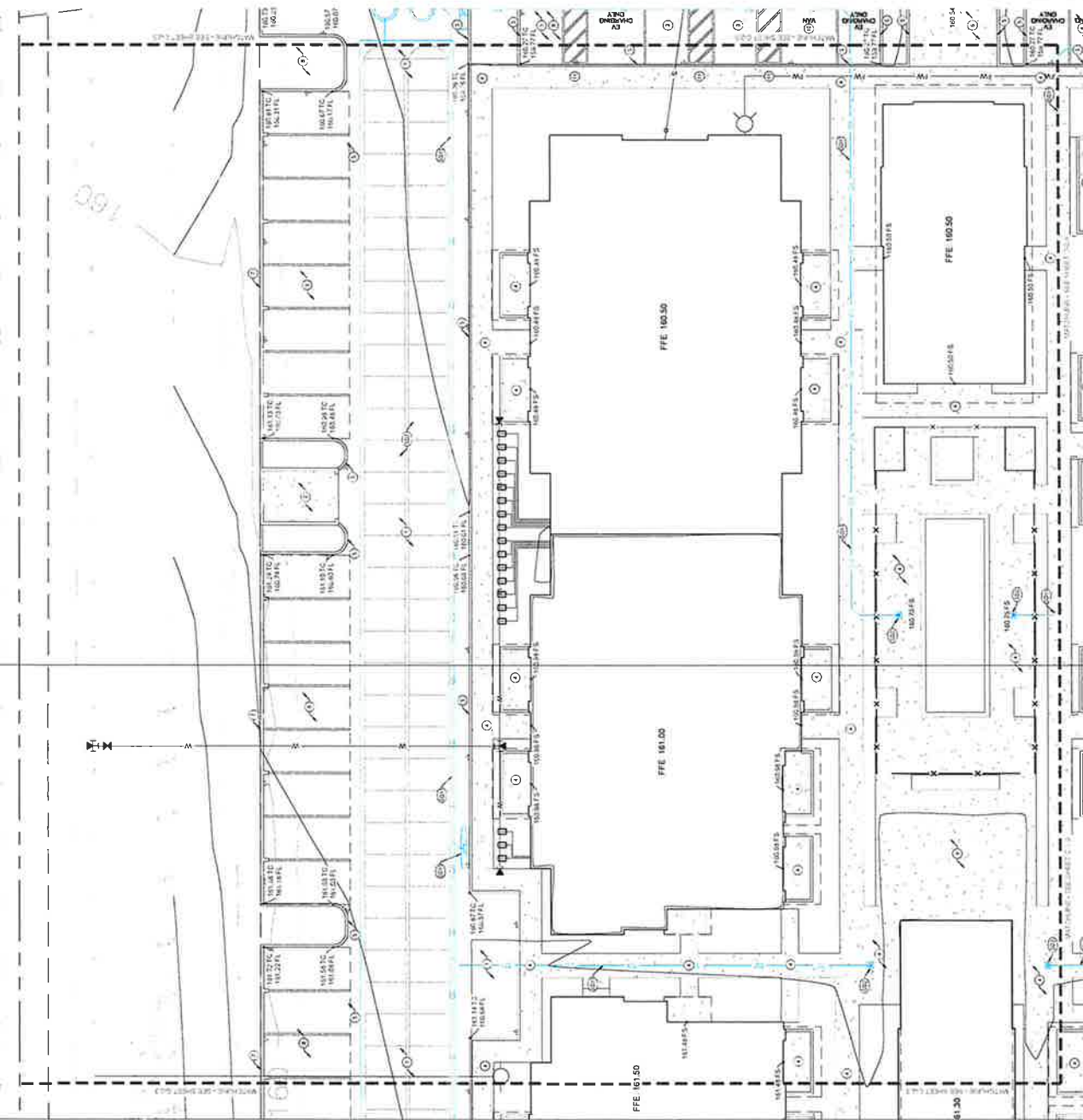
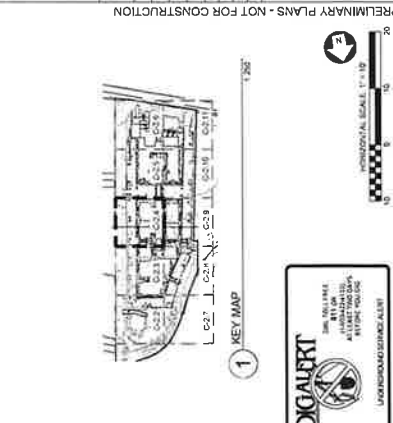


GENERAL NOTES:
SEE EXISTING AND PROPOSED PLANS FOR ADDITIONAL INFORMATION.
ALL ELEVATIONS AND GRADING SHALL BE IN COMPLIANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GRADING REPORT PREPARED BY PARRIE ASSOCIATES, INC., FILE NO. 1307-471, DATED MARCH 23, 2022.
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.
CONTACT DWG. NO. 1001, P. 10, PHONE (805) 444-2200.

SITE CONSTRUCTION NOTES:
1. CONSTRUCT ASPHALT DRIVEWAY SECTION.
2. CONSTRUCT CONCRETE DRIVEWAY SECTION.
3. CONSTRUCT GRAVEL DRIVEWAY SECTION.
4. CONSTRUCT CONCRETE WALKWAY SECTION.
5. CONSTRUCT SAND CONCRETE CURB.
6. CONSTRUCT BASED CROSSLINK.
7. CONSTRUCT CARPORT PER ARCHITECTURAL PLANS.
8. INSTALL PARKING STALL.
9. INSTALL STANDARD ADA PARKING STALL.
10. INSTALL VAN ADA PARKING STALL.
11. CONSTRUCT ADA CURB RAMP.
12. CONSTRUCT CONCRETE STAIRS.
13. CONSTRUCT CONCRETE RETAINING WALL PER STRUCTURAL PLANS.
14. INSTALL 4" SNICH-HEIGHT FENCE.
15. CONSTRUCT CONCRETE STAIRS.

STORM DRAIN CONSTRUCTION NOTES:
1. INSTALL PEDESTAL RATED ATRUM GRATE DRAIN.
2. INSTALL PEDESTAL RATED FLAT GRATE DRAIN.
3. INSTALL TRAFFIC RATED TRENCH DRAIN.
4. INSTALL STORM DRAIN SUMP PUMP.
5. INSTALL SCH-40 FORCE MAIN PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
6. INSTALL 7" BOMBS OF 41 ACS DRIVE TECH MC7000 CAMBERS IN GRAVEL BED.
7. INSTALL RIGID DRAIN CONNECTION.
8. INSTALL CONTECH CDS HYDRODYNAMIC SEPARATORS PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
9. INSTALL TRAFFIC RATED CURB INLET.
10. INSTALL 30" DIA. OR APPROX. EQUAL PVC STORM DRAIN LINE PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
11. INSTALL 42" DIA. CONCRETE ACCESS MANHOLE STRUCTURE.
12. CONSTRUCT DETENTION BASIN.
13. INSTALL 24" INCH DETENTION BASIN OUTLET RISER. CONNECT TO EXISTING 24" INCH STORM DRAIN.
14. INSTALL 6" DIA. 3" DIA. LONG CONCRETE SPURWAY.

KEY MAP
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100. KEY MAP





Engineer of Record

LAGUNITAS APARTMENTS
MIXED-USE DEVELOPMENT
6380 VIA REAL
CARPINTERIA, CA 93013

GRADING &
DRAINAGE PLAN
C-2.5

Project No.	1110001	Sheet No.	27 of 32
Client	LAGUNITAS	Project Name	LAGUNITAS APARTMENTS
Project Manager	J. J. J.	Project Location	6380 VIA REAL, CARPINTERIA, CA 93013
Project Engineer	J. J. J.	Project Date	11/11/2021

GENERAL NOTES:

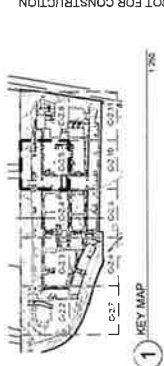
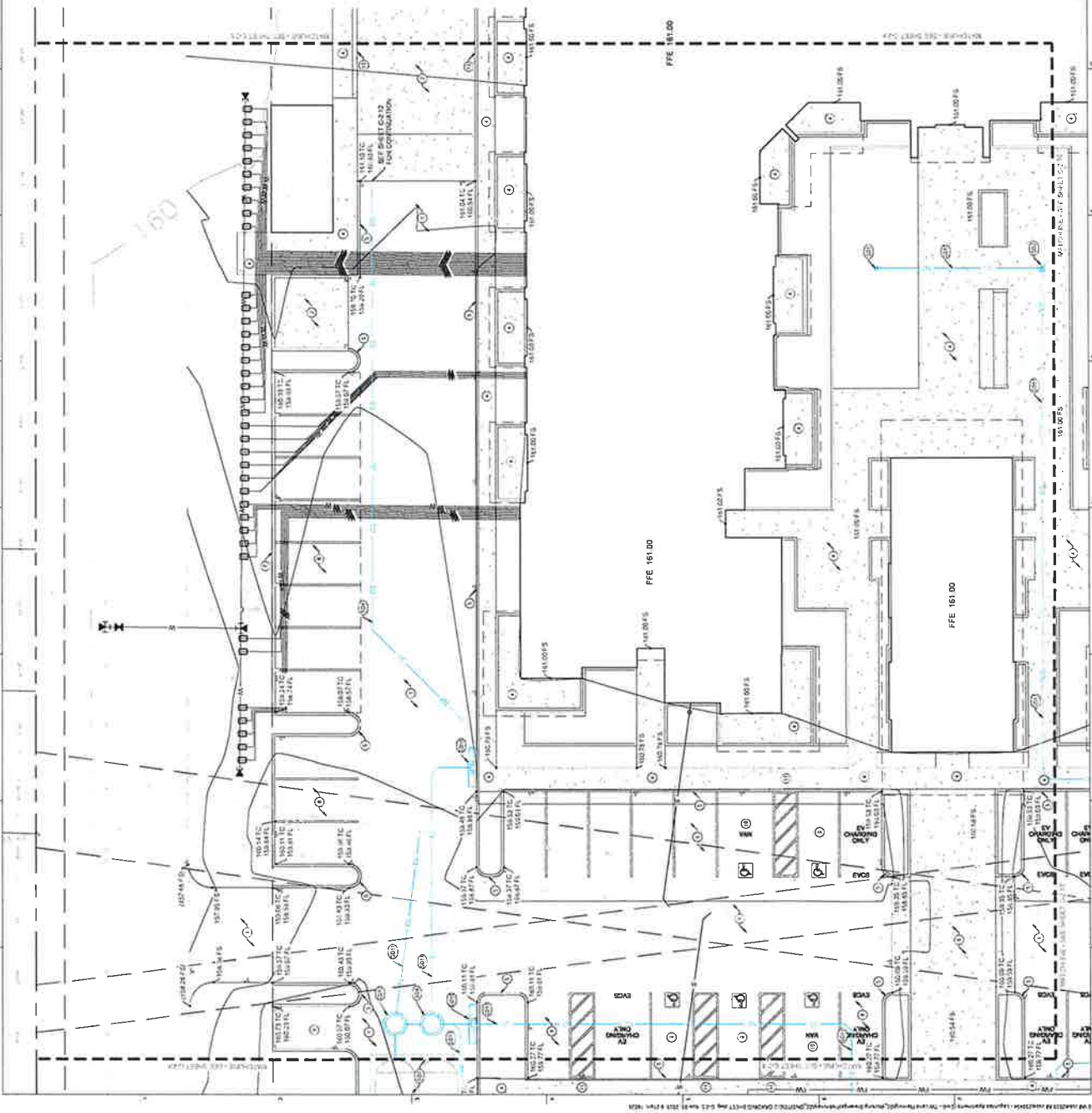
SEE DEMOLITION AND RECONSTRUCTION PLAN FOR ADDITIONAL INFORMATION.
ALL DEMOLITION AND GRADING SHALL BE IN COMPLIANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GROUND REPORT PREPARED BY PIERCE ASSOCIATES, INC. FILE NO. 210-011, DATED MARCH 23, 2020.
CONTACT DAVE E. VANCE, P.E. PHONE (951) 862-9895 FOR ADDITIONAL INFORMATION.
CONTACT DAVE E. VANCE, P.E. PHONE (951) 862-9895 FOR ADDITIONAL INFORMATION.

SITE CONSTRUCTION NOTES:

1. CONSTRUCT ASPHALT DRIVEWAY SECTION
2. CONSTRUCT CONCRETE DRIVEWAY SECTION
3. CONSTRUCT GRAVEL DRIVEWAY SECTION
4. CONSTRUCT CONCRETE WALKWAY SECTION
5. CONSTRUCT CONCRETE CURB
6. CONSTRUCT RAISED CROSSWALK
7. CONSTRUCT CEMENT FOR ARCHITECTURAL PLANE
8. INSTALL PARKING STALL
9. INSTALL STANDING AREA PARKING STALL
10. INSTALL VAN AREA PARKING STALL
11. CONSTRUCT ADA CURB RAMP
12. CONSTRUCT CONCRETE STAIRS
13. CONSTRUCT CONCRETE RETAINING WALL PER STRUCTURAL PLANS
14. INSTALL 12-INCH HEIGHT FENCE

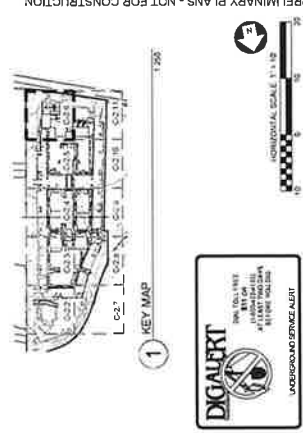
STORM DRAIN CONSTRUCTION NOTES:

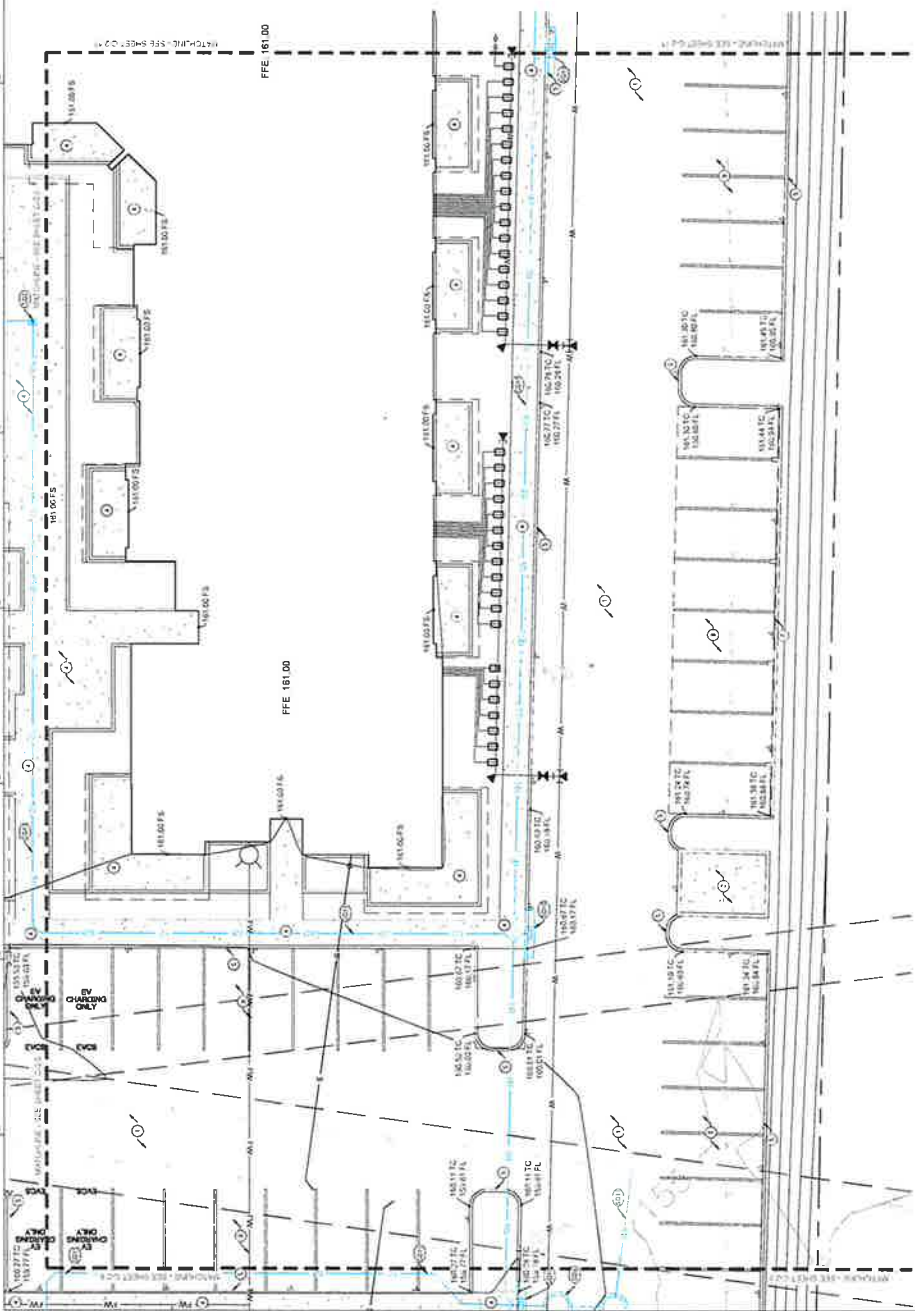
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PRELIMINARY PLANS - NOT FOR CONSTRUCTION

- 129 INITIAL PREDICTOR IN ATRILLY GRATE DRAIN
- 130 INITIAL PREDICTOR INATCH PLAT GRATE DRAIN
- 131 INITIAL TRAFFIC INATCH PLAT GRATE DRAIN
- 132 INITIAL TRAFFIC INATCH TRUSS DRAIN
- 133 INITIAL TRAFFIC INATCH RAMP PILE
- 134 INITIAL 3 POINTS OF 41 AOST EQUIPMENT ACCESS CHANNEL IN GRATE RUG
- 135 INITIAL FOOT/BRUSH CONNECTION
- 136 INITIAL CONTACT/COHYPERMAGNETIC SEPARATION PER MANUFACTURER SPECIFICATIONS AND RECOMMENDATIONS
- 137 INITIAL TRAFFIC TO CURB INLET
- 138 INITIAL 41 FOOT SWELLER INCH FORM DRAIN LINE PER MANUFACTURER SPECIFICATIONS AND RECOMMENDATIONS
- 139 INITIAL 41 FOOT SWELLER INCH ACCESS MANHOLE STRUCTURE
- 140 CONDUIT INLET IN MANHOLE
- 141 INITIAL 18 INCH OUTLET DRAIN BASKIN OUTLET CONNECT TO EXISTING 24 INCH STORM DRAIN
- 142 INITIAL 18 INCH OUTLET DRAIN BASKIN OUTLET INLET





GENERAL NOTES:

