



Architectural Review Board Meeting Agenda

Thursday, May 30, 2024 at 5:30 p.m.

City of Carpinteria, Council Chamber
5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person Meeting and Virtual Participation Options

Attendance:

- Attend the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave.)
- View the meeting live through the City's website (<https://carpinteriaca.gov/city-hall/agendas-meetings>) on your computer, tablet or smartphone.
- View the meeting on Government Access Television Channel 21 (broadcast live)
- Call 669-900-9128 (and enter Webinar ID 847 8623 3577) to listen to the meeting on your phone.
- Join the City's Zoom webinar from your computer, tablet, or smartphone by [CLICKING HERE](#). Alternatively, you can join the Zoom webinar by logging on to zoom.us, downloading the application, selecting "Join Meeting", and entering Webinar ID 847 8623 3577.

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.

- Provide a live comment through the City's Zoom webinar platform (through the link provided above). To make public comments through this platform please use the "raise your hand" feature to notify staff that you would like to make a public comment during designated public comment times. Once it is your turn to provide a public comment, staff will unmute your microphone and you will be given a designated amount of time to provide your comment (typically, the practice has been up to 3 minutes per speaker on each item). At the end of your comment, staff will once again mute your microphone.

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: Extra Space Storage Signage, Project 23-2253-SIGN/ARB
Address: 6250 Via Real
Applicant: Miriam Hansen, All Pro Signs
Planner: Marysol Smith

Request of Miriam Hansen, All Pro Signs, agent for tenant Extra Space Storage to consider Project 23-2253-SIGN/ARB for preliminary/final review of a proposal for a new 16.3 square foot illuminated monument sign. The property is an 8.47 acre parcel zoned Industrial/Research Park District (M-RP) and shown as APN 001-180-064, -065, -066, and -067 addressed as 6250 Via Real.

2. Project: The Palms Restaurant Renovation, Project 24-2291-CON
Address: 701 Linden Avenue
Applicant: Laurel Perez, agent for 701 Linden LLC
Planner: Brian Banks

Request of Laurel Perez, agent for 701 Linden LLC, to consider Project 24-2291-CON for conceptual review of an interior and exterior renovation of the “Palms” building and conversion of a portion of the roof to a covered bar and uncovered dining area. The project would include a restaurant and market/café retail area on the ground floor, a banquet/event space on the second floor, and a bar and dining area on the roof. The project includes replacement of the non-original first floor addition along the Linden Avenue frontage with a covered patio dining area, removal of an existing stairway on the Seventh Street frontage, partial demolition and renovation of the existing stairway at the rear of the building, the addition of an elevator, and new and renovated landscaping. The maximum height of the rooftop bar trellis roof would reach 31 feet-eight inches, with an overall building height to the top of the elevator tower reaching 36 feet-10 inches. The resultant building would have a floor area of approximately 9,949 square feet and ground floor and rooftop patio areas totaling approximately 2,546 square feet. A total of 9 parking spaces would be provided. The property is a 11,453 square foot parcel zoned Central Business (CB), and shown as APN 003-311-007, addressed as 701 Linden Avenue.

OTHER BUSINESS

CONSENT CALENDAR

3. Action Minutes of the Architectural Review Board Meeting of May 16, 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, June 27, 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, May 23, 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 May 30, 2024**

Agenda Item #1

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 23-2253-SIGN/ARB **Planner:** Marysol Smith
Address: 6250 Via Real
APN: 001-180-064, -065, -066, and -067
Zoning: Industrial/Research Park (“M-RP”) district
Applicant: Miriam Hansen, All Pro Signs for Extra Space Storage, Tenant

Project Review: ☐ Conceptual
☒ Preliminary/Final

PROJECT DESCRIPTION

This is a preliminary/final review of a request to replace the existing freestanding monument sign with a new 16.3 square foot internally illuminated double-faced sign in the same location. The sign would be 4 feet 8 inches tall and 6 feet wide (18 inches deep). The sign cabinet would limit illumination to only the letters themselves and the illumination would be dimmable.

The existing sign is a 30 square feet freestanding monument sign (7.5 feet wide by 4 feet high by 5.5 inches deep).

No changes are proposed to the landscaping, the buildings or the site. Other minor non-illuminated wall signage is proposed.

The proposed Sign Plans are included as Attachment A.

PROJECT BACKGROUND

Project Setting

The project site, comprised of four assessor parcels totaling 8.47 acres, is located north of Via Real and east of the Vista de Santa Barbara Mobile Home Park. The property is developed with a personal self-storage facility comprised of a mix of sixteen 1- to 2-story buildings including a 2-story residential unit and office building. The original 1970s Development Plan (D-8-756) was for a multi-phased project for twelve buildings, an RV storage yard in the northeast quadrant of the facility and a caretaker’s residential unit.

A subsequent revision was approved in the early 1990s (89-494-DPM/LLA) for additional storage buildings to be constructed in place of the existing RV storage yard in

the northeast quadrant of the property. The addition was ultimately approved by the Planning Commission with the request that an area for storage of up to 30 RVs to accommodate some of the existing clients of the storage yard continue to be provided. In 1995, a building permit was approved to convert 1,200 square feet of one of the existing storage unit buildings into an office space for the business (BP# 5682).

The property is bounded by residential uses on the west, industrial research uses to the north, a partially developed mixed use project to the east, and US Highway 101 to the south. The property is zoned Industrial/Research Park District (M-RP). The project site is designated Research Development Industrial (“RDI”) on the City’s General Plan/Coastal Plan Land Use Map and is located within the Community Design Subarea 4: Northeast Neighborhood, which is characterized by residential uses and industrial research uses. The residential uses include multi-family, mobile home and single-family residential developments. The site is not subject to any Overlay districts.

PROJECT ANALYSIS

Carpinteria Municipal Code (“CMC”)

Sign Regulations

New or revised signs are regulated by the provisions of CMC Chapter 14.58- Sign Regulations. The applicable standards are provided below:

14.58.070 General regulations for all signs.

Wall signs shall be placed so that the sign shall be no higher than the junction of the wall and roof.

All signs must be set back so as not to obstruct the visibility for egress and ingress from a public right-of-way or endanger pedestrians, motorists, or the public.

14.58.090 and 14.58.100 – General regulations for the M-RP (industrial/research park) zone and planned sign program regulations.

Ground (monument) signs, not to exceed eighty square feet or eight feet in height, located in a landscaped area twice or more than the square footage of the sign. Ground signs for multitenant uses may not list individual tenants, only the name of the center or complex;

Wall signs not exceeding eighty square feet (cumulative);

All planned sign program applications shall be subject to the architectural review board standards.

14.58.050 - Prohibited signs. The following signs shall be prohibited throughout the city:

Animated signs
Open and/or unshielded light bulb signs
Roof signs, or any signs extending above the primary roof line or roof eave
Off-premises signs
Pole signs
Mobile signs
Tethered inflatable advertising.

The proposed sign would be installed in the same location as the existing monument sign. It would be set back to maintain vision clearance and the landscaped area is sufficient to accommodate a freestanding monument sign per the regulations. The proposed sign would not exceed the above listed square footage and height requirements at approximately 16 square feet and 4.75 feet high. The sign would only advertise the personal storage company, no other tenants on the property. The proposed non-illuminated wall sign is minor and complies with all the zoning standards in terms of location and size. The proposed signs are allowed sign types. Other sign types, such as animated banners or tethered advertising are not permitted by the City's Municipal Code and therefore the project, if approved, would be conditioned appropriately.

Design Review

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

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

- h. *Good design and appropriateness of structure to site; and*
- k. *Design of signs and lighting and other advertising media should harmonize with and be subordinate to the building it serves.*

Overall, staff believes the size and location of the proposed sign replacement is appropriate. The design is a departure from the previously approved style and illumination method, therefore, **the Board's comments on the proposed sign design, appropriateness to the site, and harmonization with the building and surrounding area is requested.**

General Plan/Coastal Plan Neighborhood Policies

The City's Community Design Element of the General Plan contains both general over-arching policies and specific subarea policies. The project site is in the Northeast Neighborhood (Design Subarea 4). The following objectives and policies are relevant to the review of the proposed ground sign replacement.

CITYWIDE COMMUNITY DESIGN OBJECTIVES

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

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

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

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

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

The project would not update or alter the existing frontage, buildings, uses, or landscaping. The existing sign is freestanding monument (pylon) sign, externally illuminated, of wooden construction and is mounted on two posts. The replaced sign would be installed in the same location as the existing monument sign. The specifications of the sign conform to the basic requirements of the City's sign ordinance and the sign is proposed to be smaller than the existing

sign. However, the above objectives and policies also call for signs that are integrated with the site and discourage freestanding monument signs. A case could be made to support the proposed sign because it would replace a previously approved freestanding monument sign, reduce the overall sign size, and lastly, the building itself is set back from the street by 100 feet, complicating alternative signage options that could replace the monument sign. The design of the new sign would be a departure from the previously approved sign and differs in certain ways from other sign styles in the neighborhood. For example, the material would change to aluminum, it would be internally illuminated, and it would be mounted on a single pole (pylon). Although the sign would not be considered a “pole sign” (an unpermitted sign type), it does resemble one. Comparatively, other monument signs in the district are on solid bases. The Board should consider the proposed sign type, sign design, appropriateness to the site, and harmonization with the existing building and 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.*

The internal illumination of the sign would be conditioned to provide dimming controls so lighting intensity can be adjusted down, if needed, to reduce the potential for nuisance or excessive lighting. Only the letters of the sign would be illuminated, as opposed to the full sign cabinet. The lighting element itself would have a brightness of 472 lumens and a color temperature of 7100 Kelvin (cool white). The Board should consider the type of illumination proposed.

SUBAREA 4 OBJECTIVES & POLICIES

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

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.*

The sign’s size would be smaller than the existing sign, therefore, the proposal could help contribute to the neighborhood’s goal to retain a more pedestrian character. However, the proposed sign is a departure, in terms of design, as stated, from the existing sign and may not be as compatible with the city’s small beach town image as perhaps other designs or other illumination methods. Nevertheless, the sign would be smaller than the existing sign and the LED’s would be dimmable. The Board should consider the suitability of the sign to the district.

SUMMARY OF ISSUES

- Proposed sign type, design, materials, colors and lighting;
- Relationship of proposed signage standards to individual building identity; and
- Overall compatibility with neighborhood and the City’s “small beach town” image.

RECOMMENDATION

The Board should provide input on the proposed sign; if the Board finds the sign design meets the applicable design criteria, then the Board should recommend preliminary or preliminary/final approval to the Community Development Director with their comments attached.

ATTACHMENTS

Attachment A – Proposed Sign Plans

Attachment A
Preliminary Sign Plans

Extra Space Storage Signage
Preliminary/Final ARB Review
May 30, 2024



1815 W. 205th Street, Suite #301,
Torrance, CA 90501

www.allprosignsinc.com

Tel: 310.532.7676

Fax: 310.515.1070

License #819014

AP SIGNS
Every Building. Every Sign.

EXTRA SPACE STORAGE:

6250 VIA REAL

CARPINTERIA CA 93013

APN: 001-180-064

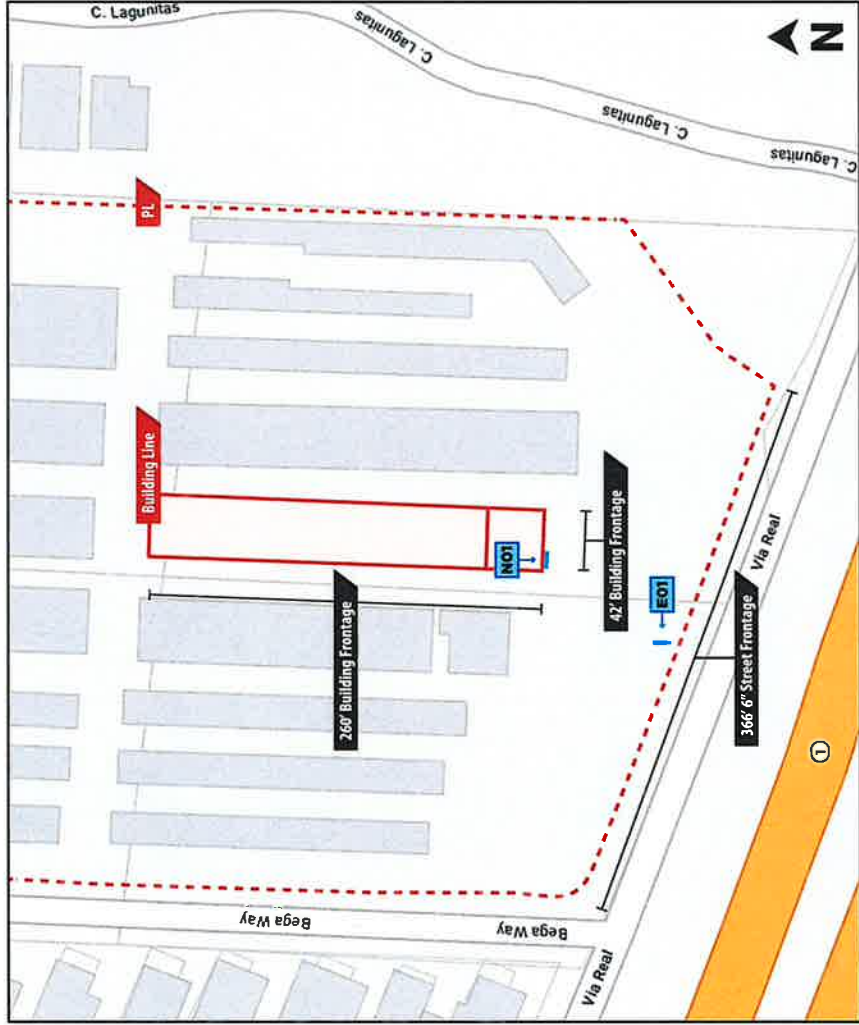


SCOPE OF WORK

E01	D/F Illuminated Monument Proposed Size: 6'-0" W x 2'-6 5/8" H Proposed Area: *6.3 SqFt.
N01	Dimensional Letters Proposed Size: 2' - 4 1/4" x 7" H Proposed Area: 1,391 SqFt.

Site Map

Line Map | Location
6250 Via Real Carpinteria CA 93013



Satellite Map | Location



APN: 001-180-064

SCOPE OF WORK

- E01 D/F Illuminated Monument
Proposed Size: 6'-0" W x 2'-8 5/8" H | Proposed Area: 16.3 SqFt.
- N01 Dimensional Letters
Proposed Size: 2'-4 1/4" x 7" H | Proposed Area: 1.391 SqFt.

1815 W. 205th Street,
Suite 1001,
Torrance, CA 90501
www.apsigns.com
T: 310.532.6176
F: 310.515.1010

Extra Space Storage:

Location:

Job Title: Job Title Value: Job Title Group: 2022-12-23
(Job Title - Job Title)

Scope Of Work

E01: D/F Illuminated Monument
Quantity: x1
Proposed Size: 6'-0" W x 2'-8 5/8" H
Proposed Area: 16.3 SqFt.

N01: Dimensional Letters
Quantity: x1
Proposed Size: 2'-4 1/4" x 7" H
Proposed Area: 1.391 SqFt.

Assessor Parcel No. (APN):

Tract:

Map Reference:

Block:

Lot:

Map Sheet:

All the Signs, Inc. provides a standard proof, plus one revision. If necessary at no extra charge to the customer. Further revisions are at the customer's request at a \$25 charge per revision.

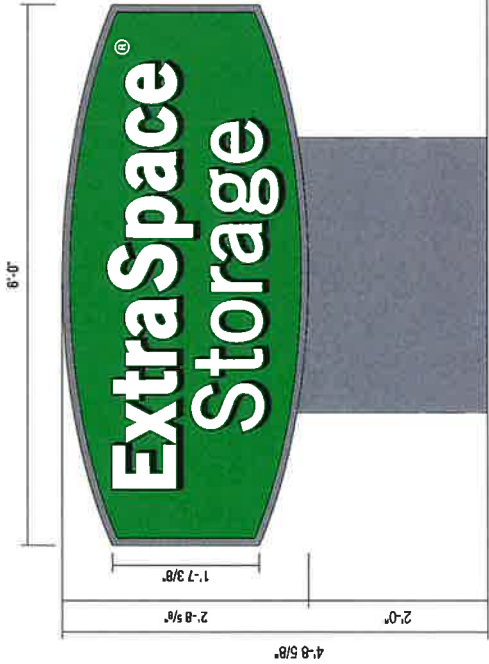
Colors and scale shown are approximate. Actual colors & scale will vary. All dimensions and area measurements are shown to the nearest 1/8" or 1/16". The sign is intended to be installed in accordance with the requirements of Article 600 of the Uniform Building Code and the requirements of the local building department. The sign is intended to be installed in accordance with the requirements of the local building department. The sign is intended to be installed in accordance with the requirements of the local building department.

The location of the proposed sign shall be indicated on a map of the property. The map shall be submitted to the local building department for review and approval. The map shall be submitted to the local building department for review and approval. The map shall be submitted to the local building department for review and approval.

Elevations

D/F Illuminated Monument Sign
Qty: x1 | Specs | Scale | Measurements

Monument Sign - 16.31 SqFt
Double-Faced



LIGHTING: Intensity is 47.2 lumens per module. Temp is 71k (kelvin).



ILLUMINATION - ONLY LETTERS ILLUMINATE, WITH DIMMABLE LEDs

E01 D/F Illuminated Monument Sign
Proposed View



NTS



1815 W. 202nd Street,
Suite 400
Torrance, CA 90501
License #119014
www.apsigns.com
T: 310.532.7878
F: 310.515.1910

Extra Space Storage:

Location:

Auto Drive-Inn, 4800 E. 116th St, Torrance, CA 90504 (Site Plan - ESD Completed)

Scope Of Work

E01: D/F Illuminated Monument

Quantity: x1

Proposed Size: 6'-0" W x 2'-8 5/8" H

Proposed Area: 16.31 SqFt

All Sign Signs Inc. provides a standard proof, also see revision if necessary at no extra charge to the customer. Further revisions are at the customer's request at a \$25 charge per revision.

Colors and scale shown are approximate, actual colors & scale will vary.

Signs are to be installed on a concrete pad. The sign is to be illuminated in accordance with the requirements of Article 600 of the National Electrical Code. The sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code. The sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