SEE DEMOLITION AND PROTECTION PLAN FOR ADDITIONAL INFORMATION.
ALL DEMOLITION AND GRADING SHALL BE IN COMPLIANCE WITH THE INCORPORATED CONSTRUCTION
THE SOIL REPORT PREPARED BY PANDRE ASSOCIATES, INC. FILE NO. 2107-471, DATED MARCH 23, 2022.
CONTACT SOILS ENGINEER PRIOR TO START OF DEMOLITION WORK.
CONTACT EWALE MON THURY, P.E. PHONE (908) 444-2202

SITE CONSTRUCTION NOTES:

1. CONSTRUCT ASPHALT DRIVEWAY SECTION
2. CONSTRUCT CONCRETE DRIVEWAY SECTION
3. CONSTRUCT GRAVEL DRIVEWAY SECTION
4. CONSTRUCT CONCRETE WALKWAY SECTION
5. CONSTRUCT BRICK CONCRETE CURB
6. CONSTRUCT MAILED CROSSLINK
7. CONSTRUCT CARPORT PER ARCHITECTURAL PLANS
8. INSTALL PARKING STALL
9. INSTALL STANDARD ADA PARKING STALL
10. INSTALL VAN ADA PARKING STALL
11. CONSTRUCT ADA CURB RAMP
12. CONSTRUCT CONCRETE STAIRS
13. CONSTRUCT CONCRETE RETAINING WALL PER STRUCTURAL PLANS
14. INSTALL 42 INCH HEIGHT FENCE

STORM DRAIN CONSTRUCTION NOTES:

15. INSTALL PEDESTRIAN RATED ARIUM GRATE DRAIN
16. INSTALL PEDESTRIAN RATED FLAT GRATE DRAIN
17. INSTALL TRAFFIC RATED FLAT GRATE DRAIN
18. INSTALL TRAFFIC RATED TRENCH DRAIN
19. INSTALL STORM DRAIN PUMP
20. INSTALL SCH-40 DRAIN MAN PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS
21. INSTALL 2 ROWS OF 41 AS2 STORMTECH MC-700 CHANNELS IN GRAVEL BED
22. INSTALL ROOF DRAIN CONNECTION
23. INSTALL CONCRETE HYDRODYNAMIC BERGATION PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS
24. INSTALL TRAFFIC RATED CURB INLET
25. INSTALL SLOPE OR APPROVED EQUAL PVC STORM DRAIN LINE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS
26. INSTALL 1.0 FOOT DIAMETER CONCRETE ACCESS MANHOLE STRUCTURE
27. CONSTRUCT DETENTION BASIN
28. INSTALL 18 INCH DETENTION BASIN OUTLET RISER. CONNECT TO EXISTING 18 INCH DETENTION DRAIN
29. INSTALL 18 INCH DETENTION BASIN OUTLET RISER. CONNECT TO EXISTING 18 INCH DETENTION DRAIN

Ashley & Vance
ENGINEERING, INC.
210 South Main Street
Suite 200
P.O. Box 1000
Pawnee, Oklahoma 73064
(505) 295-9966
www.ashleyvance.com



LAGUNITAS APARTMENTS
MIXED-USE DEVELOPMENT
6380 VIA REAL
CARPINTERIA, CA 93013



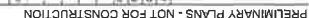
1 KEY MAP

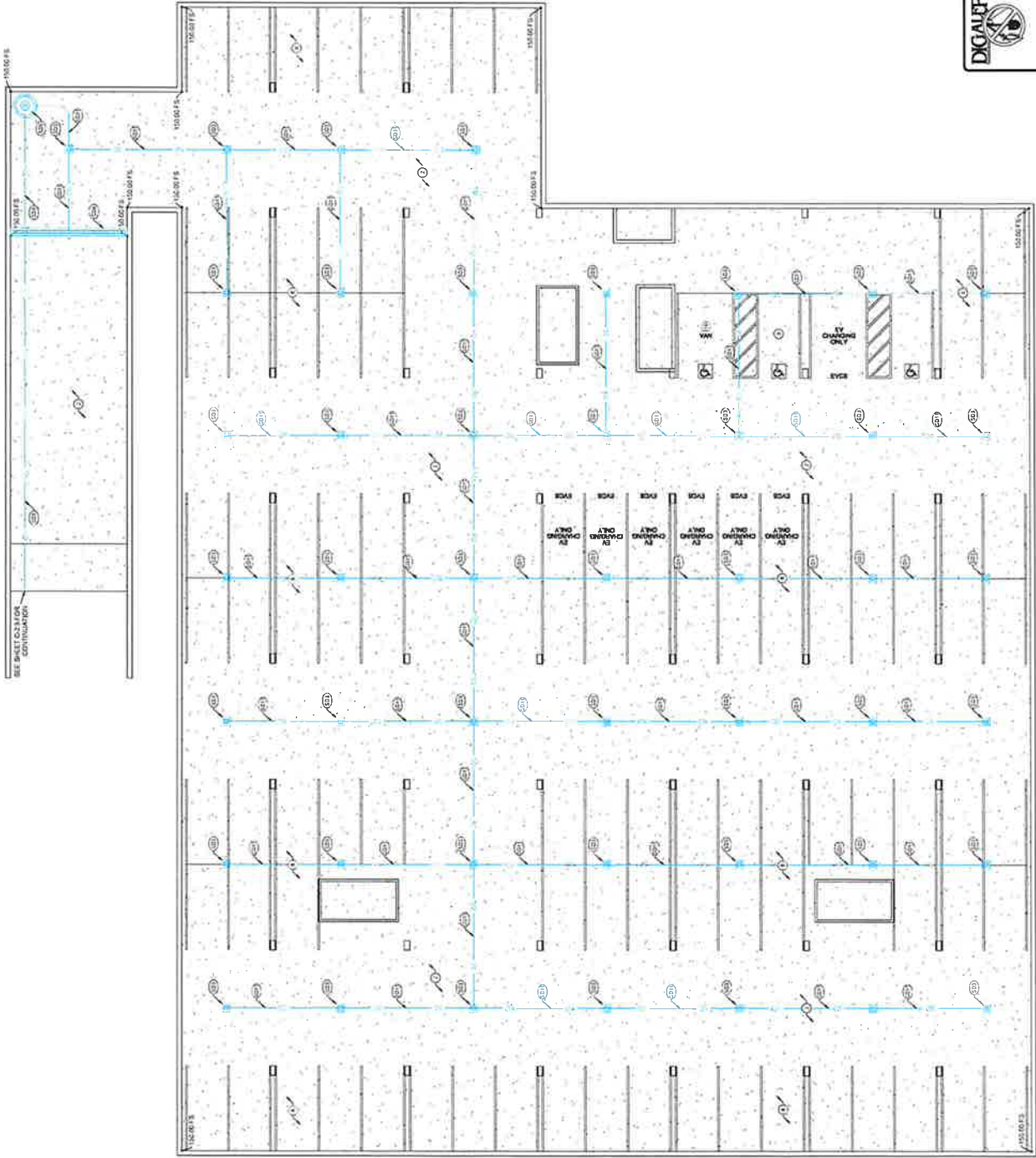


GRADING & DRAINAGE PLAN
C-2.10

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

Project Engineer: JLT	Scale: 1/8" = 1'-0"
Project Manager: JLT	Sheet: 155-001
Date: 11/15/2021	Drawn: JLT
Rev: 01	Drawn: JLT





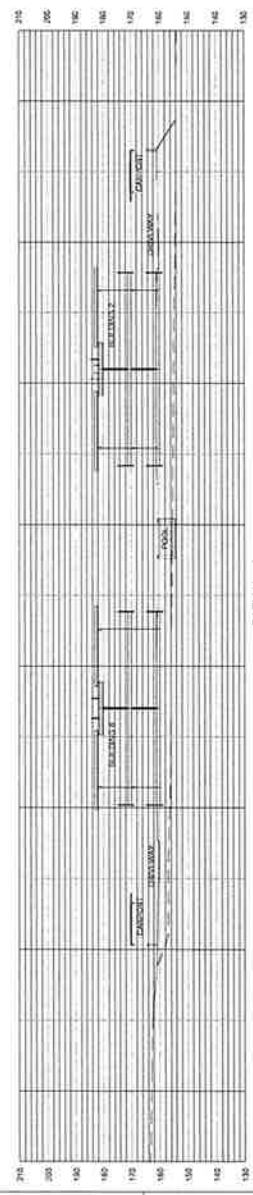
C-2.13 **SITE SECTIONS**

Project Manager	212	212
Design	11/13/2013	11/13/2013
Drawn by	212	212
Check by	212	212
Scale	1"=20'	1"=20'
Sheet	212	212

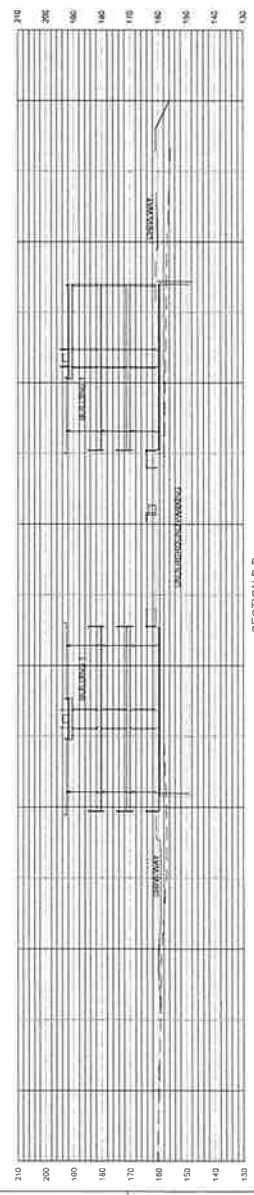
LAGUNITAS APARTMENTS
MIXED-USE DEVELOPMENT
 6380 VIA REAL
 CARPINTERIA, CA 93013



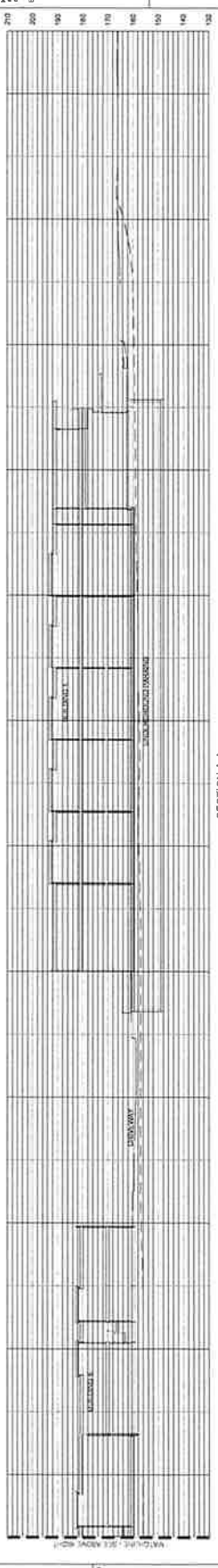
ASHLEY VANCE
 ENGINEERING, INC.
 2170 East Coast Drive
 Santa Barbara, CA 93101
 www.ashleyvance.com



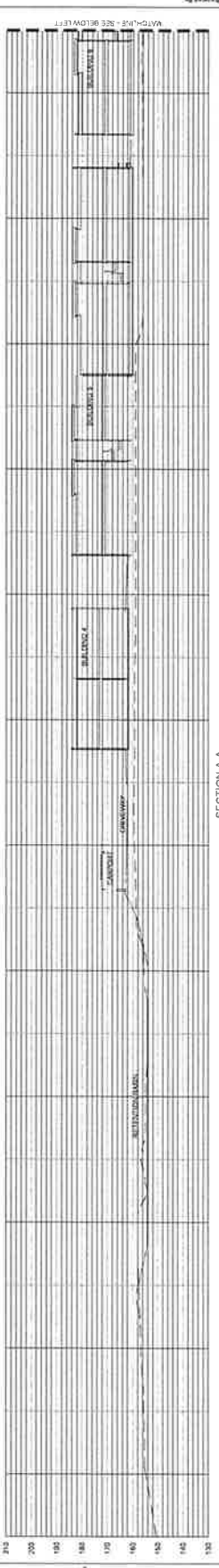
SECTION CC
 HORIZONTAL SCALE 1"=20'
 VERTICAL SCALE 1"=20'



SECTION BB
 HORIZONTAL SCALE 1"=20'
 VERTICAL SCALE 1"=20'



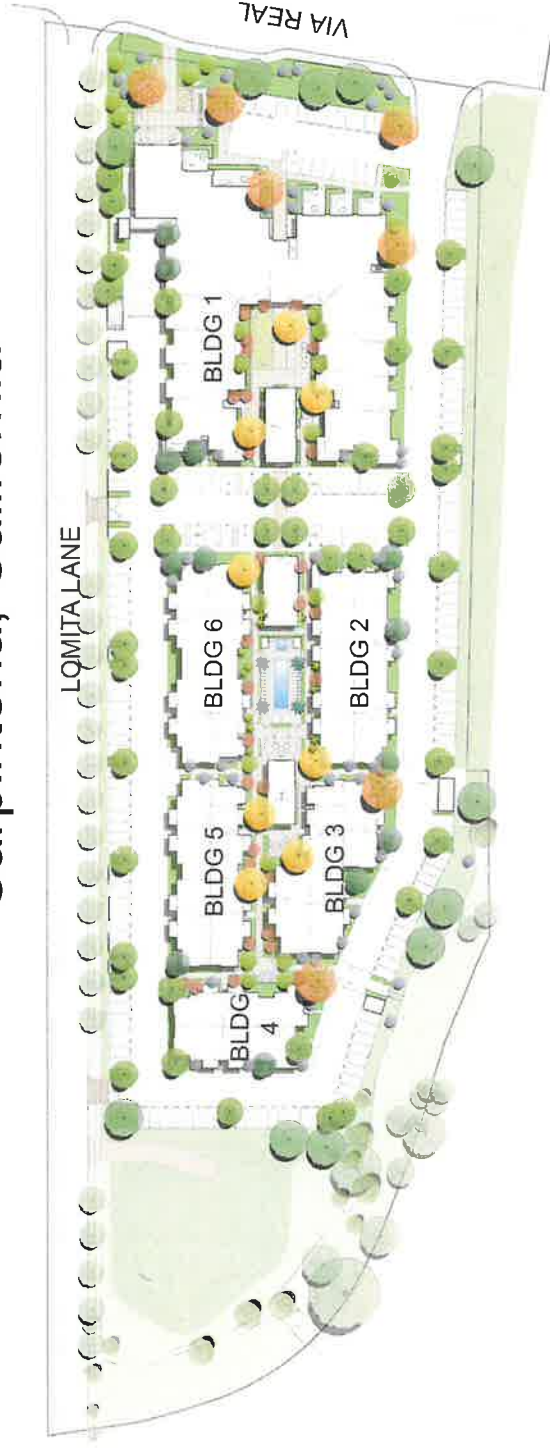
SECTION AA
 HORIZONTAL SCALE 1"=20'
 VERTICAL SCALE 1"=20'



SECTION AA
 HORIZONTAL SCALE 1"=20'
 VERTICAL SCALE 1"=20'

[illegible]

Lagunitas Apartments Mixed-Use Development
6380 Via Real
Carpinteria, California



PROJECT DESCRIPTION

[illegible]

WATER CONSERVATION STATEMENT

LAND FAMILIAR WITH A LOCALISED COMPANY WITH THE REQUIREMENTS OF THE LANDSCAPE DESIGN WITH THE CITY OF CAMPTON (A WATER EFFICIENT LANDSCAPE DESIGN) HAS PREPARED THE PLANNING COMPLIANCE WITH THESE REGULATIONS I CERTIFY THAT THE PLAN HAS MEETS THE REQUIREMENTS TO BE MORE EFFICIENT

UNDERGROUND SERVICE ALERT

CALL TOLL FREE 1-800-422-4133 TWO
WORKING DAYS BEFORE YOU DIG



SHEET INDEX

SHEET ID	DESCRIPTION
L-001	Unlabeled Control
L-002	Unlabeled Control
L-003	Control Group
L-004	Control Group
L-005	Control Group
L-006	Control Group
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DESIGN TEAM

OSWALD CONSULTING
 3935 Glenview Pl. Suite 112
 Dallas, TX 75243
 Contact: Jerry T. Oswald
 Phone: 214.354.2770
 Fax: 214.354.2770

ASSOCIATED THERMAL EXPANSION
 1001 Hope Avenue, Suite 4
 Dallas, TX 75243
 Contact: David W. Hitt
 Phone: 214.347.4444
 Fax: 214.347.4444

TRANSFORMATION CONSULTING
 10000 West Loop West, Suite 100
 Houston, TX 77036
 Contact: David J. Goss
 Phone: 281.466.1111
 Fax: 281.466.1111

THALAND PARTNERS & DEVELOPMENTS, LLC
 9032 34th Street, Suite 200
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 Contact: David J. Thaland
 Phone: 972.341.1123
 Fax: 972.341.1123

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 10000 West Loop West, Suite 100
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 Dallas, TX 75228
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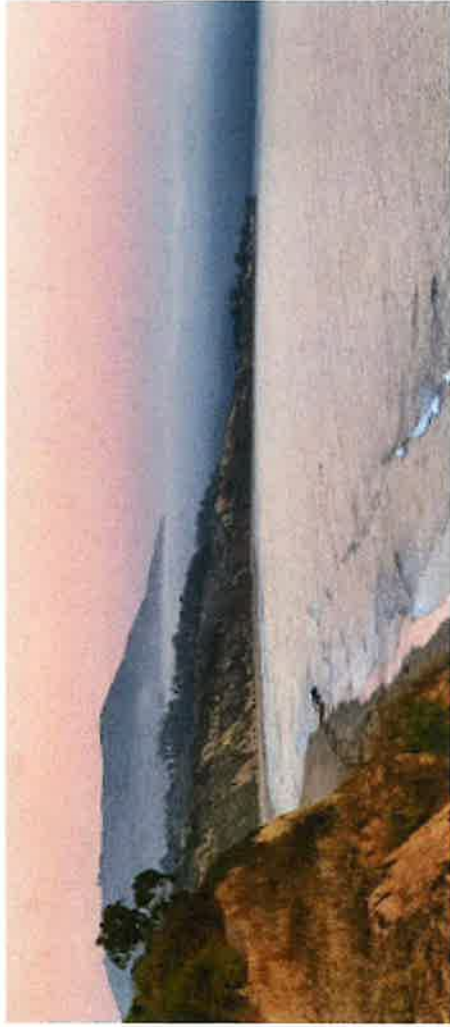
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VICINITY MAP

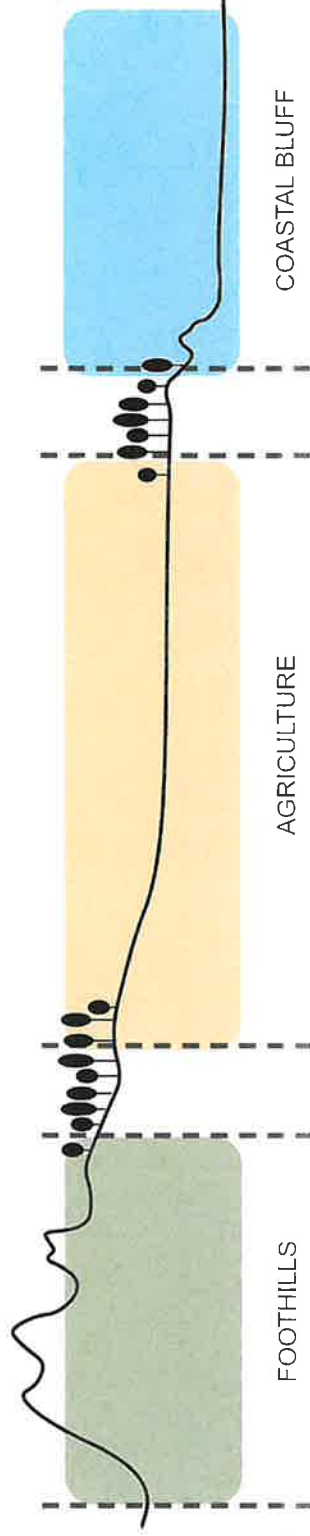


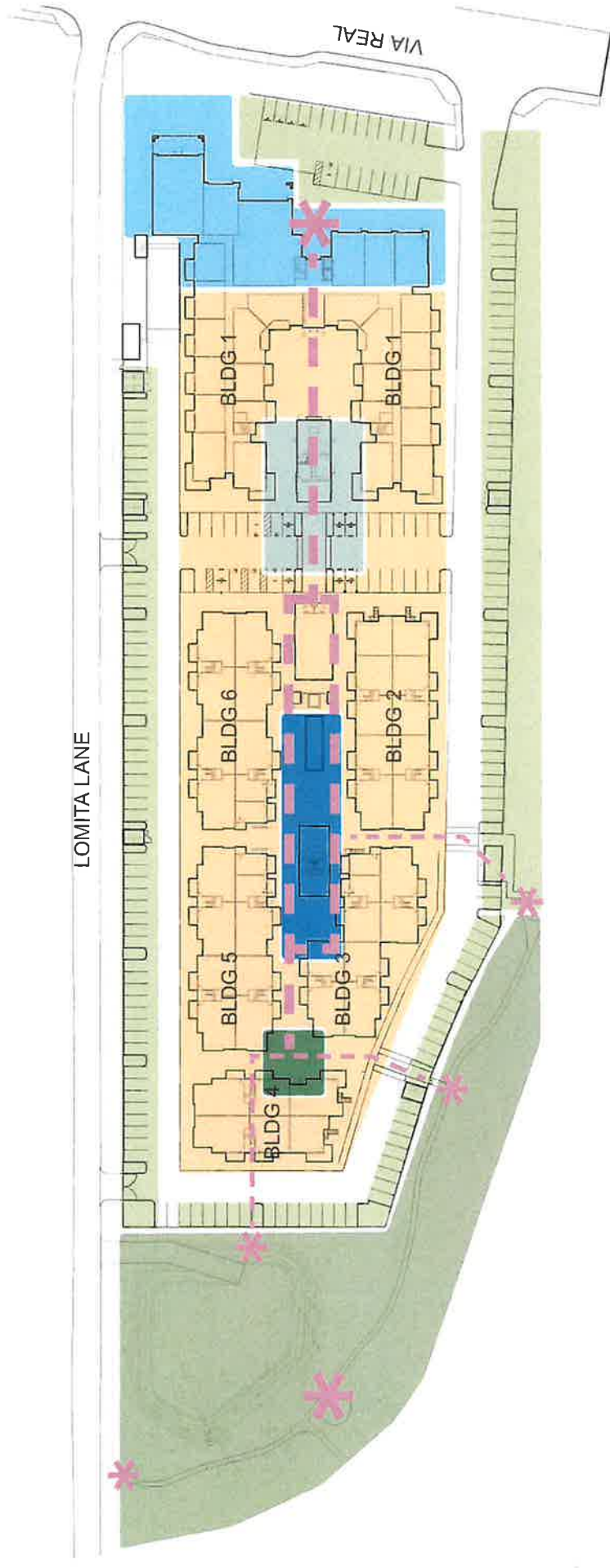


Concept Narrative

This project aims to capture the spirit of Carpinteria; a quaint beach town sitting beneath the foothills of the San Ynez mountains, while overlooking the sunny coastline of the Pacific Ocean. Much like transecting the various typographies of the town's geographic context, the site represents a series of transitions from mountains to farmland to ocean. Undulating skylines to the north juxtapose the linear grids of agricultural fields, and coastal bluffs begin to carve away those geometries to the south. Design elements will embody these abstracted forms.

A series of gardens throughout the site will offer homages to these surrounding landscapes and draw people towards the sweeping vistas of the sea, or rolling hills of the mountains. Continuing a strong connection to the adjacent trail system will also celebrate sensitive design elements that work with the surrounding ecology, as well as offering a place for outdoor recreation and quiet strolls in groves of trees and native habitat.





Legend

The Foothills

- Detention Basin and Stormwater Mgmt
- Hummingbird and Pollinator Plantings
- Decomposed Granite Walks
- Pet Stations
- Trail Connections

Resident Gardens

- Strolling Gardens
- Outdoor Garden Rooms
- Fruit Espalliers
- Allee of Trees

The Bluffs

- Site Identity and Entry Experience
- Outdoor Dining and Gathering
- Specimen Shade Trees and Structures
- Bike Parking
- Roof Decks

Perimeter Fields

- Perimeter Walkways
- Shade Trees and Screen Planting
- Green Infrastructure
- Trail Connections
- Bike Parking

The Grove

- Fireplace and Lounge Seating
- Shaded Grove

The Spring

- Pool and Spa
- Lounge Seating
- Outdoor Kitchen and Dining
- Entertainment Wall

The Meadow

- Multi-Purpose Lawn
- Yoga, Movie Nights, etc.
- Specimen Shade Trees
- Moveable Seating

The Boardwalk

- Site Identity
- Wayfinding
- Enhanced Paving
- Stamped Concrete
- Gathering Nodes
- Accent Planting

- The Foothills**
- Detention Basin and Stormwater Mgmt
 - Hummingbird and Pollinator Plantings
 - Decomposed Granite Walks
 - Pet Stations
 - Trail Connections



- Resident Gardens**
- Strolling Gardens
 - Outdoor Garden Rooms
 - Fruit Espaliers
 - Allee of Trees



- The Bluffs**
- Site Identity and Entry Experience
 - Outdoor Dining and Gathering
 - Specimen Shade Trees and Structures
 - Bike Parking



The Grove

- Fireplace and Lounge Seating
- Shaded Grove



The Spring

- Pool and Spa
- Lounge Seating
- Outdoor Kitchen and Dining
- Entertainment Wall



The Meadow

- Multi-Purpose Lawn
- Yoga, Movie Nights, etc.
- Specimen Shade Trees
- Moveable Seating



Perimeter Fields

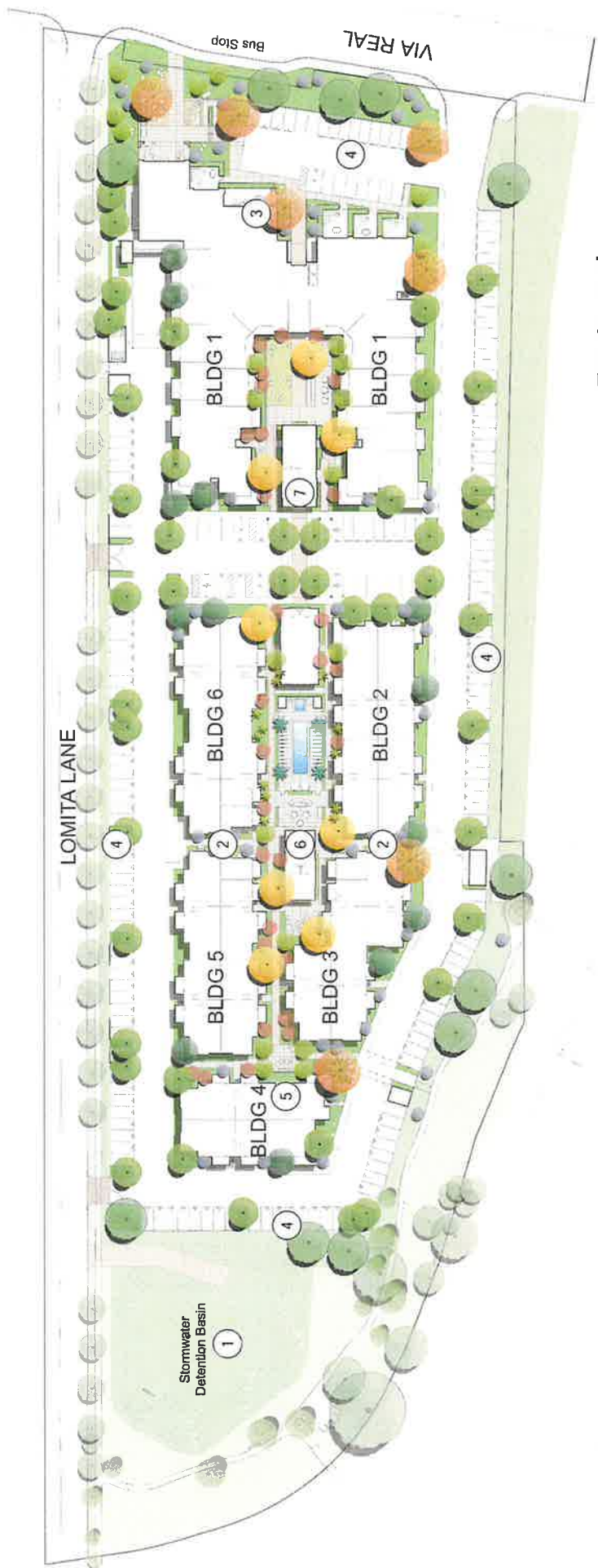
- Perimeter Walkways
- Shade Trees and Screen Planting
- Green Infrastructure
- Trail Connections
- Bike Parking



The Boardwalk

- Site Identity
- Wayfinding
- Enhanced Paving
- Stamped Concrete
- Gathering Nodes
- Accent Planting





Legend

- 1 The Foothills
- Detention Basin and Stormwater Mgmt
 - Hummingbird and Pollinator Plantings
 - Decomposed Granite Walks
 - Pet Stations
 - Trail Connections

- 5 The Grove
- Fireplace and Lounge Seating
 - Shaded Grove

- 2 Resident Gardens
- Strolling Gardens
 - Outdoor Garden Rooms
 - Fruit Espaliers
 - Allee of Trees
 - Trail Connections

- 6 The Spring
- Pool and Spa
 - Lounge Seating
 - Outdoor Kitchen and Dining
 - Entertainment Wall

- 3 Bluff Overlook
- Site Identity and Entry Experience
 - Outdoor Dining and Gathering
 - Specimen Shade Trees and Structures
 - Bike Parking

- 7 The Meadow
- Multi-Purpose Lawn
 - Yoga, Movie Nights, etc.
 - Specimen Shade Trees
 - Gaming Tables
 - Moveable Seating

- 4 Perimeter Fields
- Perimeter Walkways
 - Shade Trees and Screen Planting
 - Green Infrastructure
 - Trail Connections
 - Bike Parking

Tree Legend

Symbol	Tree Species
	Strawberry Tree
	King Palm
	Western Redbud
	Australian Willow
	Brisbane Box
	Saucer Magnolia
	Medjool Date Palm
	Bloodgood London Planetree
	Coast Live Oak
	Tipu Tree
	Existing Oak to Remain
	Existing Tree to Remain
• Refer L-200 for planting information.	
• Refer to L-300 for irrigation and water use information.	

Perimeter Fields

- Perimeter Walkways
- Shade Trees and Screen Planting
- Green Infrastructure
- Trail Connections
- Bike Parking

- Site Identity and
- Entry Experience

- Life Experience
- Outdoor Dining and Gathering
- Specimen Shade Trees and Structures
- Bike Parking

- Multi-Purpose Lawn

- ruga, movie nights, etc.
- Specimen Shade Trees
- Gaming Tables
- Moveable Seating

* Refer L-200 for planting information.
* Refer to L-300 for irrigation and water use information.



Legend

①

Perimeter Fields

- Perimeter Walkways
- Shade Trees and Screen Planting
- Green Infrastructure
- Trail Connections
- Bike Parking

②

Resident Gardens

- Strolling Gardens
- Outdoor Garden Rooms
- Fruit Espaliers
- Allee of Trees

③

The Spring

- Pool and Spa
- Lounge Seating
- Outdoor Kitchen and Dining
- Entertainment Wall

④

The Grove

- Fireplace and Lounge Seating
- Shaded Grove
- Community Gardens

* Refer L-200 for planting information.

* Refer to L-300 for irrigation and water use information.

LOMITA LANE



Legend

①

Perimeter Fields

- Perimeter Walkways
- Shade Trees and Screen Planting
- Green Infrastructure
- Trail Connections
- Bike Parking

②

The Foothills

- Detention Basin and Stormwater Mgmt
- Hummingbird and Pollinator Plantings
- Decomposed Granite Walks
- Pet Stations
- Trail Connections

- Refer L-200 for planting information.
- Refer to L-300 for irrigation and water use information.



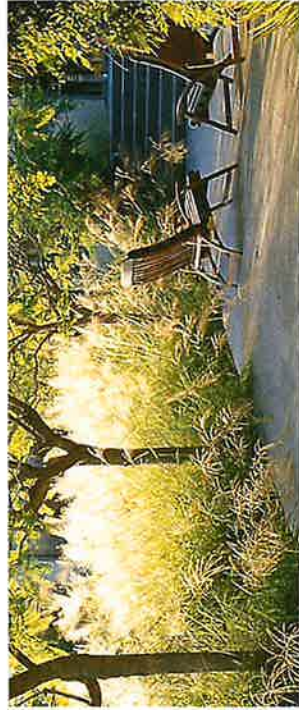


Materials Concept

The material selection captures the surrounding, foothill and coastal landscape of Carpinteria.

Flatwork is composed of warm toned concrete and "California Gold" decomposed granite. Raised planters and feature walls bring texture through the use of stone and burnished block, all providing a backdrop for the native plant palette.

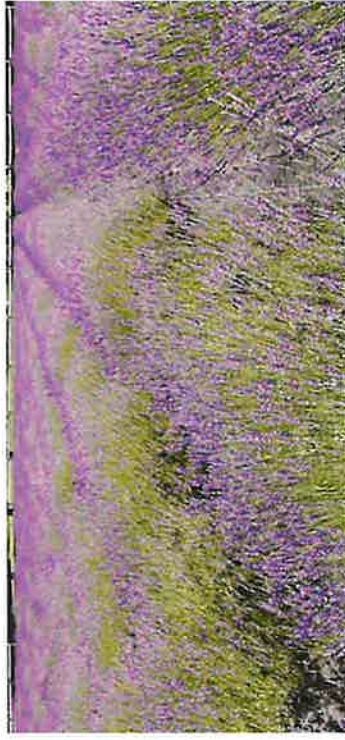


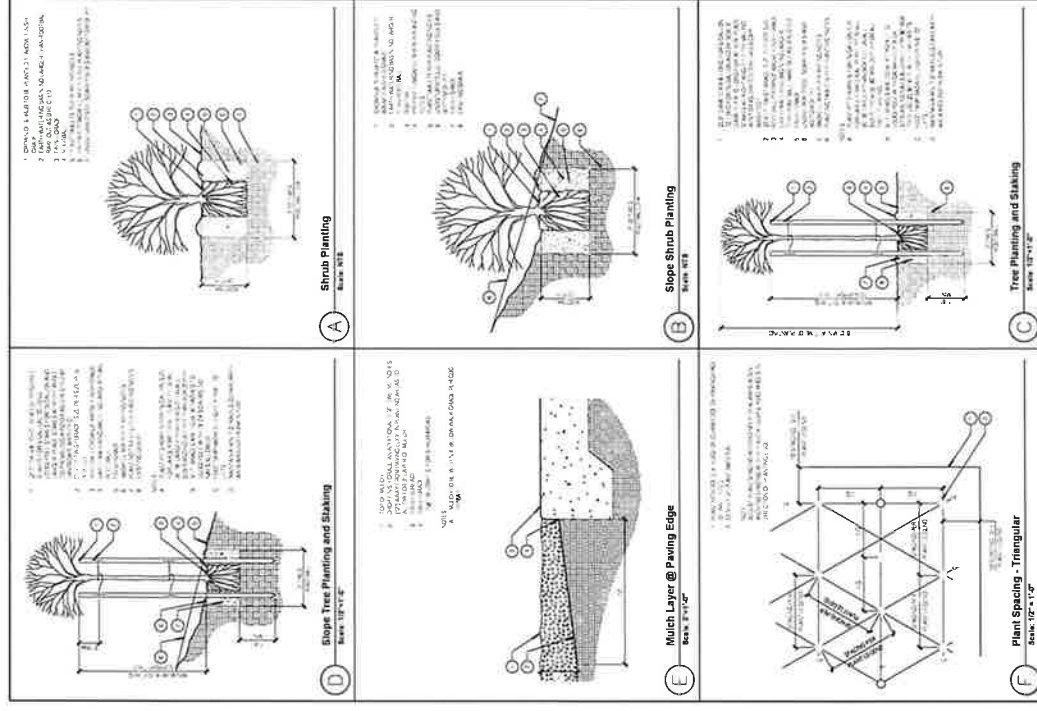


Planting Concept

The plant palette expresses textures and local species of the coastal bluffs, surrounding agriculture, and the foothills.

Striking structural elements contrast the architecture at main entry points. Aromatic plants highlight activity spaces amidst a calm sea of grasses in resident courtyards. The perimeter loop trail offers a transition into surrounding native habitat.







Lophostemon confertus Brisbane Box



Geijera parvifolia Australian Willow



Platanus acerifolia "Bloodgood"
Bloodgood London Planetree



Tipuana Tipu Tipu Tree



Magnolia x soulangeana
Saucer magnolia



Cercis occidentalis Western Redbud



Arbutus Marina Marina Strawberry Tree



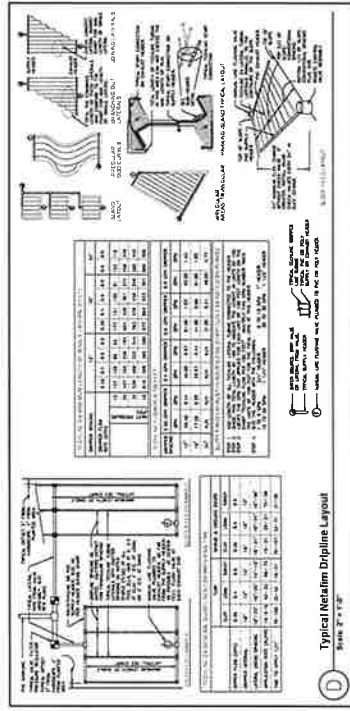
Quercus agrifolia Coast Live Oak



Archontophoenix cunninghamiana
King Palm



Phoenix dactylifera "Medjool"
Medjool Date Palm



ANE

Alan Noelle Engineering
1616 Avenida Street
Santa Ana, CA 92701
Tel: 949.433.1521 Fax: 949.433.1521

Electrical Engineering - Lighting Design
For 6380 VIA REAL

As the owner, I hereby authorize the undersigned to prepare and submit to the City of Santa Ana, California, a set of plans for the proposed project. I understand that the undersigned is not responsible for the accuracy of the information provided to them, nor for the results of the design process. I understand that the undersigned is not responsible for the results of the design process. I understand that the undersigned is not responsible for the results of the design process.