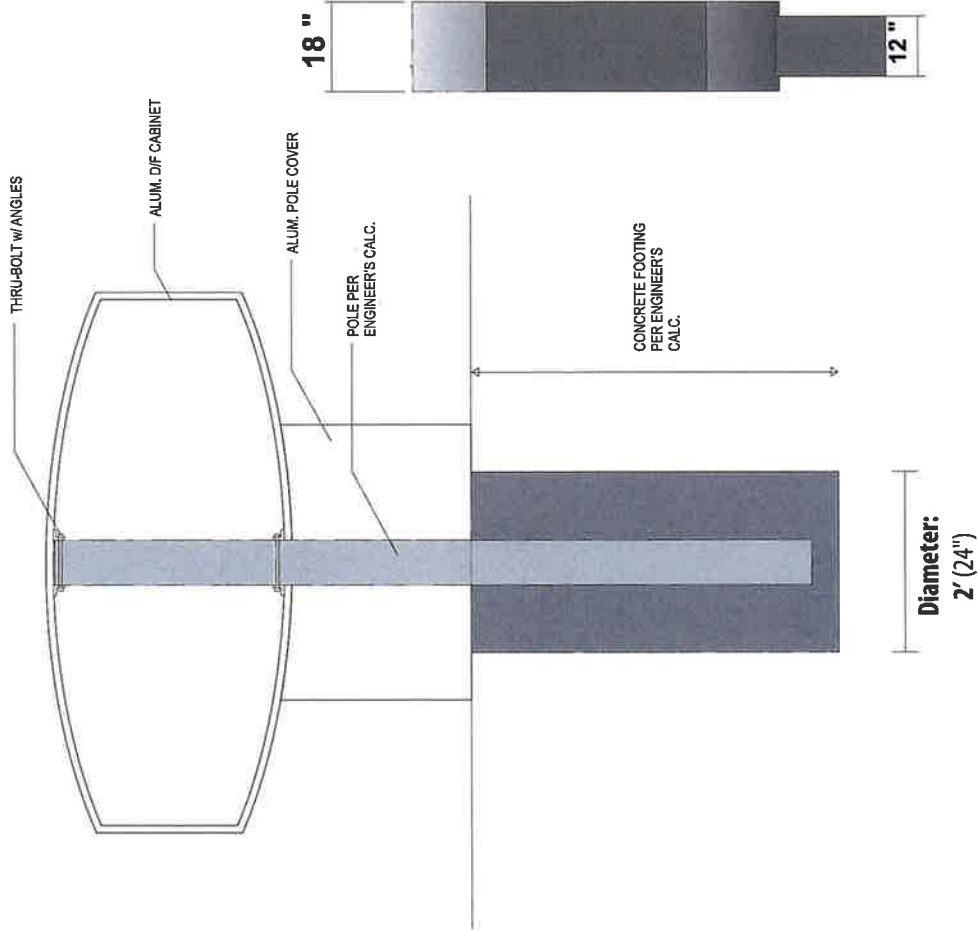
Elevations



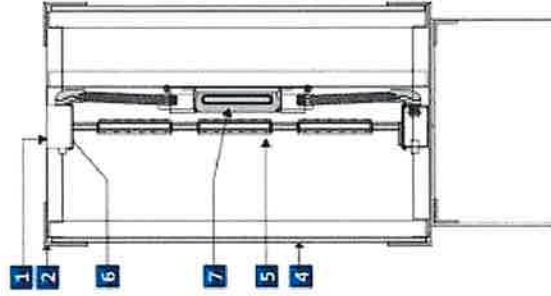
 AP SIGNS Free Bidding 1995 Sign	1815 W. 200th Street, Suite K301, Lombard, IL 60148 Lombard, IL 60148 www.elitesignsinc.com T: 310.852.7878 F: 310.615.1070	Extra Space Storage: Louisville 6500 Via Head Carpentersville, IL 60113	Scope of Work	AP Pro Signs, Inc. provides a standard proof, plus one revision at no extra charge to the customer. Further revisions are at the customer's request at a \$25 charge per revision. Colors and scale shown are approximate, actual colors & scale are subject to change. All messages, designs and fonts represented by this drawing are the exclusive property of AP PRO Signs, Inc. This sign is intended to be used as a guide only. The actual sign will be fabricated to the National Electric Code and/or other applicable local code. The customer must provide the proper mounting and bonding of the sign. The location of the electronic switch after installation shall comply with AS258 (600.64(p)(1) of the National Electrical Code.	AP Pro Signs, Inc. provides a standard proof, plus one revision at no extra charge to the customer. Further revisions are at the customer's request at a \$25 charge per revision.
--	--	--	-----------------------------	--	--

Specs

E01 D/F Illuminated Monument Sign
Qty: x1 | Specs | Scale | Measurements



- 1 .080" ALUMINUM CABINET PAINTED SW 7067 CITY SCAPE
- 2 ALUMINUM RETAINER SYSTEM PAINTED TO MATCH CABINET (ADDITIONAL CLIPS AS NEEDED TO ENSURE SMOOTH)
- 3 POLE COVER PAINTED SW 7067 CITY SCAPE
- 4 WHITE LEXAN FACE WITH APPLIED VINYL GRAPHICS (SEE SCHEDULE)
- 5 US LED TDX
- 6 STRUCTURE SUPPORT BRACKET W/WIREWAY
- 7 ELECTRONIC POWER SUPPLY





1815 W. 205th Street,
Suite #301,
Torrance, CA 90501
License #150314
AP SIGNS, INC.
T: 310.532.7676
F: 310.514.1070

Extra Space Storage:

Location:

* Add Sign, Job, Scale, Volume, Performance Sign, Graphic, 12-24
Sign Per, 1250 Components

Scope Of Work

E01: D/F Illuminated Monument

Quantity: 1

UI Labels

Flushed: UI labels go on top, except for the first letter which gets an ASG label & UI label on the bottom left hand side.

All Pro Signage, Inc. provides a standard proof, plus one revision if necessary at no extra charge to the customer. Further revisions are at the customer's request at a \$150 charge per revision.

Colors and scale shown are approximate, actual colors & scale will vary.

All artwork, designs and colors represented by this drawing are the exclusive property of AP Pro Signage, Inc. This sign is intended to be a guide only and does not constitute a contract. The actual sign will be subject to the National Electric Code and other applicable local codes. This includes proper grounding and bonding of the sign.

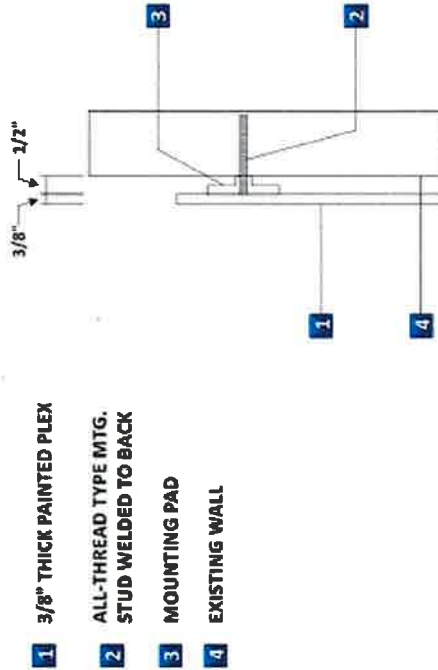
The location of the mounted sign, after installation and empty with AP Pro Signage, Inc. of the National Electrical Code.