Approved: _____
Signature of Owner



Project
6380
VIA REAL

Sheet No.
LIGHTING FIXTURE
SCHEDULE

Revision

Scale: 1/4" = 1'-0"
Date: 10/20/2023
Drawn: JZ
Checked: JZ

LT-0.0

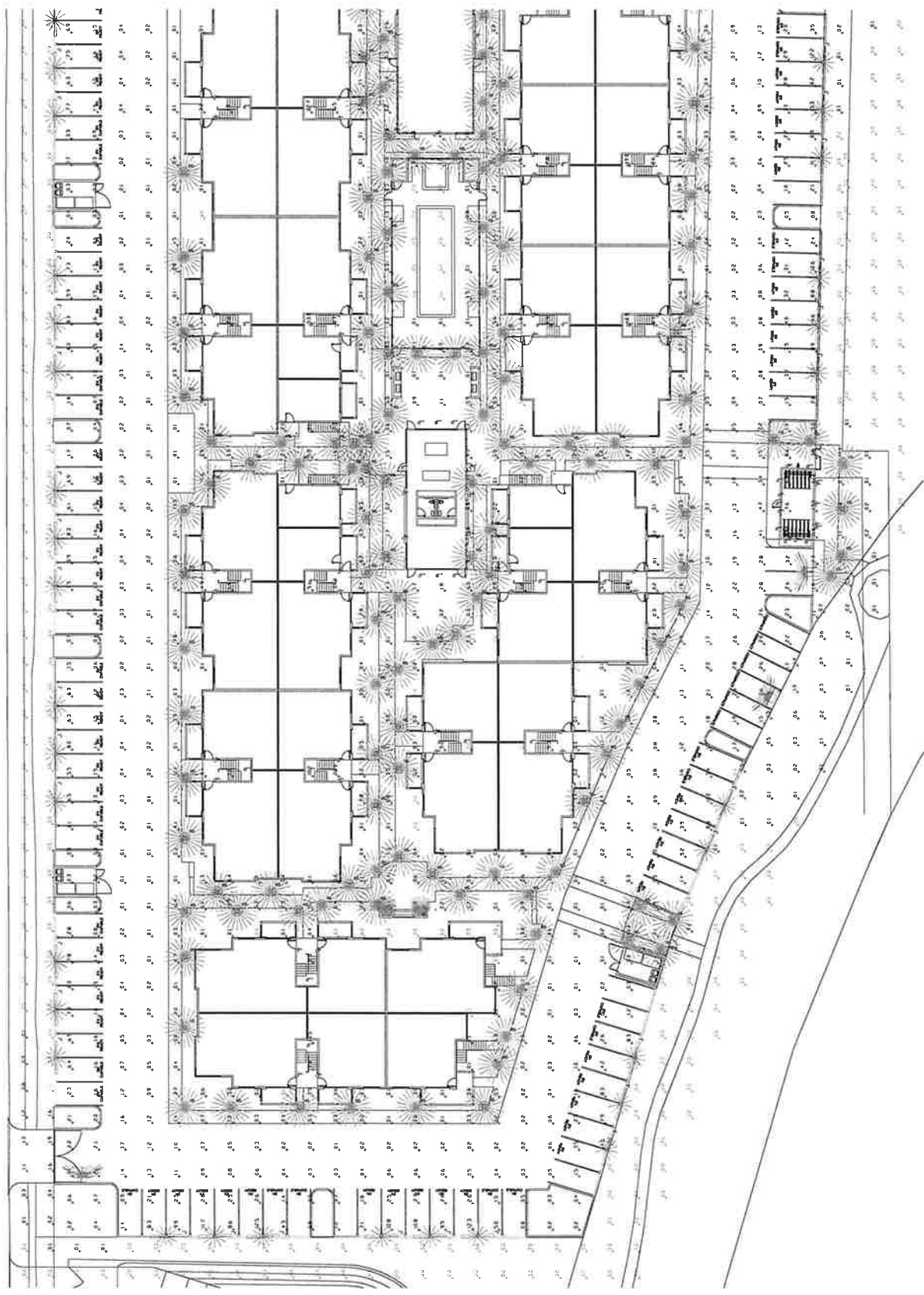
Schedule Symbol	Level	Qty	Manufacturer	Part Number	Description	Notes	Notes	Notes	Notes
○ A	1	1	BECA	991002	ROSLAR	10' TALL LIGHT COLUMN - 10' TALL	1	2750	1
○ B	2	1	BECA	991002	ROSLAR	10' TALL LIGHT COLUMN - 10' TALL	1	2750	1
○ C	3	1	BECA	991002	ROSLAR	10' TALL LIGHT COLUMN - 10' TALL	1	2750	1
○ D	4	1	BECA	991002	ROSLAR	10' TALL LIGHT COLUMN - 10' TALL	1	2750	1
○ E	5	1	BECA	991002	ROSLAR	10' TALL LIGHT COLUMN - 10' TALL	1	2750	1
○ F	6	1	BECA	991002	ROSLAR	10' TALL LIGHT COLUMN - 10' TALL	1	2750	1
○ G	7	1	BECA	991002	ROSLAR	10' TALL LIGHT COLUMN - 10' TALL	1	2750	1
○ H	8	1	BECA	991002	ROSLAR	10' TALL LIGHT COLUMN - 10' TALL	1	2750	1
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○ K	11	1	BECA	991002	ROSLAR	10' TALL LIGHT COLUMN - 10' TALL	1	2750	1
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○ M	13	1	BECA	991002	ROSLAR	10' TALL LIGHT COLUMN - 10' TALL	1	2750	1



Project
6380
VIA REAL

Sheet No.
SITE LIGHTING CALC
PLAN - NORTH

Scale
 1" = 10' - 0"
 Date
 10/10/2013
 Drawn
 M
 Checked
 CL





Alan Noelle Engineering
1616 Anacapa Street
Santa Barbara, CA 93101

phone: 805.583.5444
fax: 805.586.5901 alan@ane.com

Electrical Engineering, Lighting Design
As a Licensed Professional Engineer in the State of California, I am qualified to provide engineering services in the fields of electrical engineering, lighting design, and related fields. I have over 20 years of experience in these fields and have worked on a wide variety of projects, including commercial, industrial, and residential. I am a member of the National Electrical Contractors Association (NECA) and the Illuminating Engineering Society (IES). I am also a member of the Santa Barbara County Engineers Association and the Santa Barbara County Electrical Association. I am a frequent speaker at industry conferences and seminars. I am committed to providing high-quality, cost-effective engineering services to my clients.

Approved/Sealed/Date

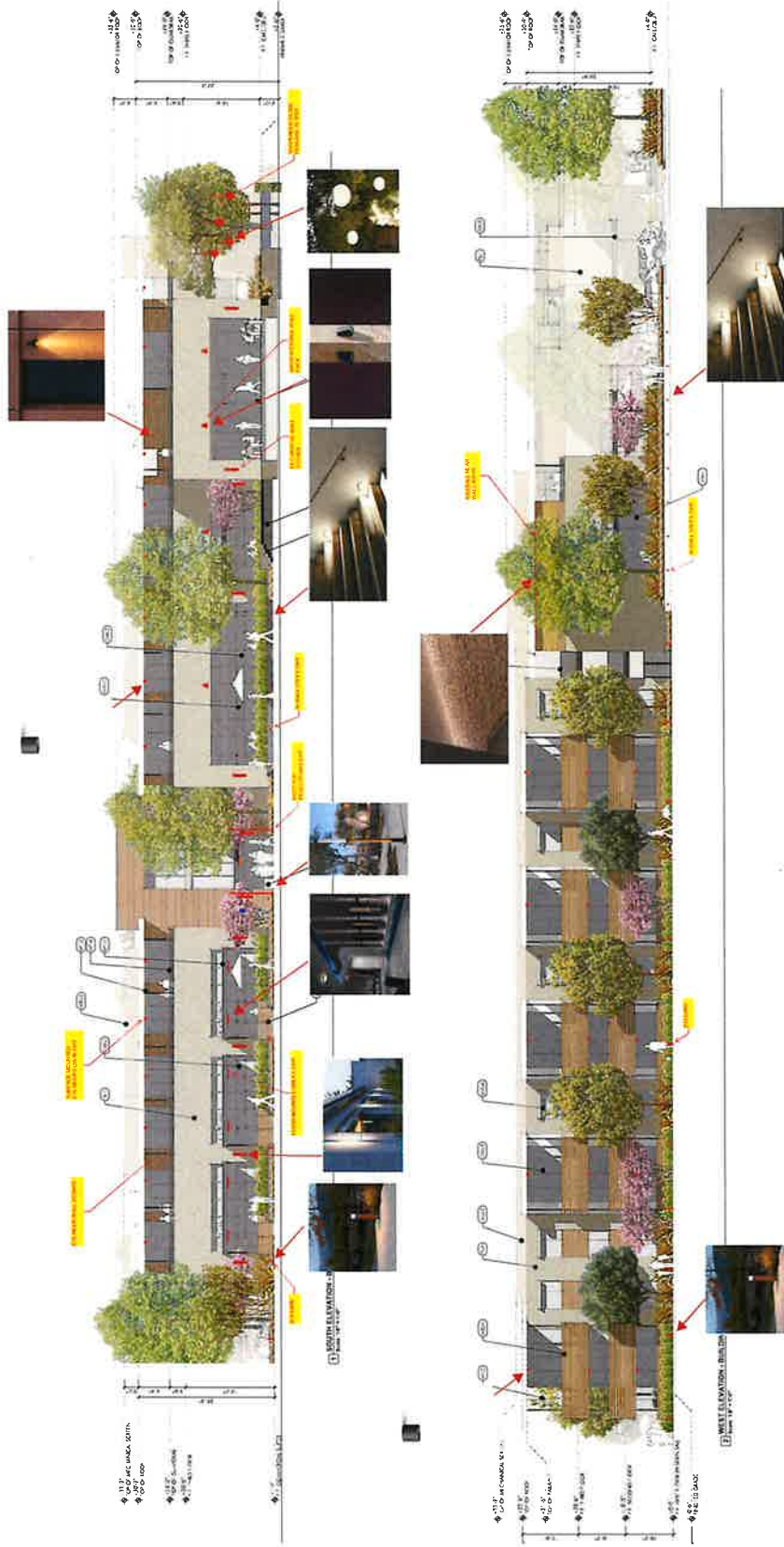
Project:
6380 VIA REAL

Sheet Title:
CONCEPT LIGHTING
EXT. ELEVATION -
BUILDING 1



Job No.	88	Sheet	
Date	07/11/2023	Drawn	SK
Checked		Checked	SK
LT.1.0			

REVISIONS	DATE	BY	DESCRIPTION
1	07/11/2023	SK	Initial Design
2	07/11/2023	SK	Revised Design
3	07/11/2023	SK	Final Design
4	07/11/2023	SK	Final Design
5	07/11/2023	SK	Final Design
6	07/11/2023	SK	Final Design
7	07/11/2023	SK	Final Design
8	07/11/2023	SK	Final Design
9	07/11/2023	SK	Final Design
10	07/11/2023	SK	Final Design



MIXED-USE DEVELOPMENT | SCHEMATIC DESIGN

EXTERIOR ELEVATIONS - BUILDING 1
A202

DESIGN ARC

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

DATE: 07/11/2023

BY: SK

CHECKED: SK



Alan Noelle Engineering
1616 Anacapa Street
Santa Barbara, CA 93101
phone: 805.693.8444
fax: 805.456.5901 alan@aneng.com

Electrical Engineering - Lighting Design
The design team has prepared a lighting design for the proposed development. The design is based on the information provided by the client and the design team. The design team has conducted a site visit and has observed the site conditions. The design team has also conducted a lighting audit of the existing site. The design team has identified the areas that require lighting and has determined the type of lighting that is appropriate for each area. The design team has also determined the placement of the lighting fixtures and has calculated the required wattage for each fixture. The design team has prepared a lighting plan that shows the placement of the lighting fixtures and the required wattage for each fixture. The design team has also prepared a lighting schedule that shows the required lighting levels for each area of the site. The design team has also prepared a lighting budget that shows the estimated cost of the lighting system. The design team has also prepared a lighting specification that describes the requirements for the lighting system. The design team has also prepared a lighting report that describes the design process and the results of the design. The design team has also prepared a lighting plan that shows the placement of the lighting fixtures and the required wattage for each fixture. The design team has also prepared a lighting schedule that shows the required lighting levels for each area of the site. The design team has also prepared a lighting budget that shows the estimated cost of the lighting system. The design team has also prepared a lighting specification that describes the requirements for the lighting system. The design team has also prepared a lighting report that describes the design process and the results of the design.

Approved: [Signature]

Project:
6380 VIA REAL

Sheet Title:
CONCEPT LIGHTING
EXT. ELEVATION -
GYM

Revisions
△

Date	By	Check
07/11/2023	XX	XX

LT.2.0

REVISIONS	DATE	BY	DESCRIPTION
1	07/11/2023	XX	Initial Design
2	07/11/2023	XX	Revised Design
3	07/11/2023	XX	Final Design



EXT. ELEVATION - GYM
A209
DESIGN ARC

MIXED-USE DEVELOPMENT | SCHEMATIC DESIGN
MIXED-USE DEVELOPMENT



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alan@ane.com

Electrical Engineering - Lighting Design

Our firm has been in business for over 30 years, serving a wide range of clients in the construction industry. We are a full-service engineering firm, providing a wide range of services, including electrical engineering, lighting design, and more. We are proud to be a part of the community and to provide high-quality services to our clients.

Approximate Coordinates

Plot 101

6380 VIA REAL

Sheet Title

CONCEPT LIGHTING
EXT. ELEVATION -
LEASING/CLUB

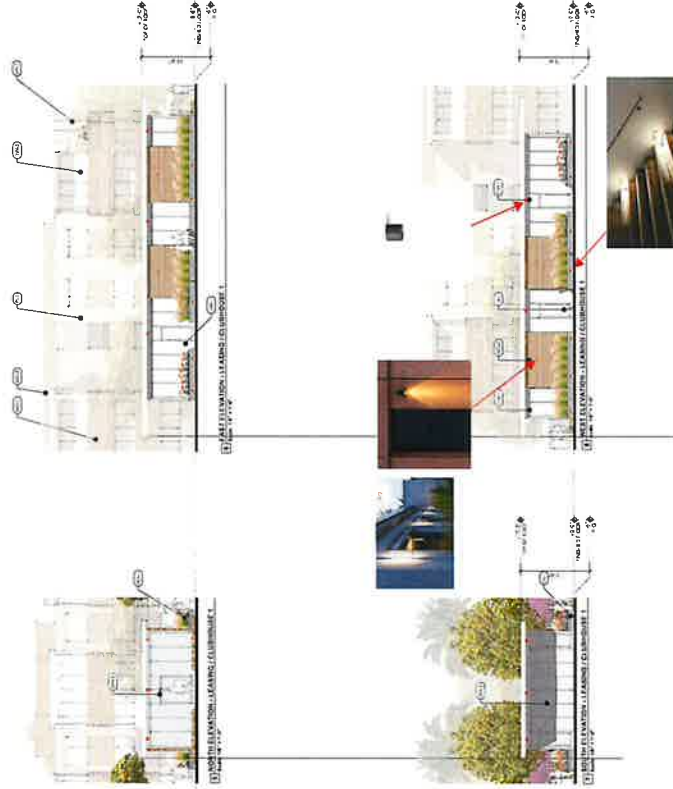
Revisions



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Date	07/11/2023
Drawn	AN
Checked	AN

L.T. 3.0

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9.8	1/11/2000	Initial design
9.9	1/11/2000	Initial design
10.0	1/11/2000	Initial design



MIXED-USE DEVELOPMENT | SCHEMATIC DESIGN

ANALYSIS CORP. LLC

EXTERIOR ELEVATIONS - LEASING / CLUBHOUSE 1
A208

DESIGN ABC



Alan Noelle Engineering
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alan@ane.com

Electrical Engineering, Lighting Design
The firm has been involved in a wide range of projects, including commercial, industrial, institutional, and residential. The firm has a strong background in the design and construction of electrical systems, including power distribution, lighting, and communication systems. The firm has a strong commitment to quality and customer service, and is dedicated to providing the highest level of professional service to its clients.

Approvals/Consultants

Permit #

6380 VIA REAL

Sheet Title

CONCEPT LIGHTING
XXI ELEVATION
BIKE ROOMS/ETC.

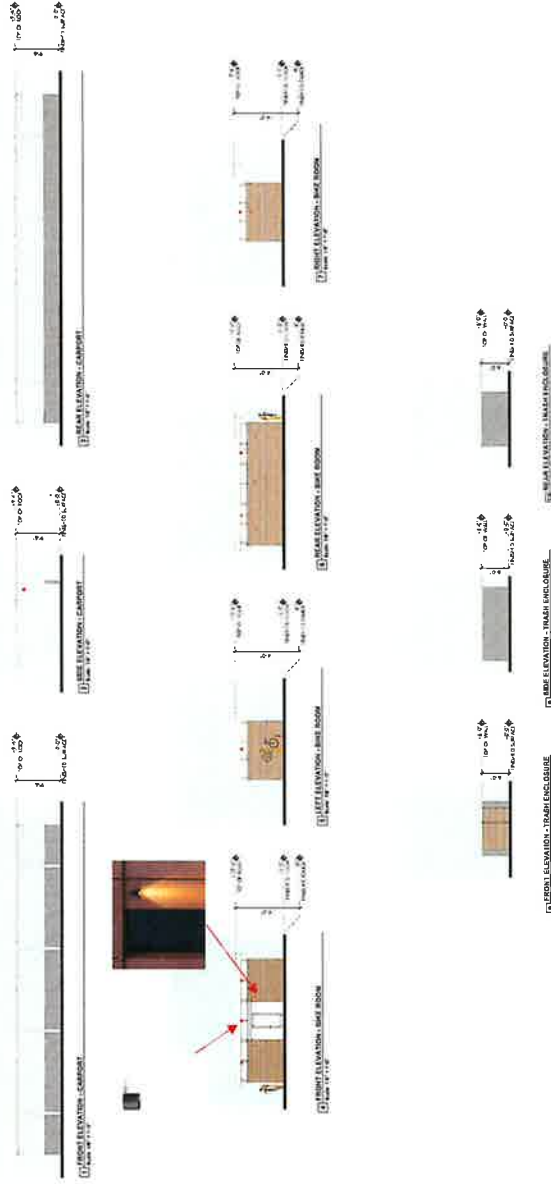
Revisions



Job No.	XX	Sheet
Date	03/11/2023	
Drawn	XX	
Checked	XX	

LT.4.0

REVISIONS
1. Initial design and schematic development.
2. Final design and construction documents.
3. Construction documents.
4. Construction documents.
5. Construction documents.
6. Construction documents.
7. Construction documents.
8. Construction documents.
9. Construction documents.
10. Construction documents.



MIXED-USE DEVELOPMENT | SCHEMATIC DESIGN

EXTERIOR ELEVATIONS - BIKE ROOMS, RAMP, TRASH ENCLOSURE
A211

DESIGN REC

11/10/2023, 11:11 AM

ANE

Alan Noelle Engineering
1616 Anacapa Street
Santa Barbara, CA 93101
phone: 805.883.5444
fax: 805.496.5901
alan@ane.com
Electrical Engineering Lighting Design

We warrant that the design and calculations are based on the information provided to us by the client and are in accordance with the applicable codes and standards. We warrant that the design and calculations are in accordance with the applicable codes and standards. We warrant that the design and calculations are in accordance with the applicable codes and standards.

Approved/Consultant's

 Project
 6380 VIA REAL

Sheet Title
 CONCEPT LIGHTING
 EXT. ELEVATION -
 OVERALL SITE
 NORTH

Job No.	316	Sheet	
Date	07/11/2023	Rev	
Drawn	WJ	Checked	
Design	WJ	LT.5.0	



FIRST FLOOR PLAN - NORTH

FIRST FLOOR PLAN - NORTH
 A112
 DESIGN RC

MIXED-USE DEVELOPMENT | SCHEMATIC DESIGN
 6380 VIA REAL, SANTA BARBARA, CA

ANE

Alan Noelle Engineering
1616 Anacapa Street
Santa Barbara, CA 93101

phone: 805.583.5444
fax: 805.456.9901
alan@aneng.com

Electrical Engineering, Lighting Design
By the State Engineer's Office, California, the design and construction of electrical systems for buildings, structures, and equipment is regulated by the State Engineer's Office. The design and construction of electrical systems for buildings, structures, and equipment is regulated by the State Engineer's Office. The design and construction of electrical systems for buildings, structures, and equipment is regulated by the State Engineer's Office.

Approval/Comments

Project:
6380 VIA REAL

Sheet Title:
CONCEPT LIGHTING
EXT. ELEVATION -
OVERALL SITE
SOUTH

Revisions:
△

Rev. No.	By	Date
1	SA	07/11/2023
2	SA	
3	SA	

LT.6.0



FIRST FLOOR PLAN - SOUTH

MIXED-USE DEVELOPMENT | SCHEMATIC DESIGN
2100 VIA REAL, CARPENTERS, CA

FIRST FLOOR PLAN - SOUTH
A111
DATE: 07/11/2023
BY: SA

DESIGN ABC

Attachment B
Story Pole Plan, Certification, and Photographs

Lagunitas Apartments & Mixed-Use Project
#23-2243-CUP/TPM/CDP
Preliminary ARB Review
April 11, 2024

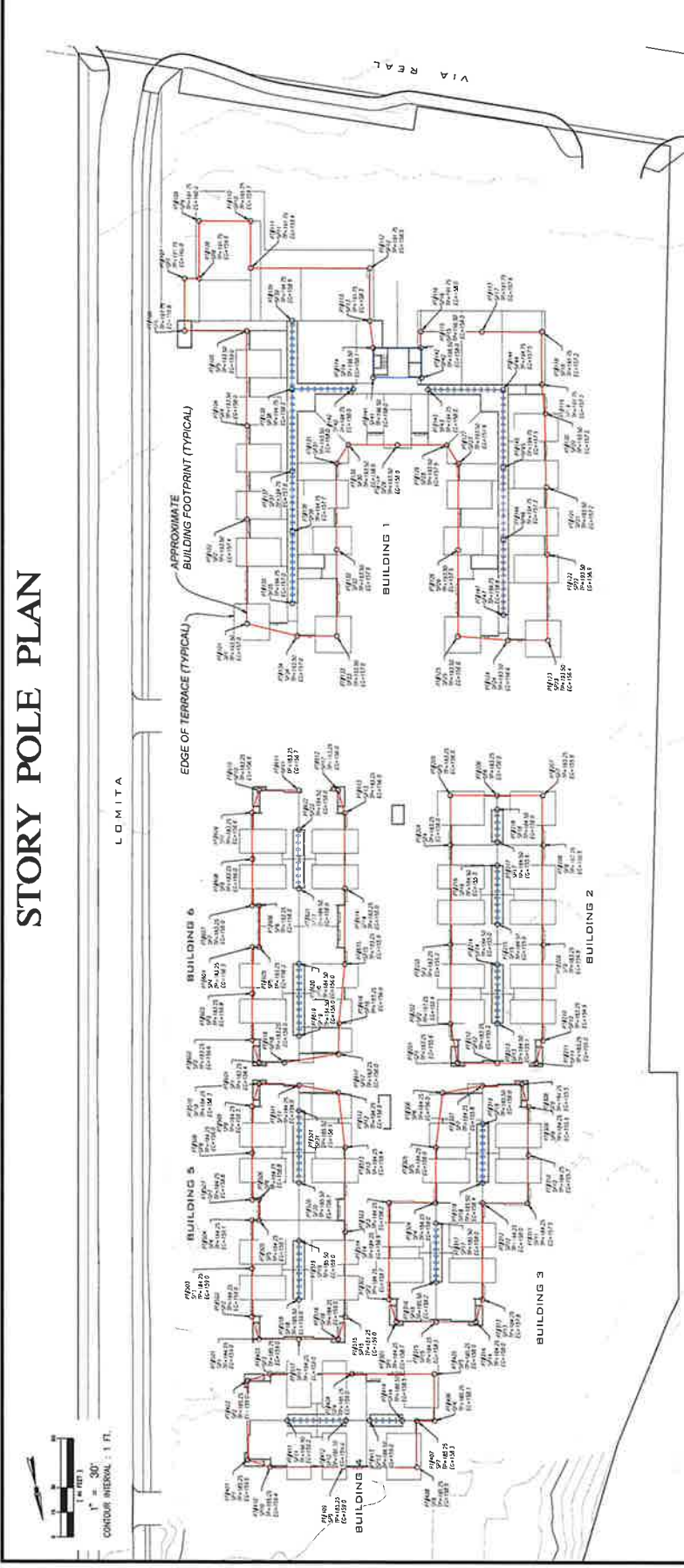
STORY POLE PLAN

STORY POLE PLAN
6380 VIA REAL
CARPINTERIA, CA
APN: 001-190-097



NO.	DATE	REVISION
1	1/1/2014	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET
1
OFF. 1



STORY POLE NOTES:
PLEASE SEE THE ELEVATIONS AND CROSS-SECTIONS IN THE DESIGN SET BY DESIGNARC AND BY REFERENCE MAKE A PART HEREOF
BLUE PENNANT FLAGGING SHALL BE USED FOR TOP OF MECHANICAL SCREEN AND ELEVATOR SHAFTS
RED PENNANT FLAGGING SHALL BE USED FOR THE ROOF SLOPES
PENNANT FLAGGING SHALL BE USED FOR THE ROOF SLOPES
THE STORY POLE CONSTRUCTION SHALL BE A MINIMUM OF 12 INCHES LONG, 2 INCHES WIDE AND SPACED A MINIMUM OF 2 FEET APART
A WHITE TAPE MARK SHALL INDICATE FINISHED FLOOR ELEVATION ON EACH POLE
THE STORY POLE LOCATIONS WILL BE "SHARED-GUT" PRIOR TO INSTALLATION TO ENSURE CORRECT POSITION AND HEIGHT

STORY POLE CONTRACTOR & PLAN PREPARED:
BPS
BPS ENGINEERING
1215 E. 10TH AVE.
SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
FAX: 303.733.1101
WWW.BPS-ENGINEERING.COM

CL CLASS A & B LICENSE NO. 82337
CL LAND SURVEYOR LICENSE NO. 5912

STORY POLE DATA:

STORY	STORY #	STORY NAME	STORY ELEV.	STORY AREA	STORY PERIMETER	STORY VOLUME
1	101	STORY 1	131.4	38.1	38.1	38.1
2	102	STORY 2	132.4	38.1	38.1	38.1
3	103	STORY 3	133.4	38.1	38.1	38.1
4	104	STORY 4	134.4	38.1	38.1	38.1
5	105	STORY 5	135.4	38.1	38.1	38.1
6	106	STORY 6	136.4	38.1	38.1	38.1
7	107	STORY 7	137.4	38.1	38.1	38.1
8	108	STORY 8	138.4	38.1	38.1	38.1
9	109	STORY 9	139.4	38.1	38.1	38.1
10	110	STORY 10	140.4	38.1	38.1	38.1
11	111	STORY 11	141.4	38.1	38.1	38.1
12	112	STORY 12	142.4	38.1	38.1	38.1
13	113	STORY 13	143.4	38.1	38.1	38.1
14	114	STORY 14	144.4	38.1	38.1	38.1
15	115	STORY 15	145.4	38.1	38.1	38.1
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19	119	STORY 19	149.4	38.1	38.1	38.1
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21	121	STORY 21	151.4	38.1	38.1	38.1
22	122	STORY 22	152.4	38.1	38.1	38.1
23	123	STORY 23	153.4	38.1	38.1	38.1
24	124	STORY 24	154.4	38.1	38.1	38.1
25	125	STORY 25	155.4	38.1	38.1	38.1
26	126	STORY 26	156.4	38.1	38.1	38.1
27	127	STORY 27	157.4	38.1	38.1	38.1
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33	133	STORY 33	163.4	38.1	38.1	38.1
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35	135	STORY 35	165.4	38.1	38.1	38.1
36	136	STORY 36	166.4	38.1	38.1	38.1
37	137	STORY 37	167.4	38.1	38.1	38.1
38	138	STORY 38	168.4	38.1	38.1	38.1
39	139	STORY 39	169.4	38.1	38.1	38.1
40	140	STORY 40	170.4	38.1	38.1	38.1
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Story Pole Certification

March 27th, 2024

Location: 6380 Via Real
Carpinteria, CA
APN: 001 -190-097

To Whom It May Concern:

I, Charles Bonadiman, PLS 8922, hereby attest that I am a Professional Land Surveyor and Contractor licensed in the State of California and that I performed the installation and inspection of the story poles erected at 6380 Via Real. I certify the story poles substantially conform to the story pole plan by Bonadiman Pacific Surveying, dated 1/2/24, as to heights and locations as shown thereon.



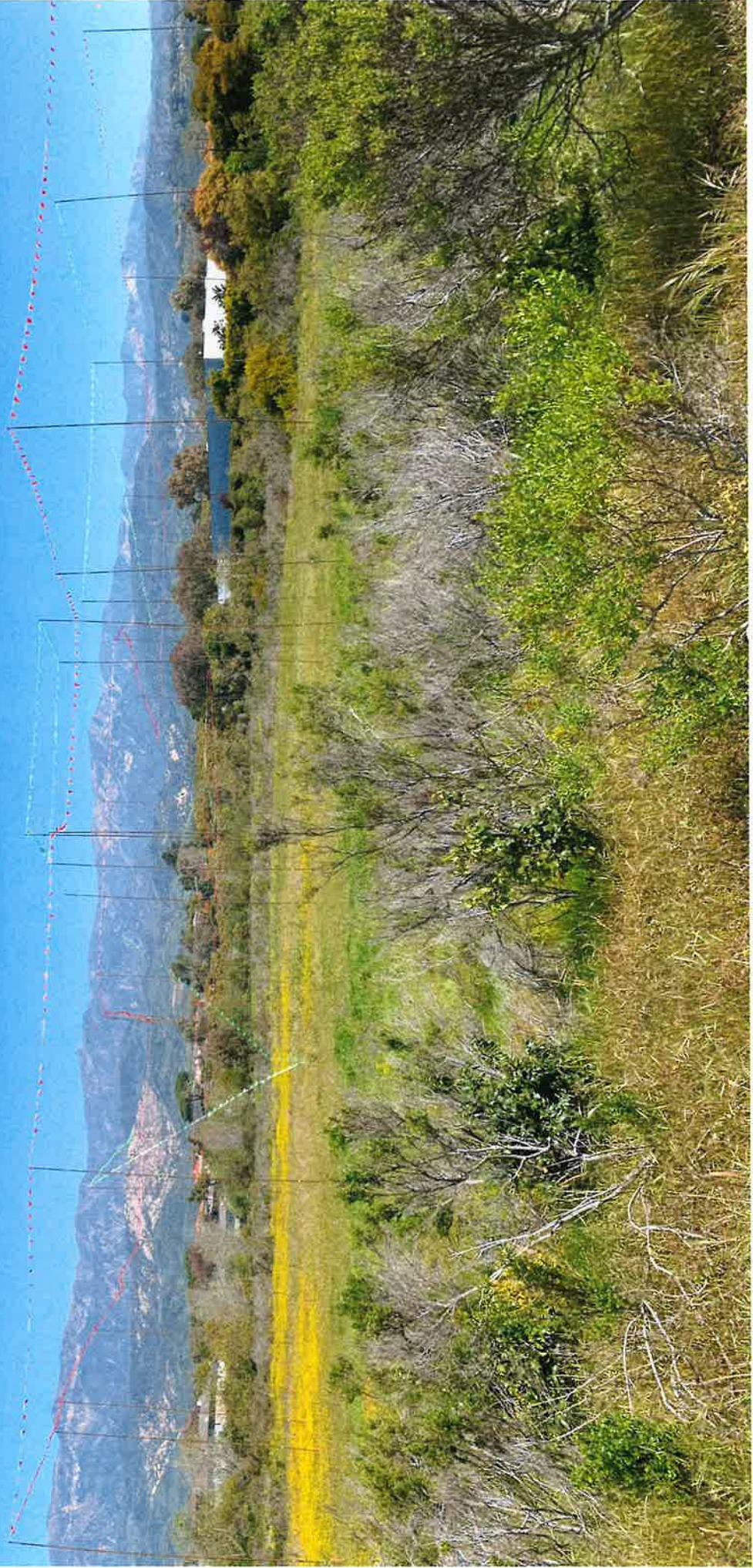
Looking NW from corner of Via Real &
Lomita Lane



Looking north at market/cafe location.



Looking north from Bus Stop on Via Real.