N01 Dimensional Letters
Qty: x1 | Spans | Scale | Measurements

Qty: x1 | Spcs | Scales | Measurements

Scale: 3" = 1' | 1,391 Square Feet

Anchor Type	Section	MOUNTING HARDWARE
Ø 1/4" Thread Stud and Construction Adhesive		1/4" Thread Rod (Pre-drilled hole) 1/4" Expansion Nut (Pre-drilled hole) 1/4" Expansion Nut (Pre-drilled hole) 1/4" Expansion Nut (Pre-drilled hole)
1/4" Thick Min. Plywood		1/4" Thread Rod (Pre-drilled hole) 1/4" Expansion Nut (Pre-drilled hole) 1/4" Expansion Nut (Pre-drilled hole) 1/4" Expansion Nut (Pre-drilled hole)



N01 Dimensional Letters
Proposed View



All Pro Signs, Inc. provides a standard proof, plus one revision if necessary at no extra charge to the customer. Further revisions are at the customer's request at a \$25 charge per revision.

Colors and scale shown are approximate, actual colors & scale will vary.

The location of the disconnect switch after installation shall comply with Article 600.5(A)(1) of the National Electrical Code.



1815 W. 206th Street,
Suite #201,
Torrance, CA 90501
License #819014
www.allprodesigninc.com
T: 310.532.7676
F: 310.515.1070

Extra Space Storage:

Location:

Job Party: Job Party: N+M Mac Job/Partition Eign Group/2022-12-23
ESTD Part - ESS Completed

Scope Of Work

NOT:

Dimensional Letters

Quantity: 1

5/29: 2'-4% W x 7" H

Area: 1391 Sqft.

**CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of May 30, 2024**

Agenda Item #2

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 24-2291-CON **Planner:** Brian Banks
Address: 701 Linden Avenue
APN: 003-311-007
Zoning: Central Business (CB), Visitor-serving Commercial (VC) Overlay
Applicant: Request of Laurel Perez, agent for 701 Linden LLC

Project Review: ☒ Conceptual

PROJECT DESCRIPTION

This is a conceptual review of an interior and exterior renovation of the existing restaurant (“The Palms”) and conversion of a portion of the roof to a partially covered patio and bar area. The project would include a restaurant and market/café/retail area on the ground floor, a banquet/event space on the second floor, and a covered bar and uncovered dining area on the roof.

On the east elevation (facing Linden Avenue), the proposal would replace the non-original first floor addition with an approximately 804 square foot covered patio dining area with landscape planters along the sidewalk. On the south elevation (facing Seventh Street), the project would remove the non-original exterior staircase, allowing for a new landscape planter area of approximately 1,300 square feet. On the west elevation (facing the Yucca Lane alley and parking area), the proposal would replace the non-original exterior wood staircase with a new staircase to the roof, and proposed new six-foot tall wood fencing to enclose a small service yard. Changes to the building’s north elevation would be limited to minor window changes and façade restoration work. The conceptual project also proposes new rooftop elements including a bar, open terrace dining area, restrooms, and the addition of a new elevator and stairway for patron access.

The maximum height of the rooftop bar structure would reach 31 feet-eight inches, with an overall building height to the top of the elevator tower reaching 36 feet-10 inches. The resultant building would have a floor area of approximately 9,949 square feet and ground floor and rooftop patio areas totaling approximately 2,546 square feet. A total of nine parking spaces would be provided onsite in a reconfigured rear parking area.

Plans are included as Attachment A.

PROJECT SETTING

Purpose of Concept Review

The purpose of the conceptual review process is to allow an applicant to submit tentative plans in order to receive advisory comments and suggestions from the City's decision makers. These advisory comments shall constitute a conceptual review only. A conceptual review and recommendation are not binding upon the Architectural Review Board (ARB) or other City decision-makers as to any further determinations to be made with respect to the project. The applicant intends to also present the project at a future Joint City Council/Planning Commission/ARB meeting after receiving the ARB's initial feedback on the architectural elements of the project.

Site Characteristics

The project site is located at the northwest corner of the Linden Avenue and Seventh Street intersection. The subject property is an 11,453 square foot lot, presently improved with 10,508 square feet of gross building floor area (6,358 square foot ground floor, and 4,150 square foot second floor). The existing building is oriented toward Linden Avenue and has a secondary frontage on Seventh Street. A public alley, Yucca Lane, runs behind the property and provides access to trash, utilities and onsite parking.

The project site is located in the Downtown Core District (Subarea 2a), which applies to those properties located in the Downtown "T"; the center of civic and commercial life in the City. This particular property is one of the iconic buildings of Carpinteria's downtown that helps to define the small beach town character of the community. Immediately adjacent to the subject property to the north is a small multi-tenant commercial building (occupied by "Oaxaca Fresh," "Rori's Organic Ice Cream," and "Tacos Don Roge.") To the south, across Seventh Street, is another commercial property developed as the "Pizza Man Dan's" restaurant. Across Linden Avenue to the east is the recently approved 700 Linden Adaptive Reuse project, which will soon finish construction and create a multi-tenant restaurant/retail/office development. Behind the project site to the west and across Yucca Lane, is a small multi-family residential property (4946 Seventh Street).

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

Background and Historical Significance

The "Palms" building has been a prominent and beloved fixture of the City's downtown for over 100 years, dating back to approximately 1912, and having originally been constructed as a hotel before eventually being retrofitted into a restaurant/bar, an office and a number of quasi-apartment units. With the exception of the shed-roofed addition to

expand the dining room in 1960, the limited records on file with the City indicate that permitted work completed to the building over the years was limited to various general repairs/maintenance, interior tenant improvements, and a seismic retrofit of the (formerly) unreinforced masonry building completed in 1993 (building permit no. 5338).

The “Palms” derives its name from the distinctive row of palm trees planted on Linden Avenue that predated the building and that have since been designated a City Landmark (no. 3). A Phase I-II historical resources report was prepared for the proposed project to assess the historical significance of the existing building and its eligibility for landmark status, and to evaluate the proposed renovation for compliance with City historic preservation policies, California Environmental Quality Act (CEQA) guidelines, and the Secretary of the Interior’s standards for rehabilitation of historic structures. The report concluded that the existing Palms building is a significant historic resource and is eligible for listing as a local landmark. The historic report analyzed the proposed renovation project and noted the existing building features which contribute to its historic significance, including:

- The two-story volume of the building and the west elevation’s one-story element;
- The building’s brick walls;
- The roof level parapet and pressed metal cornice;
- The existing arrangement of original door and window openings;
- The existing wood framed windows; and
- The south and west elevation’s first floor door openings.

The report further provides guidance for recommended preservation techniques related to the remaining historic wood windows, and techniques for cleaning, repairing and maintaining the historic masonry materials.

The Historic Resource Report is included as Attachment B.