Panorama of project view from entrance on Via Real



Photo A of panorama

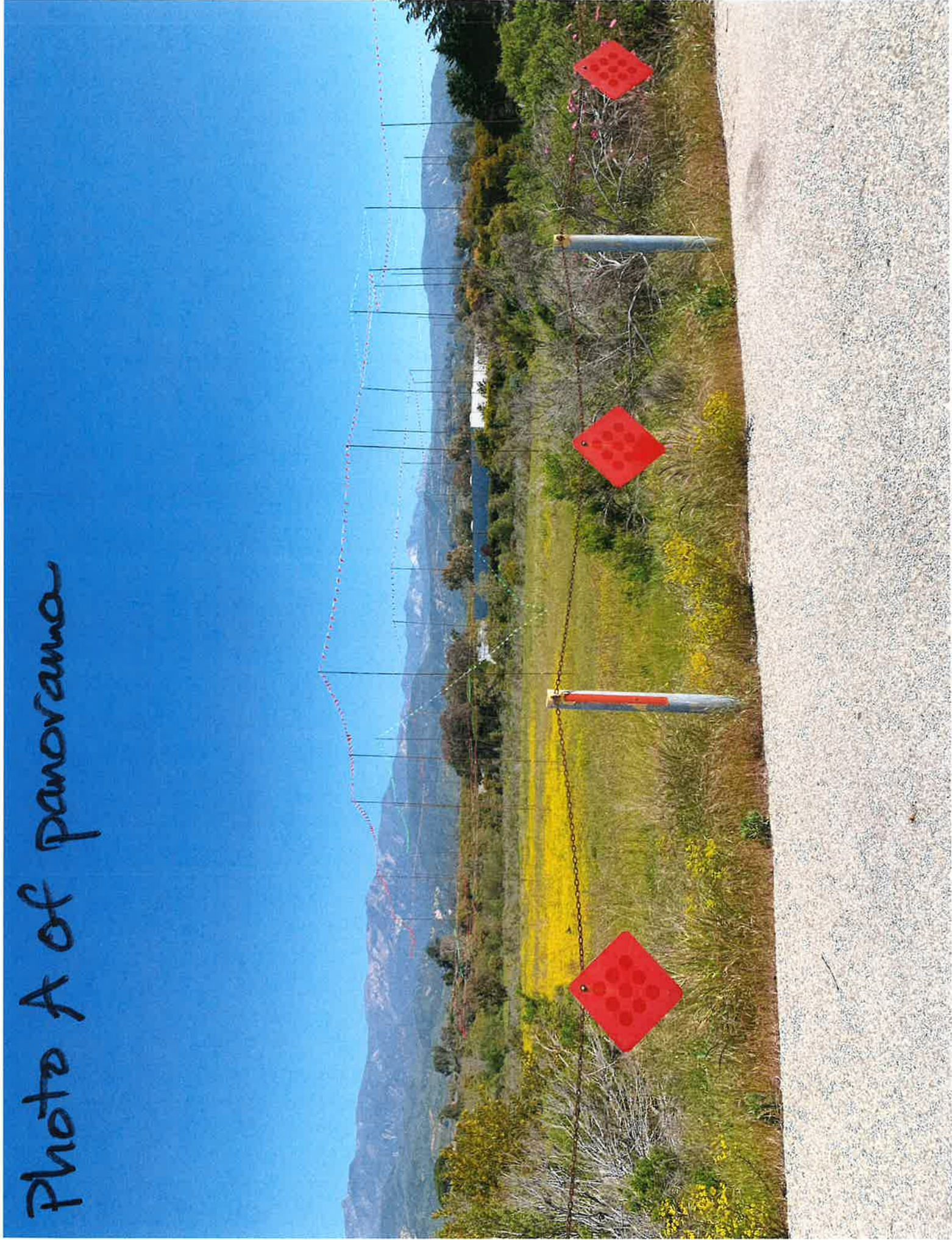


Photo B of panorama



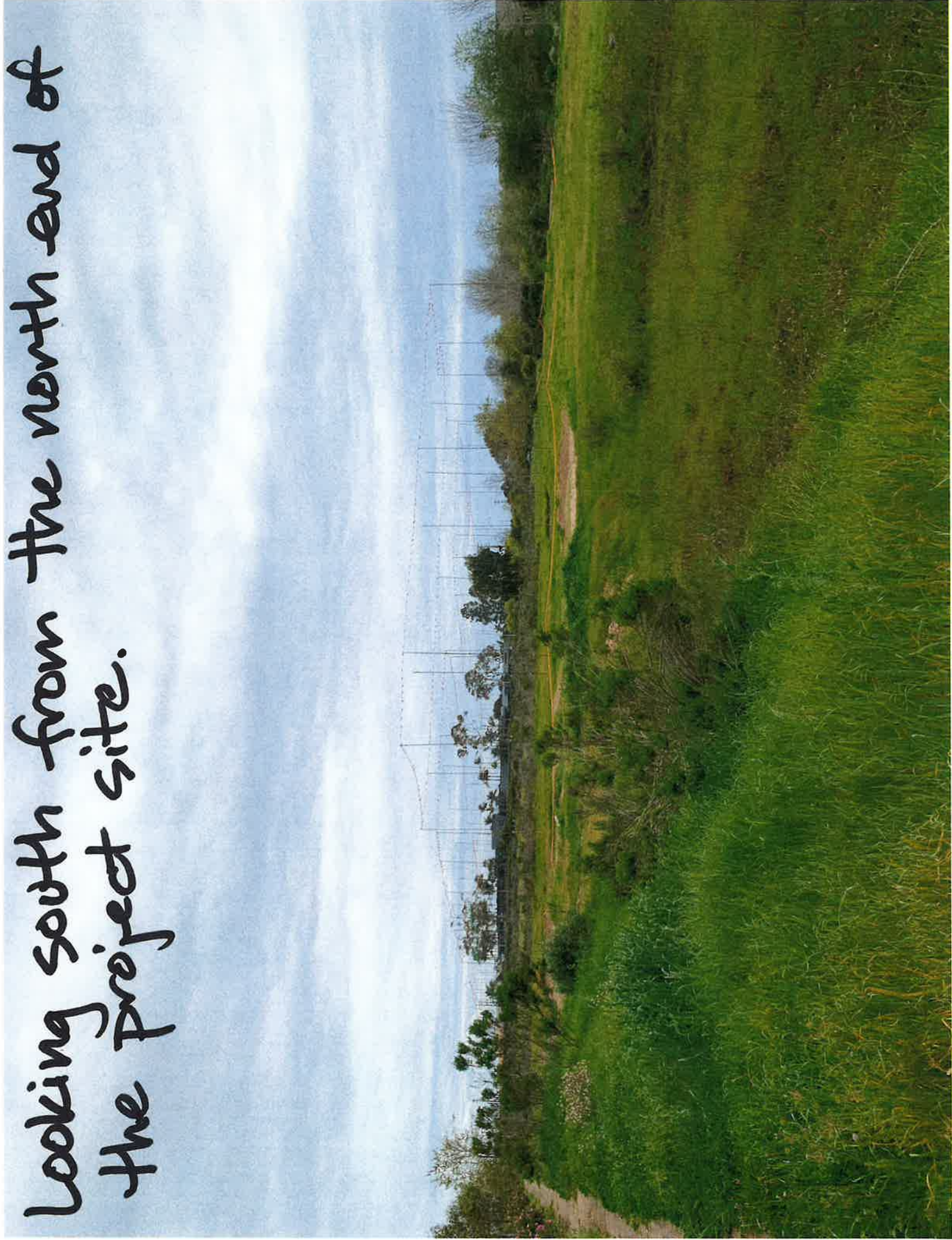
Looking SE from Cindy Lane



Looking SE from the top of Mark Ave.



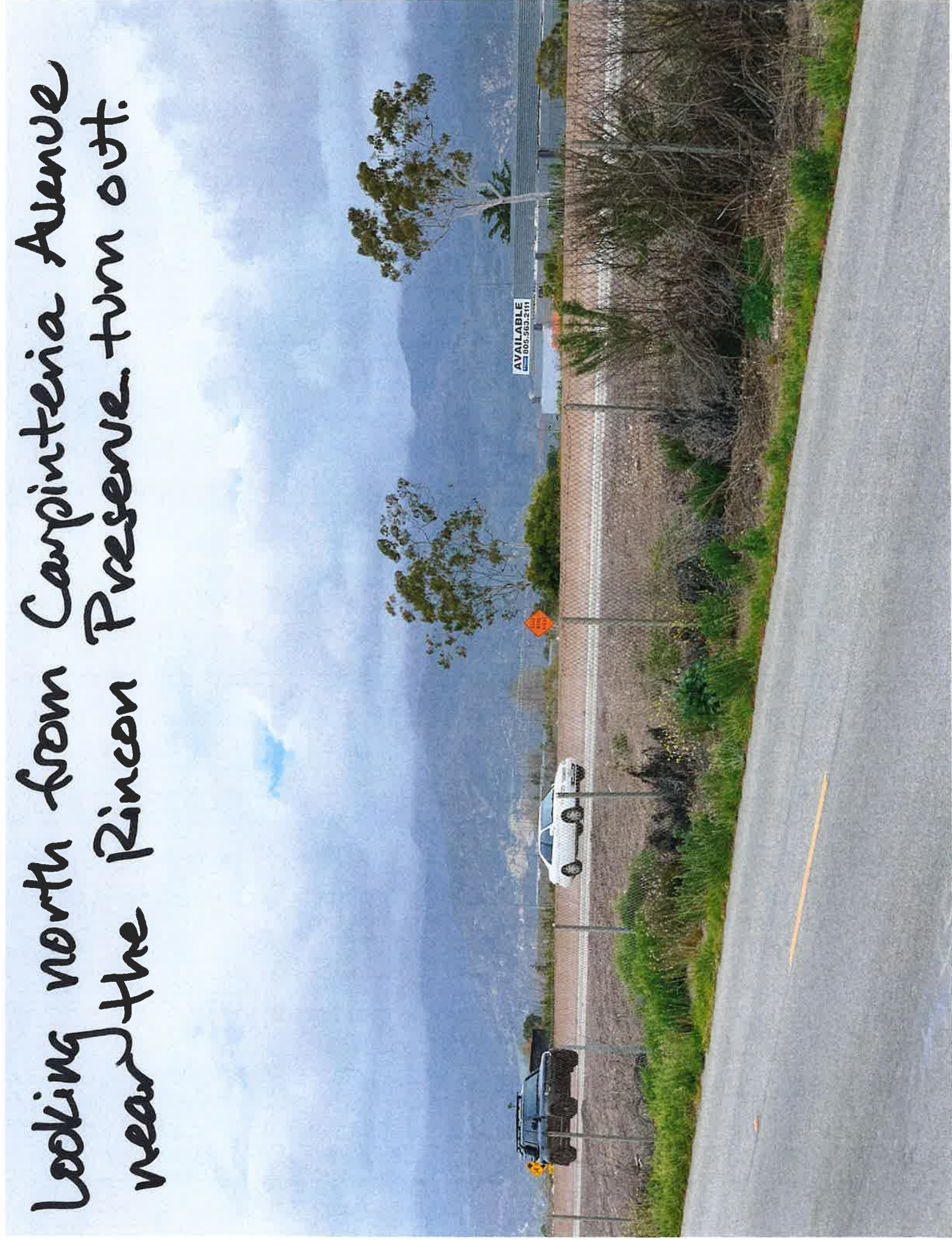
Looking south from the north end of
the project site.



Looking north from Carpinteria Ave.
near ProCove.



Looking north from Carpinteria Avenue
near the Rincon Preserve turn off.



Attachment C
Lagunitas Business Park Site Plan (Superseded)

Lagunitas Apartments & Mixed-Use Project
#23-2243-CUP/TPM/CDP
Preliminary ARB Review
April 11, 2024

**LAGUNITAS BUSINESS
PARK**
6380 VIA REAL
CARPINTERIA, CALIFORNIA 93013

OVERALL SITE PLAN

DATE	FILE NO.
10-10-68	100-100000

449

A1.0



OVERALL SITE PLAN

SITE LEGEND

ELEVATION REFERENCE

ITEM NO
LAST FLOOR
COST FLOOR
G FLOOR
A

0 0' 1M 1 PAM SLS
- 0 3' 1M 2 PAM SLS
10 5' 1M 3 PAM SLS
- 20 2' 01 3 PAM SLS
- 27 6' 1M 3 PAM SLS
- 27 6' 1M 3 PAM SLS

POLE MONITORING FORUM: SELECTED
SAMPLES

INDICATES AREA NOT IN CONTACT (N.C.)	FINE LANE (HATCHED)	POURED & AREA OF CASING NOT
		

NOTES

SEE SOCIETY 227 FOR GENERAL NOTES

- [illegible]

SUPERSEDED

4. The Society is not a charity.

Attachment D

• Proposed Exterior Light Fixture Cut Sheets

Lagunitas Apartments & Mixed-Use Project
#23-2243-CUP/TPM/CDP
Preliminary ARB Review
April 11, 2024

Lagunitas Apartments

6380 Via Real, Carpinteria, CA 93013

Lighting Fixture Specifications
01/08/2024

Specifications

INTERIOR

- A POST TOP LIGHT COLUMN - 10' POLE
SPECTRA LIGHTING: LSWC-4-FAL-36-BLK
- B BOLLARD
BEGA: 99852
- C DECORATIVE WALL SCONCE
SISTEMALUX: S7270W.14
- D RECESSED STEP LIGHT
BEGA: 33053K
- E ARCHITECTURAL WALL PACK
BEGA: 33816
- F CYLINDER WALL SCONCE
BEGA: 66 655
- G CEILING MOUNTED AREA LIGHT
BEGA: 24043K35
- H GLOBE PENDANT AT TREES
BOVER: 32301
- I SURFACE MOUNT CYLINDER DOWNLIGHT
BEGA: 24399 K35
- J SURFACE MOUNT CARPORT LIGHT
BEGHELLI: BS101LEDECOE
- L POLE MOUNT AREA LIGHT - 18'
LITHONIA: DSX1-LED-P1-40K-80CRI-T3M-HS
- M STAKE MOUNTED TREE UPLIGHT
FX LUMAIRES: NP-3LED-FB

Project: **Lagunitas Apartments**

Description: **POST TOP LIGHT COLUMN - 10' POLE**

A

SPECTRA
LIGHTING



Overview

The Linear square wood column series offers a complete package of sizes, optical systems and mounting options designed for urban areas, buildings, roads and public areas.

Ordering Information:	Product	Optics	Wattage	LED	Voltage	OAH	Color	Options
Example:	LSWC-4	FAL	24	4K	120-277	12'	BLK	HSS

Product -	OAH	Optics	EPA	Weight:
LSWC-4	10'-12'	FAL	Frosted Acrylic Lens 4 sided	
LSWC-5	10'-12'-14'			

Wattage	Lm	Voltage
24	2220	120-277
36	2750	

Note: Drivers are 120v-277v unless specified, LED's included. Consult factory for other voltages & drivers

Colors	Options
BLK Black	SF Single Fuse (120,277,347v)
WHT White	DF Double Fuse (208,240,480v)
DBZ Dark Bronze	PCB Photo Control Button
LG Light Gray	HSS House Side Shield
CC Custom Color	

© Spectra Lighting 2020 • Due to a program of continuous improvement, Spectra Lighting reserves the right to make any variation in design or construction to the equipment described

Project: _____ Type: _____ Date: _____

Product: _____

Linear square wood column

Specifications

HOUSING: The fixture shall be composed of cast aluminum, A356 alloy and extruded aluminum components. The top cover is removable for access to the LED compartment, sealed with silicone gasket. The LED driver assembly is accessible by loosening set screws from the body assembly. All internal and external hardware shall be 316 stainless steel.

ENCLOSURE: The lens shall be of one piece clear acrylic (standard) or frosted acrylic, sealed to the housing with a silicone gasket on the top and bottom.

LEDs: Selected high brightness LED's, > 80 CRI, 2700°K-3000°K-4000°K color temperature (nominal). Distribution symmetric. Expected life minimum 60,000 hours @80% IL- depending upon the ambient temperature of the installation location

ELECTRICAL: All electrical components are U.L. and C.S.A. recognized, mounted on a gear tray assembly. LED driver, constant current electronic driver-rated up to 40w, 120v-277v input -30°C start. 0-10v dimming and surge protection. All components are prewired and electronically tested before shipment.

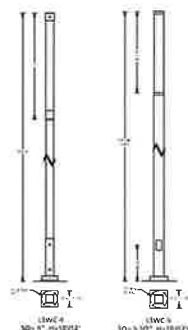
POLE-SHAFT / BASE: 6061-T6 alloy 4", 6"sq. x .250" aluminum wall extrusion, and 4x4 or 6x6 western red cedar wood pole (other wood options available). Secures over the anchor bolts, as per the mounting bolt pattern. Unit provided with (grd. lug location inside the unit) and a hand hole cover, secures with s/s screws. Base cast from A356 aluminum alloy, heat treated to a T6-tempered. Anchor bolts hot-dip galvanized with nuts and washers.

FINISH: Super TGIC thermoset polyester powder coat paint. Powder coating is 2.5 mil nominal thickness over a chromated pretreatment. This finish system shall meet the A.S.T.M. 2500 hour salt spray test. Wood finish in a clear natural stain, other stain options are available.

CERTIFICATION: Fixture shall be listed with ETL outdoor wet location use, conforms to UL1598 and CAN/CSA Std C22.2 no. 250.0

WARRANTY: Fixture shall be warranted to be free of defects for three years. LED's and driver components shall carry the manufacturer's limited warranty. Our products are 100% designed, sourced and fabricated in California, USA.

Column Dimensions: Specify Over All Height of Column



www.SpectraLighting.com

Project: **Lagunitas Apartments**

Description: **BOLLARD - LIGHT**

B

**BEGA LED system bollard - luminaire head
with shielded light - 360°**

Enclosure: Housing constructed of die-cast aluminum. Die-castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy. Glass diffuser, clear. Pure anodized aluminum reflector system with silver painted conical reflector. Fully gasketed for weather tight operation using molded silicone gasket.

Installation: BEGA LED system bollards are designed for easy attachment to system bollard tubes using an interlocking stainless steel mechanism and stainless steel set screw threaded into stainless steel insert. An accompanying bollard tube must be selected for proper installation, see below chart for compatible tube options.

Electrical: 6.0W LED luminaire, 10 total system watts, -30°C start temperature, Integral 120V through 277V electronic LED driver, 0-10V dimming, LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with a >90 CRI. Available in 4000K (>90 CRI); add suffix K4 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

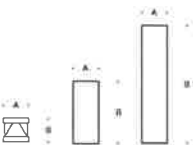
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 5.3 lbs.

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Luminaire Lumens: 664



Bollard heads - shielded with reflector - 360°

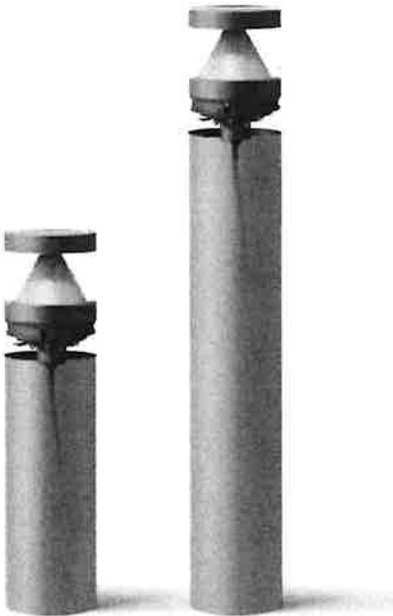
	Lamp	A	B
90 852	6.0W LED	5 1/2"	5 1/2"

Bollard tubes for luminaire heights 19 1/4" - 21 3/4"

	A	B	Anch. unit
90 614	5 1/2"	14 1/4"	79 824

Bollard tubes for luminaire heights 31 1/2" - 39 1/4"

	A	B	Anch. unit
90 620	5 1/2"	26"	79 824



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Project: **Lagunitas Apartments**

Description: **BOLLARD - BASE**

B

BEGA LED system bollard - bollard tube for luminaire height 31 1/2

Post construction: One piece extruded aluminum, 3/16" wall thickness with a one piece base, internally welded into an assembly. Die castings are marine grade, copper free ($\leq 0,3\%$ copper content) A360.0 aluminum alloy. Designed to accept BEGA LED system bollard heads of 5 1/2" in diameter.

Anchor base: Heavy cast aluminum, slotted for precise alignment. Mounts to BEGA 79 824 anchorage kit. Bollard secures to base with one stainless steel set screw. The mounting system allows the luminaire to be adjusted independent of anchor bolt orientation.

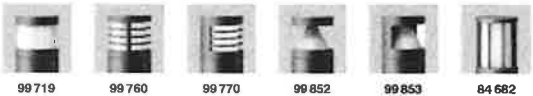
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

Note: See below for compatible LED system bollard heads. See specifications for details.

CSA certified to U.S. and Canadian standards, suitable for wet locations, Protection class IP65

Weight: 7.7 lbs.

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



Bollard tubes for luminaire heights 31 1/2 - 39 1/4

	A	B	Anchor unit
99 620	5 1/4	26	79 824



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Project: **Lagunitas Apartments**

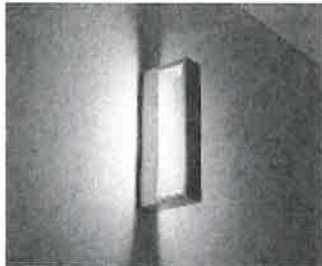
Description: **DECORATIVE WALL SCONCE**

C

COOL
FAMILY

Type:
Project :

SPECIFICATION SHEET
Page: 1 of 6



Wall mounted luminaire with symmetric light distribution that provides ambient light on vertical surfaces. Suitable for exterior applications.

Luminaire characteristics:	Power input: 13.5W or 24W (System wattage) 11.7W or 18.6W (Source wattage) Lumens: 561lm to 963lm (for 3000K, 90CRI) Luminaire efficacy: Up to 50lm/W
Source:	LED module (LM-80 tested) 2700K: 90CRI, 3000K: 90CRI, 4000K: 80CRI
Lumen maintenance:	80% of initial lumens at 70 000 hours (L80)(LM79)
Optics:	Accent light
Material:	Body: Die-cast aluminum Diffuser: Clear tempered glass. Methacrylate concentrating lens combined with a narrow beam shutter is used to achieve a blade of light effect. Hardware: Stainless steel screws and silicone gaskets
Mounting:	See mounting options on page 4.
Electrical:	Universal high efficiency electronic LED driver rated at 50 000 hours, 120-277V. See remote led option on page 3
Dimming:	Optional 0-10V (120-277V), down to 10% for integral and remote version. Optional LTE (leading and trailing edge), down to 15% for remote version only. See remote dimming options on page 3.
Finish:	White, black, aluminum gray and burnished bronze. White and burnished bronze available with teak wood accent.
Weight:	Mini cool 1.37lb (0.62kg) Cool 3lb (1.4kg)
Warranty:	5 year limited warranty.
Ratings:	IP54, IK06
Certification:	 cULus listed for wet location

DM - R0 Last update: November 15, 2022

SISTEMALUX

Due to continuous improvements, the information herein may be changed without notice.
9320 Boul. St-Laurent, suite 100, Montréal (Québec) Canada H2N 1N7, P : 514 523 1339 F : 514 525 6107 www.sistemalux.com

Project: **Lagunitas Apartments**

Description: **DECORATIVE WALL SCONCE**



COOL
FAMILY

Type
Project

SPECIFICATION SHEET
Page: 2 of 6

ORDERING INFO

FIXTURE

RESET INFO

MODEL

☐ **S7231** - Mini cool

☐ **S7270** - cool

☐ **SL9231** - Mini cool wood

LED

☐ **H** - 2700K, 90CRI

☐ **W** - 3000K, 90CRI

☐ **N** - 4000K, 80CRI

MOUNTING

☐ **DF** - Surface mounted with direct feed

☐ **JB** - Surface mounted junction box

☐ **J2** - Surface mounted single gang box

VOLTAGE

☐ **UNV** - 120-277V

☐ **REM** - Remote

FINISH

☐ **01** - White

☐ **09** - Black

☐ **14** - Aluminum gray

☐ **20** - Burnished bronze

DIMMING

☐ **ND** - No dimming

☐ **D10** - 0-10V

Project: **Lagunitas Apartments**

Description: **RECESSED STEPLIGHT**

D

Recessed wall luminaire · Directed light

BEGA

Application

Recessed wall luminaire with asymmetric light distribution that is ideal for the illumination of ground surfaces, building entrances, stairs and footpaths. Separate installation housing allows for seamless coordination into construction and easy maintenance.