PROJECT ANALYSIS

Carpinteria Municipal Code (CMC)

The subject property is zoned CB (CMC §14.22) and is subject to the V overlay district (CMC §14.44). Permissible uses in the CB zone district and V overlay district, subject to approval of a Development Plan and Coastal Development Permit, include “*hotels, motels, restaurants, service and retail commercial uses normally associated with the needs of visitors and which may also serve local residents, recreation facilities, and uses, buildings and structures accessory and customarily incidental to the above uses*” (CMC §14.44.050). The contemplated change of use, from a mixed-use restaurant, office and residential building, into a restaurant, event space, and market/café retail use would be consistent with the types of uses allowable in the CB zone district and V overlay district.

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

Standard	Requirement/Allowance	Proposal
Setbacks (CMC 14.20.090)		
Front (east- Linden Ave)	35 feet from centerline of street or 5 feet from property line, whichever is greater. (5 feet from PL)	~40 feet from centerline of street; 0 feet from property line.*
Side (south- Seventh St)	35 feet from centerline of street or 5 feet from property line, whichever is greater. (5 feet from PL)	~42 feet-6 inches from centerline of street; ~12 feet-6 inches from property line
Side (north)	0 feet	0 feet
Rear (west- Yucca Ln)	20 feet min. from residentially-zoned property lines	~49 feet from a residentially-zoned property line
Height (CMC 14.20.100)	30 feet max.	31 feet-eight inches to rooftop bar patio cover; * 36 feet-10 inches to top of elevator tower.*
Landscaping (CMC 14.22.050)	5% min. to 20% max. as established by Planning Commission (575 sq ft – 2,290 sq ft)	1,330 square feet (~12%)
Parking (CMC 14.54.040)**	Restaurant/Bar/Café: 1 space per 500 square feet of gross floor area + 1 space per 50 square feet of seating area Total: = 54 spaces	47 spaces (9 spaces onsite + 38 spaces in City Parking Lot #3)

*See Setback and Height Discussions below

**See Parking Discussion below

Height Requirements

As conceptually proposed, certain elements of the project would exceed the CB zone district's maximum 30-foot height limit (CMC §14.10.100). The maximum height of the rooftop bar trellis roof would reach 31 feet-eight inches, with an overall building height to the top of the elevator/stair tower reaching 36 feet-10 inches. For comparison purposes, the existing building reaches a maximum height of approximately 25 feet (excluding the Linden Avenue-facing parapet, which extends above another approximately two feet).

The elevator/stair tower element would qualify as an “architectural feature” as is allowed per CMC §14.50.090.1: *“Chimneys, elevator and stair housings, television receiving antennas for individual receiving set or sets, antennas for amateur radio shortwave sending and receiving sets used by commercial enterprises in connection with a business other than broadcasting radio programs for the general public, flagpoles, monuments, oil derricks, church spires, and similar architectural features and similar structures may exceed the building height limit in all districts where such excess heights are not in conflict with other provisions of this title”* (emphasis added). The plans also indicate that the proposed skylight element would slightly exceed the 30-foot height limit, but this element can also be considered an architectural feature which could be allowed to exceed the maximum height limit.

In contrast, however, the proposed roofed trellis structure covering the proposed rooftop bar area, which reaches an overall height of 31 feet-eight inches, would not meet the definition of an architectural feature pursuant to CMC §14.10.100 and thus would require approval of a Modification to the zone district height limit. CMC §14.50.120 provides the following provision to allow for modifications to zone 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 the height Modification discussed above to be approved as currently designed. Staff has major reservations that any of the required findings for approval of a Modification can be made. The proposed bar roof element would result in a substantial change in appearance for this prominent and historically significant building. Staff is also concerned about the intensity of use proposed for the rooftop, especially related to the proposed bar area and the associated noise impacts upon the adjacent residential areas immediately east of the project site. A more passive use of the rooftop which includes a modest lounge and seating area, without the prominent development of the bar area, restrooms and roof over the bar area, may be more appropriate. Additionally, if no roof area use was proposed, the combined elevator and stair tower elements could be substantially reduced in both height and massing because patron access to the roof would no longer be required. Access to the roof for repairs, maintenance of mechanical equipment, etc., could still be accomplished by use of the proposed exterior access stairway at the rear of the building.

The Board should provide input on the appropriateness of the height modification request as it relates to aesthetics, size/bulk/scale, neighborhood and historic compatibility.

Setback Requirements

Carpinteria Municipal Code §14.22.060 stipulates that certain development standards for the CB zone district, including but not limited to, setbacks and maximum building height, are as provided for in the Commercial Planned Development (“CPD”) zone district (CMC § 14.20). In the case of setback requirements, CMC §14.20.090(1) states that “*no structure shall be located less than 35 feet from the centerline of any street or five feet from the property line, whichever is greater... Side yard setback requirements for corner lots may be waived*”.

The conceptual proposal calls for demolishing a portion of the legal nonconforming ground floor area within the Linden Avenue front setback to allow conversion to a covered patio area, and thus would require the new covered patio area to be modified to conform to the required 5-foot setback unless the Planning Commission waived this requirement as part of the future Development Plan/Coastal Development Permit application. Staff notes that many of the buildings in the downtown core (including the existing building) utilize a zero setback from the front and/or side property lines and therefore maintaining the building’s existing established setback would not be out of character with surrounding development. Allowing appropriately designed and scaled buildings in the downtown core to be built right up to the sidewalk is also conducive to creating the desired pedestrian-oriented streetscape envisioned in the General Plan/Coastal Plan’s Community Design Element.

For buildings in a commercial zone district that are located immediately adjacent to properties in a residential zone district, CMC §14.20.090(1) requires that a commercial building more than 20 feet in height maintain at least a 20-foot setback from the property line of residentially-zoned properties. In the case of the subject project, the property backs up to properties zoned for residential uses (across Yucca Lane), and the subject building exceeds a height of 20 feet, therefore a minimum 20-foot setback from the residentially-zoned property is required. The existing building is set back approximately 49 feet from the adjacent residentially-zoned properties, and is therefore consistent with this standard.

Landscape Coverage Requirements

With respect to the site’s landscape coverage requirement, CMC §14.22.050 provides that the minimum landscape coverage amount for a site larger than 7,500 square feet (such as the subject site) shall be five percent, and the Planning Commission shall increase the minimum landscape coverage requirement, up to a maximum of 20% coverage, when it determines that:

1. *A larger landscaping requirement would not deny the applicant a reasonable use of the land; or*
2. *Additional landscaping can reasonably be accommodated by the configuration of the lot; or*
3. *Increased landscaping is necessary for the type of commercial use proposed.*

The conceptual plans indicate approximately 1,330 square feet of landscape area would be provided onsite, primarily along the project's Seventh Street frontage. This amount of landscaping equates to approximately 12% of site coverage, which falls within the middle of the allowable range and greater than the existing approximately 700 square feet of landscape coverage currently provided onsite. In addition to the site landscaping, the proposed project includes substantial roof top planter areas along the roof perimeter which total approximately 1,100 square feet of new landscape area.

With respect to the screening and landscaping requirements for parking lots, CMC §14.54.080 - Landscaping/Screening of Parking Areas, stipulates, among other provisions, that:

3. *When the total uncovered parking area on the property (including adjoining parcels over which the property has parking privileges) exceeds three thousand six hundred (3,600) feet, the following shall be required, in addition to other provisions of this title, as part of the landscape plan:*
 - a. *Trees, shrubbery, and ground cover shall be provided at suitable intervals in order to break up the continuity of the parking area. Planting islands for such trees and shrubs shall be protected from automobile traffic by either asphalt or concrete curbs.*
 - b. *Screening shall be provided along each property line consisting of a five (5)-foot wide strip, planted with sufficient shrubbery to effectively screen the parking area, or a solid fence or wall not less than four (4) feet in height. Such fences or walls abutting streets shall be ornamental in texture, pattern, or shadow relief. Planting, fences, or walls abutting streets shall not exceed thirty (30) inches in height for a distance of twenty-five (25) feet on either side of entrances or exits to the property.*
 - c. *The requirements for screening may be waived or modified by the Planning Commission if adjacent property already has provided a solid wall not less than four (4) feet high.*

Section 3 above, stipulates a requirement for additional perimeter landscape screening and buffering requirements for parking lots of 3,600 square feet or larger. The conceptual proposal calls for a slight reconfiguring of the existing parking lot by relocating the van accessible space and providing a small landscape planter area to wrap around the rear corner of the building along the Seventh Street side of the project. While the onsite parking lot, at approximately 2,500 square feet in area, does not meet or exceed the 3,600 square foot threshold, staff suggests the introduction of a small planter border between the Seventh Street sidewalk and the parking area could help to soften and screen views of

the parking area. Likewise, working with the Public Works Department to re-landscape the parkway strip along Seventh Street could enhance this streetscape and offer visual softening of the rear parking area from the street.

Parking Requirements

Carpinteria Municipal Code §14.50.040 - Parking Spaces Required, provides required parking rates for various types of land uses. Parking rates for commercial uses including restaurants/cafes/taverns and retail uses are listed as follows:

- *Restaurant, café, tavern: one space per fifty square feet of seating area, and one space per five hundred square feet of gross floor area (CB zone).*
- *General Commercial: one space per five hundred square feet of gross floor area (CB zone)*

The conceptual proposal includes 9,949 square feet of combined restaurant, banquet/event space, and market/deli retail area. In addition, the project proposes approximately 1,705 square feet of separately calculated seating area. Based on the above parking rates for the restaurant and retail uses, the conceptual project would require the following number of parking spaces:

- Restaurant/Bar/Banquet/Retail: 20 spaces (1 space per 500 square feet gross floor area).
- Seating Areas: 34 spaces (+ 1 space per 50 square feet of seating area)

Total Combined Parking Required: 54 spaces.

The conceptual proposal calls for providing nine spaces onsite in the reconfigured parking lot. The property also enjoys a historic credit for 38 spaces in City Parking Lot #3, which the City has traditionally honored when considering new or re-development projects, or a change of use within an existing building in the City's downtown core. Combined, the nine spaces onsite and the 38-space credit in City Parking Lot #3 account for a total of 47 parking spaces, which results in a deficit of 7 parking spaces to meet the required minimum 54 spaces calculated for the contemplated mix of uses, per zoning.

The applicant has indicated their intent to take advantage of the provisions of Assembly Bill (AB) 2097 which prohibits public agencies from imposing or enforcing a minimum parking requirement on certain residential or commercial development projects when located within ½ mile of defined "public transit". In the case of the City of Carpinteria, the Amtrak train platform is located approximately 0.2-miles from the project site and meets the definition of a "major public transit stop" per AB 2097.

While the City can no longer impose a minimum vehicle parking standard, the City must ensure that development projects still comply with the public access and recreation policies of the Coastal Act. The Coastal Commission has provided guidance and

suggested methods by which an applicant can reduce public access and recreation impacts when taking advantage of the reduced parking allowances of AB 2097. Such efforts could include, for example, provision of additional bicycle parking facilities for employees and patrons (e.g., onsite bicycle racks or secure bicycle storage area), subsidizing or supporting transit use by employees through the provision of transit passes or increased employee benefits, offering incentive-based programs for employees to encourage and reward use of alternative transportation, securing agreements for off-site parking, and similar programs.

The applicant has committed to implementing an employee carpool and alternative transportation program that incentivizes employees to walk, ride, bus, and carpool to work, including the purchase of bus passes for employees. Nevertheless, the increased parking demand resulting from the addition of the banquet/event space on the second floor and rooftop bar and dining areas, along with the need for staff parking, poses potential operational challenges for how the parking demands for restaurant patrons and staff would be met since only nine parking spaces would be provided onsite. Considering the limited available public on-street parking in the immediate vicinity along Linden Avenue and Seventh Street, including in the adjacent downtown residential neighborhood, a parking study will likely be required should the project proceed with a formal Development Plan/Coastal Development Permit application so that the parking impacts of the proposed project can be analyzed in greater detail and the applicant's proposed parking mitigation program can be more fully vetted.

Design Review

The project includes the following main components:

- An interior remodel of the ground-floor restaurant building, including the southern half of the adjacent brick building containing the southern half of the "Oaxaca Fresh" restaurant, which is located on the same parcel as The Palms restaurant building;
- New banquet rooms on the second floor;
- An exterior renovation to remove non-historic exterior elements, rehabilitating the façade to the early 20th century Vernacular style architecture; and
- Conversion of a portion of the roof to a partially covered rooftop dining area, set back from the building's facades.