Materials

BEGA Tricoat ®, a 3-layer finishing technology for increased corrosion protection
Composite installation housing
Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 1.5 lbs.

Electrical

Operating voltage 120-277VAC
Minimum start temperature -40° C
LED module wattage 4,1 W
System wattage 6,0 W
Controllability 0-10V dimmable
Color rendering index Ra > 80
Luminaire lumens 231 lm
LED service life (L70) 60000 hrs

LED color temperature

- ☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors

- ☐ Black (BLK) ☐ Bronze (BRZ)
☐ Silver (SLV) ☐ White (WHT)
☐ RAL: ☐ CUS:

Type:

BEGA Product:

Project:

Modified:

Available options

- ☐ AMB Amber LED
☐ CUS Custom finish
☐ FSC Fusing
☐ MGU Marine grade undercoat
☐ RAL RAL finish

Included (available for pre-shipment)

- ☐ BB24063 Installation housing



Recessed wall luminaire · Directed light

LED	A	B	C
833053 4,1 W	6 7/8"	2 1/4"	5"

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Wall luminaire - Symmetric

BEGA

Application

This wall mounted luminaire is designed for wall washing effects and for the general illumination of pathways and walkways from various mounting heights. Downlight applications only.

Materials

Clear safety glass with optical texture
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 3.7 lbs.

Electrical

Operating voltage

120-277V AC

Minimum start temperature

-30° C

LED module wattage

13.9W

System wattage

17.0W

Controllability

0-10V dimmable

Color rendering index

Ra > 90

Luminaire lumens

1659 lm

LED service life (L70)

60000 hrs

LED color temperature

☐ 4000K (K4)

☐ 3500K (K35)

☐ 3000K (K3)

☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors

☐ Black (BLK)

☐ Silver (SLV)

☐ RAL:

☐ Bronze (BRZ)

☐ White (WHT)

☐ CUS:

Available options

☐ CUS

☐ MGU

☐ RAL

Custom finish

Marine grade undercoat

RAL finish

Wall luminaire - Symmetric				
	LED	A	B	C
B33816	13.9W	5 1/8"	9 7/8"	5 1/8"

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01/08/2024

ANE Lighting Studio

9

Project: **Lagunitas Apartments**

Description: **CYLINDER WALL SCONCE**

F

Wall luminaire - single-sided light output

BEGA

Application

Wall luminaires with single-sided light output designed to provide up or down lighting effects for interior and exterior locations.

Materials

Luminaire housing and faceplate constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Reflector made of pure anodized aluminum
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations

Protection class IP65

Weight: 4.4 lbs

Electrical

Operating voltage 120-277V AC
Minimum start temperature -30° C
LED module wattage 7.9W
System wattage 10.5W
Controllability 0-10V dimmable
Color rendering index Ra > 80
Luminaire lumens 652 lumens (3000K)
LED service life (L70) 60,000 hours

LED color temperature

- ☐ 4000K - Product number + **K4 (EXPRESS)**
- ☐ 3500K - Product number + **K35**
- ☐ 3000K - Product number + **K3 (EXPRESS)**
- ☐ 2700K - Product number + **K27**
- ☐ Amber - Product number + **AMB**

Wildlife friendly amber LED - Optional

Luminaire is optionally available with a narrow bandwidth, amber LED source (585-600nm) approved by the FWC. This light output is suggested for use within close proximity to sea turtle nesting and hatching habitats. Electrical and control information may vary from standard luminaire.

LED module wattage 9.0W (Amber)
System wattage 11.6W (Amber)
Luminaire lumens 220 lumens (Amber)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type:

BEGA Product:

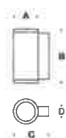
Project:

Modified:

Available Accessories

- ☐ **79547** Surface mounted wiring box

See individual accessory spec sheet for details.



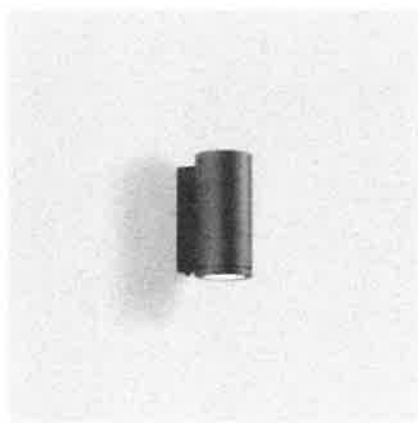
Wall luminaire - single-sided output

	LED	β	A	B	C	D	Required wiring box
66655	7.9W	19.5°	4 7/8	9	6 1/4	1 1/4	19537

β = Beam angle

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 info@bega-us.com

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Wall luminaire - single-sided light output

BEGA

Application
Wall luminaires with single-sided light output designed to provide up or down lighting effects for interior and exterior locations.

Materials
Luminaire housing and faceplate constructed of die-cast marine grade, copper free (≤0.3% copper content) A380.0 aluminum alloy
Clear safety glass
Reflector made of pure anodized aluminum
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 4.4 lbs

Electrical
Operating voltage 120-277V AC
Minimum start temperature -30° C
LED module wattage 7.9 W
System wattage 10.5 W
Controllability 0-10V dimmable
Color rendering index Ra > 80
Luminaire lumens 652 lumens (3000K)
LED service life (L70) 60,000 hours

LED color temperature
☐ 4000K - Product number + **K4 (EXPRESS)**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3 (EXPRESS)**
☐ 2700K - Product number + **K27**
☐ Amber - Product number + **AMB**

Wildlife friendly amber LED - Optional
Luminaire is optionally available with a narrow bandwidth, amber LED source (585-600nm) approved by the FWC. This light output is suggested for use within close proximity to sea turtle nesting and hatching habitats. Electrical and control information may vary from standard luminaire.

LED module wattage 9.0 W (Amber)
System wattage 11.6 W (Amber)
Luminaire lumens 220 lumens (Amber)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type:
BEGA Product:
Project:
Modified:

Available Accessories
☐ **79547** Surface mounted wiring box
See individual accessory spec sheet for details.



Wall luminaire - single-sided output							Required wiring box
	LED	β	A	B	C	D	
66 655	7.9 W	19.5 °	4 7/8	9	6 1/2	1 1/2	19 537

β = Beam angle

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
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Ellipse S/30 Outdoor

Design / Diseño:
Alex Fernández Camps | Gonzalo Milà / 2011

Typology: Pendant lamp
Tipología: Suspensión

Environment: Outdoor
Ambiente: Exterior



Descripción técnica / Technical description

- Net Weight: 4.83 lbs
Peso Neto: 4.83 lbs

1 Box / Caja

14.57 x 18.5 x 18.5 inches | 2.8852 ft³
Gross Weight / *Peso Bruto: 7.89 lbs*

Materials: Brass, Iron, Medium density polyethylene.
Materiales: Latón, Hierro, Polietileno de media densidad

Low voltage 24 DC upon request
Baja tensión 24 DC bajo pedido

Metal surfaces coated with cathaphoresis and epoxy polyester paint.
Superficies de metal acabadas con catáforosis y pintura de poliéster epoxi

Light source protected by UV resistant polyethylene globe.
Fuente de luz protegida por globo de polietileno y protección UV

Black waterproof neoprene cable without switch.
Cable con interruptor de neopreno negro resistente al agua

Customizable finish
Personalizable acabado

*Bulbs not included
**Bombillas no incluidas*

Certifications
Certificaciones

Lamps description / Descripción lámpara:

- 120V
60Hz

WET

IP-66

2 x 10 W E26 LED A19
- Ref
*3230120213U
- Finishing / *Acabados*
White
Blanco



Lamps description (Dimmable Triac) / Descripción lámpara (Regulable Triac)

- 120V
60Hz

WET

IP-66

TRAC

17.1 W LED / CRI: 90 / 2700K
2064 lm light source / *Fuente de luz*
- Ref
32301214013U
- Finishing / *Acabados*
Dimmable Triac - White
Regulable Triac - Blanco

Lamps description (Dimmable 0-10v) / Descripción lámpara (Regulable 0-10v)

- 120V
60Hz

WET

IP-66

0-10V

17.1 W LED / CRI: 90 / 2700K
2064 lm light source / *Fuente de luz*
- Ref
32301204013U
- Finishing / *Acabados*
Dimmable 0-10v - White
Regulable 0-10v - Blanco

Family / Familia: Ellipse

- S/30

S/50

S/30

S/50

S/30/H

S/50/H

PF/50

PF/50
- 5

5

5

5

5

5

5

5

boxer

J

Project: _____

[LOGICA] TITLE 20 TITLE 24 IK05 IP65 RoHS COMPLIANT FULMANN CERTIFIED



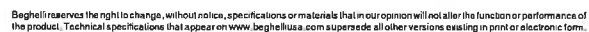
- APPLICATION:** The **ILLUMINA® BS101LED-ECO-E** provides ideal illumination for canopies, warehouses, schools, breezeways and service corridors. It can be installed both indoor & outdoor.

MODEL	LENGTH	OPERATION	OUTPUT	COLOR TEMP	INPUT	MOUNTING	OPTIONS
BS101LED-ECO-E	4 (ft)	HT (AC only) SA ¹ (AC & EM)	HO	WT40 (4000K) WT50 (5000K)	120-277V	AC ² (avialon cable) CH ³ (chain hang kit) DPK ³ (double pendant kit) JM ⁴ (junction mount) PM (pivot mount) QMB ⁵ (quick mount bracket) SPK ³ (single pendant kit) SVLDPK ³ (swivel double pendant kit) SVLSPK ³ (swivel single pendant kit) TM ³ (trunnion mount)	FA ⁶ (fully assembled) FP (fuse protection - 3A) SP (surge protection - 10 KA) SS (stainless steel clips) TPS (tamper proof stainless steel screws)

NOTE 5: QMB must be used with JM.
NOTE 6: Includes latches and grommets installed at the factory. Can be combined with the JM option.
NOTE: Surface mount is standard.

Diagram illustrating the components of a 100-watt LED module:

- 1. MOUNTING HOLES (TOP SURF)
- 2. TIG WELD CONNECTOR FOR HOT/NEUTRAL (NOT SHOWN) (SOLDER IS A TIG WELD)
- 3. PROTECTION MOLDED PLASTIC HOUSING IN GRAY
- 4. ELECTRICAL CHIPS (EMITTERS) DRIVER FOR 120-277V, 50/60HZ, 100W (GRAY)
- 5. SYSTEM POWER CONSUMPTION 35W
- 6. WAREHOUSE (SEE INQUIRY) (BRACKET)
- 7. 22 GA. STEEL HOUSING WITH POWDER COAT FINISH (BRACKET)
- 8. MOLDED PLASTIC ENCLOSURE LENS (GRAY)
- 9. MOLDED BY THERMOPLASTIC POLYMER (POLYMER) (BRACKET), PROVIDING INTERNAL PROTECTION
- 10. MOLDED PLASTIC HOUSING (GRAY)



J

[illegible]

AC (Aviation Cable) SPK (Single Pendant Kit)	CH (Chain Hang Kit) SULDPK (Swivel Double Pendant Kit)	DPK (Double Pendant Kit) SVLSPK (Swivel Single Pendant Kit)	JM (Junction Box Mount) TM (Trunnion Mount)	PM (Pivot Mount) Standard (Surface Mount)	QMB (Quick Mount Bracket)
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[illegible]

ILLUMINA® BS101LED-ECO-E

ADDITIONAL INFORMATION	ENERGY CHART						
	MODEL	LENGTH	EFFICACY	CONSUMPTION WATTAGE	LUMEN OUTPUT	CRI	L70 (HRS) PROJECTED
	BS101LED-ECO-E4HT-HO-WT40-120-277V	4 ft	117 lm/W	35	4090	>80	>100,000
	BS101LED-ECO-E4HT-HO-WT50-120-277V	4 ft	119 lm/W	35	4156	>80	>100,000

ELECTRICAL RATING

PRODUCT	NOMINAL POWER (W)	AC CURRENT (A)		FREQUENCY (HZ)	DC VOLTAGE (V)	DC CURRENT (mA)
		120 V	277 V			
BS101LED-ECO-HT-HO	35	0.30	0.13	50/60	45	700

DIMMER COMPATIBILITY

DIMMER	COMPATABILITY	
	ON/OFF	DIMMING
LEVITON - AWRMG-7	YES	YES
LUTRON - DIVE - DVSTV	YES	YES
LUTRON - DIVE - DVTV	YES	YES
WATT STOPPER - DCLV1	YES	YES

■ WARRANTY: 5 years, see website for full warranty details.

Project: **Lagunitas Apartments**

Description: **POLE MOUNT AREA LIGHT - 18'**

L



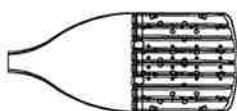
D-Series Size 1 Amber Series LED Area Luminaire



d-series

Specifications

EPA:	0.69 ft ² (0.06 m ²)
Length:	32.71" (831 mm)
Width:	14.26" (362 mm)
Height H1:	7.88" (200 mm)
Height H2:	2.73" (69 mm)
Weight:	34 lbs (15.4 kg)



Catalog
Number:

Notes:

SPF:

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in Amber LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications.

Ordering Information

EXAMPLE: DSX1 LED P7 AMBPC AMCRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature ¹	Color Rendering Index ²	Distribution:	Voltage	Mounting
DSX1 LED	Forward optics P1 P6 P2 P7 P3 P8 P4 P9 P5 Rotated optics P10 ³ P12 ³ P11 ³	AMBLW Limited wave length amber AMBPC Phosphor converted amber	AMCRI	AFR Automatic flood T1S Type I spot T2M Type II medium T3M Type III medium T3LG Type III long arc T4M Type IV medium T4LG Type IV long arc TFIM Forward throw medium TSM Type V medium TSLG Type V long arc TSW Type V wide BLC3 Type III back light control BLC4 Type IV back light control LCCO Left corner cutoff RCCO Right corner cutoff	MVOLT (120V-277V) ⁴ HVOLT (347V-480V) ^{1,5} XVOLT (277V - 480V) ^{1,5}	Shipped included SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPAS Square pole mounting #5 drilling RPAS Round pole mounting #5 drilling SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket ³ MA Mast arm adapter (mounts on 2 3/8" OD horizontal beam)

Control options	Other options	Finish required
Shipped installed NLTAIR2 PIRHN Night AIR gen 2 enclosed with on-off motion / photo sensor, 8-40' mounting height, photo sensor enclosed at 21' or 22' PIR Night / low, motion / photo sensor, 8-40' mounting height, photo sensor enclosed at 21' or 22' PER ALMA two stage recessate on only (controls ordered separately) ^{1,2} PERS Five stage recessate on only (controls ordered separately) ^{1,2}	PER7 Seven stage recessate on only (controls ordered separately) ^{1,2} FAO Field adjustable ^{1,2} BL30 80% switched dimming, 30% ^{1,2} BL50 80% switched dimming, 50% ^{1,2} DMG 0-10V dimming wires pulled outside fixture (for use with external control, ordered separately) ^{1,2} DS Dual switching ^{1,2} SPD20KV 20KV surge protection HS Houseside shield (black finish standard) ^{1,2} L90 Left rotated optics R90 Right rotated optics CCE Coasta Construction ^{1,2} Shipped separately EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTRD Textured dark bronze DBLBRD Textured black DNATRDXD Textured natural aluminum DWHGXD Textured white



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DSX1-LED AMBER
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Project: **Lagunitas Apartments**

Description: **POLE MOUNT AREA LIGHT - 18'**

L

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photozell - SSL twist lock (120-277V) *
DLL147F 1.5 CUL JU	Photozell - SSL twist lock (347V) *
DLL148F 1.5 CUL JU	Photozell - SSL twist lock (480V) *
DSH0RT SRK	Shoring cap *
DSXHS PH	House-side shield (enter package number 1, 32 in place of 1)
DSXSPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPAS (FINISH)	Square pole adapter (#5 drilling, specify finish)
DSXSPAS (FINISH)	Round pole adapter (#5 drilling, specify finish)
DSXEGSR (FINISH)	External glare shield (specify finish)
DSXHSDB (FINISH)	Bird spike deterrent bracket (specify finish)

NOTES

- 1 Rotated optics available with packages P10, P11 and P12. Must be combined with option L90 or R90.
- 2 AMBLW only available in package P1, P4, P7 and P10. AMCRI must be specified with AM3LW or AM3PC.
- 3 TALG, TALG, BLG3, BLG4, LCCO, RCCO not available with option HS.
- 4 HVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- 6 HVOLT not available with packages P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
- 7 HVOLT operates with any voltage between 277V and 480V (50/60 Hz).
- 8 HVOLT not available in packages P1 or P10.
- 9 SPAS and RPAS for use with #5 drilling only (Not for use with #8 drilling).
- 10 WSA cannot be combined with Type 5 distributors plus photocell (PER).
- 11 NLTAIR2 and PIRHN must be ordered together. For more information on Light Air2 visit the [link](#).
- 12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOILT.
- 13 PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOILT.
- 14 PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories, Shoring Cap included.
- 15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
- 16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS.
- 17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
- 18 DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
- 19 DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P8, P9, P10, P11 and P12.
- 20 Reference Motion Sensor Default Settings table on page 4 to see functionality.
- 21 Reference Controls Options table on page 4.
- 22 HS not available with TALG, TALG, BLG3, BLG4, LCCO and RCCO distribution. Also available as a separate accessory, see Accessories information.
- 23 CCE option not available with option BSD8 and EGSR. Contact Technical Support for availability.
- 24 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.

Shield Accessories



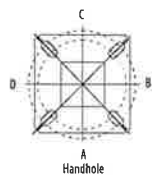
External Glare Shield (EGSR)



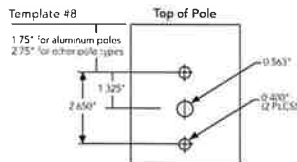
House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION



Handhole



Template #8

Top of Pole

0.563"

0.400" (2 PLUGS)

Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-1/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AS725-190	AS725-280	AS725-290	AS725-390	AS725-320	AS725-490
4"	RPA	AS735-190	AS735-280	AS735-290	AS735-390	AS735-320	AS735-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPAS	#5	3"	3"	3"	3"		3"
RPAS	#5	3"	3"	3"	3"	3"	3"
SPABN	#8	3"	3"	3"	3"		3"

DSX1 Area Luminaire - EPA

* Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included unless specified.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54		1.58
DSX1 with SPAS, SPABN	0.70	1.40	1.30	1.66		1.68
DSX1 with RPA, RPAS	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with MA	0.83	1.66	1.50	2.09	2.09	2.09



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DSX1-LED AMBER
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FXLuminaire

NP LED Up Light

DESIGNER PLUS



PROJECT

CATALOG #

TYPE

NOTES

The NP is our most versatile LED Up Light, and is engineered to accommodate all aspects of your up-lighting needs.

Quick Facts

- Die-cast aluminum

■ Lumileds® Integrated LEDs

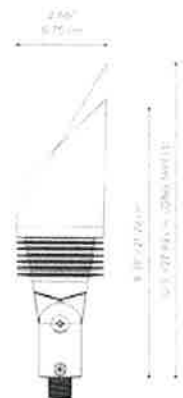
■ Beam angle lenses

■ Phase dimmable
- Two-layer marine-grade anodization and powder coat finish

■ ProAim™ adjustability

■ Compatible with Luxor® technology

■ Input voltage: 10-15V





NP LED Up Light

SPECIFICATIONS

Output	3LED	6LED	9LED	ZDC
Total Lumens†	289	512	751	225-500
Input Voltage	10 to 15V	10 to 15V	10 to 15V	10 to 15V
Input Power (W)	4.0	7.7	11.1	9.1
Power Consumption (VA)	4.4	8.3	12.2	11.0
Efficacy (lm/W)	33	66	68	31
Color Rendering Index (CRI)	83	83	91	80+
Center Beam Candlepower*				
Flood (35)	1,711	1,094	1,856	1,72
Dimming				
Primary Dimming (Transformer)	Consult transformer specifications			
Secondary Dimming (Fixture)	Phased**	Phased**	Phased**	0-10V††
RGBW Available	No	No	Yes	Yes
Luxor Compatibility				
Default	Zoning	Zoning	Zoning	—
ZD Option	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming	—
ZDC Option	—	—	—	Zoning/Dimming/Color
Minimum Rated Life L70 (Hrs)	72,000	72,000	72,000	55,000

† Information for Spot or Wide Flood available in IES files
** For optimal performance, use a trailing-edge phase-cut dimmer
†† Measured using the 2,700K C.U.T. option



NP LED Up Light

ORDERING INFORMATION

Fixture	Luxor Option	Lamp	Compliance	Shroud	Finish
NP	[default] Zone	3 LED 4.0W/4.4VA	[default] North America (UL-Listed)	[default] 45° Angled Shroud	BZ Bronze Metallic
	ZD Zone/Dim	6 LED 7.7W/9.3VA	e European CE Marking	LS 60° Angled Long Shroud	FB Black
	ZDC Zone/Dim, Color	9 LED 11.1W/12.1VA			DG Desert Granite
		[default ZDC option] 10.1W/11.0VA			WI Weathered Iron
					SB Sedona Brown
					FW Flat White
					SV Silver

EXAMPLE FIXTURE CONFIGURATION: NP ZD 6LED-3"

* Ships with Super Slim Spike (753970G)



NP LED Up Light

ORDERING INFORMATION

Fixture	Luxor Option	Lamp	Compliance	Shroud	Finish
NP	[default] Zone	3 LED 4 0W/4 4VA	[default] North America (UL-listed)	[default] 45° Angled Shroud	BZ Bronze Metallic
	ZD Zone/Dim	6 LED 7 7W/9 3VA	e Europe (CE-listed)	LS 60° Angled Long Shroud	FB Flat Black
	ZDC Zone/Dim/Color	9 LED 11 1W/12 2VA			DG Dark Granite
		[default ZDC option] 1W/11 0VA			WI Weathered Iron
					SB Sage Green
					FW Flat White
					SV Silver

EXAMPLE FIXTURE CONFIGURATION NP ZD 6LED BZ
* Ships with Super Slot Spike (75 x 100)

DRAFT

CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date February 29, 2024

ACTION MINUTES

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

ROLL CALL

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

Boardmembers absent: Brad Stein, Chair

OTHERS PRESENT: Approximately 7 members of the public were in attendance.

PUBLIC COMMENT: None.

PROJECT REVIEW

- 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.

Ex Parte Communications Disclosure: None.

Staff Comments: Brian Banks provided a presentation and described the updates to the project in response to the ARB's preliminary approval comments. Mr. Banks described the requested details for the patio wall, the proposed wall notches to allow the screening vines to grow on both sides of the freeway wall, and presented the proposed pedestrian path lighting details. Mr. Banks asked the ARB to confirm that the project revisions have addressed the ARB's preliminary review comments and asked for confirmation that the details are sufficient for Final approval.

Applicant Comments: Sam Maphis, Landscape Architect, described the plan revisions and clarified questions from the ARB related to the code requirements related to the patio wall and confirmed that a safety fence is not required due to the low height of the wall. Mr. Maphis went on to describe the wall notch design and spacing, and clarified the size of the pedestrian steps joining the sidewalk to the existing walkways.

Public Comments: None.

Boardmember Discussion:

Boardmember Johnson asked Mr. Maphis to clarify the spacing and potential size of the vines along the freeway wall and species and size of the proposed tree plantings in the existing planter areas. Mr. Johnson expressed support for the new stair locations and his overall support for the project.

Boardmember Little liked the idea for the vines along the freeway wall. He expressed some concern about the lack of safety fencing for the patio wall even if not required by code and suggested a fence might be a good idea.

Boardmember O'Connor expressed his support for the project and encouraged even more patio areas for the project.

Vice Chair Blakemore expressed her overall support for the project as presented.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Little, to recommend Final approval of the project as submitted.

VOTE: 4-0

- 2) Project: Holiday Inn Express Freeway Pole Sign, Project 23-2267-SIGN
Project 23-2234-DP/CDP/ARB
Address: 5606 Carpinteria Avenue
Applicant: John Iadipaolo, Artistic Sign Group, for HMBL, LLC
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.

Ex Parte Communications Disclosure: None.

Staff Comments: Brian Banks provided a presentation and described the proposed revisions to increase the height of the sign and reduce the sign area. Mr. Banks provided photos of the pre-freeway and post-freeway construction and related the rationale that the applicant included with the application as to the need to increase the sign height for better visibility from freeway travelers. He also provided a detailed background on the original sign approval and subsequent revisions. Mr. Banks went on to describe the Sign Ordinance requirements and the fact that the existing pole sign is considered legal non-conforming as pole signs are no longer allowed by code. He further described the required findings to be made by the ARB to allow the continuation of the legal non-conforming pole sign and for the requested modification to increase the height, and that the Director must also approve the permit. Mr. Banks concluded his presentation and answered questions from the ARB members regarding the site layout and previously-approved landscape plans relative to the freeway hedge location.

Applicant Comments: Joel Leebove, one of the managing partners for the Holiday Inn and Nathaly Gomez, agent for the owners, provided clarifications of the existing sign height and the need for the increased height of the sign. Mr. Leebove clarified the location of the hedge and who is responsible for its maintenance (not Caltrans since the hedge is located on the subject property.)

Public Comments: None.

Boardmember Discussion:

Boardmember Johnson asked staff to confirm the material of the sign and its illumination. He also asked staff to confirm the proposed new sign area as compared to the existing sign. He expressed his appreciation for the sign reduction, but could not support a five-foot height increase and the “slippery slope” that could result in other requests for sign height increases over the 20 foot maximum. He related that he could support a slightly taller sign, but not the full 5-foot height increase request.

Boardmember Little indicated that he drove by the sight prior to the meeting and expressed that the existing sign seemed visible as it is. He further questioned, with the common usage of mobile phone mapping applications, how much a taller sign helps to capture guests at the Holiday Inn.

Boardmember O’Connor expressed his general concern for continuing non-conformances in the City and noted that he has the same concerns with the sign proposal. He expressed his understanding for the desire for the property owner to have a visible sign, but was not sure if the increased height of the freeway was the issue, or if it related more to the location of the sign on the property and the maintenance of the hedge.

Vice Chair Blakemore reiterated Boardmember Johnson’s concern about the precedent of allowing signs over the maximum height. She questioned the other Boardmembers regarding a compromise to allow a slightly taller sign and asked the applicant for their thoughts regarding a compromise on the ultimate sign height.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember O'Connor, to recommend preliminary and final approval with the condition that the height increase be limited to a maximum height of 22 feet-6 inches, and confirm that the approval include a condition to include a dimmer for the lighting.

VOTE: 4-0

- 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.

Ex Parte Communications Disclosure: None.

Staff Comments: Marysol Smith provided a presentation and described how the project plans have been updated to address the ARB's preliminary review comments. She detailed the updates to the seating layout and dining counter location, the proposed lighting plan details, colors and materials, planter locations and plant species, and bicycle rack locations. She concluded her presentation and requested the ARB to confirm that the project revisions have addressed the ARB's preliminary review comments and asked for confirmation that the details are sufficient for Final approval.

Applicant Comments: Travis Rodriguez, agent for the owner, confirmed that he believed all of the previous ARB comments have been addressed and was available to answer the ARB's questions. He clarified questions from Vice Chair Blakemore regarding the proposed plant species in the planter areas and Boardmember O'Connor's questions regarding the width of the pedestrian path areas relative to the planter widths. Boardmember Little requested clarification from the applicant on the proposed light fixture and confirmed that the fixture fully shields the bulb.

Public Comments: One electronic comment in support of the project was received by an anonymous commenter.

Boardmember Discussion:

Boardmember Johnson expressed his support for the project as presented.

Boardmember Little expressed his support for the project as presented.

Boardmember O'Connor expressed his support for the project as presented.

Vice Chair Blakemore expressed her support for the project and provided comments on the planting palate. She recommended not using the bog sage plantings in favor of the alternate blue flame agave; choosing the blue finger plantings over the beach strawberry; and choosing wire grass over the goldenrod.

ACTION: Motion by Boardmember O'Connor, seconded by Boardmember Little, to recommend Final approval with comments regarding the preferred plant species options stated by Vice Chair Blakemore.

VOTE: 4-0

- 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.

Ex Parte Communications Disclosure : None.

Staff Comments: Marysol Smith provided a presentation and an overview of the proposed project detailing the existing and proposed development on the site, and the proposed driveway relocation and street tree replacement, which require Public Works approval. She described the existing and proposed fencing plans and related that while the site plan depicts an ADU, the ADU was not part of the project being reviewed by the ARB. She presented the architectural plans, colors and materials, and exterior lighting. She described the project's compliance with the zoning code regulations and policies, and noted that approval of a Fence Permit would be required to allow the proposed 5-foot fence within the front yard setback. She answered the ARB's questions regarding the proposed fence location and how the ADU relates to the permit process.

Applicant Comments: Shawn Godkin, architect, explained the thought process regarding the request for the 5-foot fence and its location. The owner, Ms. Kirchner, explained that the proposed taller fence is needed to contain the family's dog which frequently jumps over the existing fence.

Public Comments: None.

Boardmember Discussion:

Boardmember Johnson expressed his support for the addition and garage but was concerned that the proposed extension of the chain link fence is not compatible with the neighborhood. He suggested pushing the fence back from the front property line to create a more "friendly" feel for the neighborhood. Boardmember Johnson indicated that he could potentially support a 5-foot fence, but not chain link.

Boardmember Little indicated that he liked the proposed Juliet balcony on the west elevation but wondered if it created a privacy concern. He questioned the need for the taller fence and, like Boardmember Johnson, did not support chain link as the fence material.

Boardmember O'Connor expressed his concern with the resulting lot coverage and density as a result of the future ADU. He noted that the project site acts as an entrance to the neighborhood and expressed support for the driveway relocation. Boardmember O'Connor supported the proposed addition and garage, however he noted that the ADU should not be so prominently located on the lot.

Vice Chair Blakemore expressed her overall support for the addition and garage, but expressed concern about the proposed fence location and chain link material. She suggested that pushing the fence back from the sidewalk and adding some landscaping to "soften" the fence should be studied. She indicated that chain link is not an appropriate material, but appreciated that an alternate fence material can be expensive and that a combination of pushing the fence back and adding additional landscaping to screen a chain link fence might be acceptable. She noted that a hog wire fence might be a good alternative.

ACTION: Motion by Boardmember Johnson, seconded by Vice Chair Blakemore, to recommend preliminary approval with comments to study options to locate the proposed fence further from the property line, and to study alternative fence materials.

VOTE: 3-1 (O'Connor opposed)

OTHER BUSINESS: None.

CONSENT CALENDAR:

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

ACTION: Motion by Vice Chair Blakemore, seconded by Boardmember Johnson, to adopt the minutes as proposed.

VOTE: 4-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None.

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: Mr. Banks advised that the ADU Ordinance amendment package would be heard by the Planning Commission on March 4, 2024.

ADJOURNMENT

Chair Stein adjourned the meeting at 7:07 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, March 14, 2024. Vice Chair Blakemore indicated that she would not be able to attend, but all other Boardmembers indicated they expect to be in attendance.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board

ACTION MINUTES

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

ROLL CALL

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

Boardmembers absent: Amy Blakemore, Vice Chair

OTHERS PRESENT: No members of the public were in attendance

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Project: Lindamar Comprehensive Sign Program, Project 23-2266-ARB/SIGN
Address: 888-892 Linden Avenue
Applicant: Eric Newman, Dave's Signs, for Jaeger Partners, Owners
Planner: Brian Banks

Request of Eric Newman, agent, for Jaeger Partners, to consider Project 23-2266-ARB/CDP for final review of a comprehensive sign program for the existing multi-tenant commercial building located at 888-892 Linden Avenue. The property is a 6,970 square foot parcel zoned Central Business District (CB) with Visitor-serving Commercial Overlay (V) shown as APN 003-263-015, addressed 888-892 Linden Avenue.

Ex Parte Communications Disclosure: None

Staff Comments: Brian Banks provided a presentation and described the updates to the project in response to the ARB's preliminary approval comments. Mr. Banks described the requested lighting details and asked the ARB to confirm that the project revisions have addressed the ARB's preliminary review comments and that the provided details are sufficient for Final approval.

Applicant Comments: Eric Newman, agent for the property owner, had no additional comments.

Public Comments: None

Boardmember Discussion:

Boardmember O'Connor reminded the Board that he was not in attendance at the February 15, 2024 ARB meeting and therefore was viewing the project for the first time. He had general questions of staff regarding the exit signage for the tenant spaces on the south side of the building and the configuration of the tenant spaces. Boardmember O'Connor further had questions regarding the Directory Sign on the south side of the building. Staff clarified that the building occupies almost the entire parcel with no public parking is provided in the Smart and Final lot; and the Directory sign is

provided to direct customers to the tenant space main entries on Linden Ave. and Wullbrandt Way. Boardmember O'Connor indicated that the proposed lighting was acceptable.

Chair Stein commented that the overall project looked great and that he liked the new lights.

ACTION: Motion by Boardmember O'Connor, seconded by Boardmember Johnson, to recommend Final approval as submitted.

VOTE: 4-0

- 2) Project: Cooper-Smith Addition/Remodel, Project 24-2274-CDP/ARB
Address: 1314 Sterling Avenue
Applicant: Susan Cooper-Smith, Trustee for the Cooper-Smith Family Trust
Planner: Brian Banks

Request of Susan Cooper-Smith to consider Project 24-2274-CDP/ARB for Preliminary and Final review of a request to construct a new 198 square-foot addition to the front of an existing single-family residence, along with replacement of the existing cement board siding with new plaster finished siding, replacement and new doors and windows, and an interior remodel. The existing landscaping is proposed to remain. The maximum building height would reach 14 feet-4 inches. The resultant residence would be 2,016 square feet in size with an attached 456 square-foot two-car garage, for a total project size of 2,472 square feet. The property is a 10,456 square foot parcel zoned Single Family Residential (7-R-1) and shown as APN 003-542-015, addressed as 1314 Sterling Avenue.

Ex Parte Communications Disclosure: None

Staff Comments: Brian Banks described to the Board that staff reviewed the proposed project with the Director internally to determine if the project should be reviewed by the ARB or if a Director-level approval without ARB review was appropriate. Mr. Banks related that because the main project component consists of an entry addition that is clearly visible from the street, and because the preferred entry design is taller than the existing residence ridge height, the Director felt it appropriate to have the ARB review the project. Mr. Banks then provided a presentation and described that the applicant has proposed two options for the entry addition: 1.) the applicant's preferred option for the taller entry addition design, which exceeds the existing residence height by approximately 1-foot; and 2.) an alternative design which matches the existing residence ridge height. Mr. Banks concluded his presentation by providing details on the other exterior changes proposed, including minor exterior siding changes, window replacements, and new exterior lighting.

Applicant Comments: The applicants responded to Boardmember Johnson's question regarding the entry door and window material, confirming steel is proposed for the entry and aluminum windows for the remainder of the project.

Public Comments: None

Boardmember Discussion:

Boardmember Johnson indicated that he liked the taller entry option as preferred by the applicant.

Boardmember O'Connor commented that the entry design should be the applicant's choice and had no objection to the taller entry addition option.

Chair Stein agreed with Boardmember O'Connor that the entry addition choice should be up to the applicant. He further commented that he liked the choice of light fixtures.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember O'Connor, to recommend Preliminary and Final approval with the condition that the entry door and window material be steel.

VOTE: 4-0

OTHER BUSINESS: None

CONSENT CALENDAR:

5. Action Minutes of the Architectural Review Board Meeting of February 15, 2024

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

VOTE: 3-0 (Boardmember O'Connor abstained)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: Mr. Banks advised the ARB that the Klentner Mixed-Use project appeal hearing is scheduled for a special City Council hearing on March 26th and the staff report would be published by March 21st.

Mr. Banks indicated that he would return at a future ARB meeting with some information on Light Reflective Value (LRV) and how other jurisdictions deal with light reflection for exterior materials and metal roofing.

Mr. Banks answered questions from Boardmember O'Connor regarding how Preliminary vs. Final ARB review is coordinated with approval of a project by the Planning Commission or Director. Mr. Banks clarified that Preliminary ARB review and comments are required prior to any action to approve a project, but Final ARB review is not.

ADJOURNMENT

Chair Stein adjourned the meeting at 6:00 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, April 11, 2024. All Boardmembers present indicated they expect to be in attendance.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board