As previously described, the applicant's stated intent is to restore the architectural integrity of the building's exterior and to recommence the restaurant use by comprehensively remodeling the interior of the building. The proposed rooftop development is a more substantial change which raises concerns with respect to the proposed height of the project and compatibility with the surrounding uses, especially the potential noise and nuisance impacts to the adjacent residential uses to the rear of the project site. Each component of the design is more fully described below:

East Elevation / Linden Avenue Façade / Landscaping

The project proposes to remove the east elevation's non-original first-floor addition and reinstall historically appropriate doors and windows in close approximation to their original location. The removal of the nonhistorical addition allows for the creation of an open-air covered dining terrace, enhancing the visibility of the first floor's original brickwork, and door and window openings. New wood windows and doors would be installed in the original openings to match the historical arrangement. The terrace, designed to match the Vernacular architectural style, would be covered by a 11'-10" painted-wood trellis supported by brick-clad piers and enclosed with 2'-6" brick planters. Proposed plantings include California native Island Morning Glory (*Calystegia macrostegia*) and Potato vines (*Solanum laxum*), which will spill over from the built-in planters. White Ivy Geraniums will be planted in hanging planters between each column/archway.

The exterior brick will be patched and repaired per the applicable Department of the Interior's Technical Preservation standards and the name "The Palms" will be repainted at the second floor in the sans serif font style first used in 1912. Original windows that remain at the second floor will be reused and restored per the applicable Department of the Interior's Technical Preservation standards.

The proposed elevator shaft, rooftop guard rail, and skylight, set back from the east façade, are located and designed to minimize visibility from off-site but would still result in a notable change to this elevation. The original metal cornice around the roof-top edge will remain.

A new canvas awning is proposed to replace the existing awning at the north east corner of the building where the proposed market/café/retail component is located (a portion of the existing "Oaxaca Fresh" space). The windows and door of this space will be restored to match the historic design per the applicable Department of the Interior's Technical Preservation standards. This "annex" is proposed to function as a market/deli/retail space with to-go food service and a retail component, offering services from early morning throughout the day.

South Elevation / Seventh Street Façade / Landscaping

The project proposes improvements to the south elevation facing Seventh Street, including the removal of a non-original exterior staircase and the replacement of a non-original second floor door with a historically appropriate one-over-one wood sash window. Original windows that remain will be reused and restored per the applicable Department of the Interior's Technical Preservation standards. The removal of the stair well and hardscape in this area allows for a new landscaped area of approximately 1,300 square feet, and a reduction in impervious area. Six (6) Baja California-native Guadalupe Palms (*Brahaea edulis*) are proposed, as well as an accent of dwarf Atlas Mountain Palms (*Chamaerops humilis* var. *argentea*) to restore the original essence of "The Palms". Shrubs and ground cover include a mix of mostly local native plants such as Chaparral Yucca

(Hesperoyucca whipplei), Coast Sunflower (Encelia californica), Eriogonum fasciculatum (California buckwheat), Indian Mallow (Abutilon palmeri), mixed color Yarrows (Achillea sp.), and California Poppies (Eschscholzia californica).

An original first floor door will be fixed in-place and a non-original door on the first floor will be replaced by a window. Two small windows on the first floor which are not original, are proposed to be removed. An existing non-historic metal slider window on the south elevation of the recessed one-story element of the elevation would be replaced by a door. The exterior brick will be patched and repaired per the applicable Department of the Interior's Technical Preservation standards. The original metal cornice will remain.

The introduction of the proposed covered bar and restroom rooftop elements, in addition to the proposed new elevator and stair tower, would result in substantial changes to this elevation. While these elements would be set back from the roof edge by the proposed 7-9-foot-wide planter, as evidenced by the included photosimulations, these elements would be prominently visible from public viewing points surrounding the project site.

West (Rear) Elevation

Improvements to the west elevation include the replacement of the non-original exterior wood staircase with a new staircase with metal railings extending to the roof level dining terrace to meet Building Code egress requirements. The stair case will rise 23'-4" to the existing roof level and be topped with a 42" railing, as required by the Building Code. The stairwell and railing would not be visible from the primary Linden-Avenue façade. The existing second-floor door would be replaced with a wider door to meet Building Code requirements and two original second-floor windows would need to be removed to accommodate the replacement exterior staircase. Windows are to be preserved and relocated where possible.

The replacement of a non-original door in the elevation's one-story addition with a one-over-one wood sash window is proposed at the ground-level, along with the replacement of a non-original first-floor window at the south end of the elevation with a one-over-one wood sash window emulating the building's historic window type, and the addition of a door near the center of the elevation (the proposed location of the door was the location of three windows that were infilled in 1993-1994).

New six-foot tall wood fencing would be installed at the north end of the elevation to enclose the property's trash area. Additional six-foot wood plank fencing would be installed off the south side of the elevation's one-story addition to enclose a small service yard. The exterior brick will be patched and repaired as needed per the applicable Department of the Interior's Technical Preservation standards.

As discussed above, the proposed new rooftop elements would be prominently visible from the rear of the project and from more distant public viewing points heading west along Seventh Street.

North Elevation

Minimal improvements are proposed to this elevation. Two original second-floor windows are proposed to be removed, restored, and relocated to accommodate removal of a non-original window and restoration of the façade to a closer approximation of the historic original. In addition, two original first-floor windows will be removed and relocated to accommodate enclosing a small service yard. Exterior brick will be patched and repaired as needed per the applicable Department of the Interior's Technical Preservation standards. This elevation is not visible, however the proposed improvements to this portion of the building would restore the architectural integrity of this façade.

Rooftop

The rooftop dining terrace would include a rooftop lounge, bar, dining tables, service area, and restroom. A recessed parapet would enclose the proposed dining terrace for outdoor seating and a stair and elevator tower. A trellis structure with poly carbonate panel roof is proposed to cover the restroom, bar, and service area. A skylight, centered in the rooftop area, would allow light in to the second and first floors below. The proposed skylight is a steel and glass pyramid with the peak terminating at 31 feet above grade (7'8" above the roof deck), the restrooms, stair tower and the bar's roofed trellis would be 31 feet-8 inches above grade (8'4" above the roof deck), and the elevator shaft would be 36 feet-10 inches above grade.

The roof-level dining terrace totaling 1,742 square feet in area would be centrally located on the rooftop and set back from all four building elevations to minimize view and privacy impacts. The 391 square foot elevator/stair and service spaces to the east of the bar area would be similarly set back from the edge of the roof, and a roof-top planter ranging from approximately 7 feet to 9 feet in width would wrap around the majority of the roof perimeter. A small mechanical well would be located within a screened area at the rear of the bar wall.

In order to minimize potential noise impacts from the rooftop dining and bar use, the applicant has designed the rooftop elements so they are located near the center of the rooftop and screened with a recessed parapet and partially covered by the trellis roof structure. The rooftop dining and bar elements are screened with a solid wall along the west side facing the residential neighborhood at the rear of the building.

Landscape Concept and Inspiration

As described by the applicant, the planting concept draws inspiration from local canyons near the coast with a mix of planting types. The iconic palm presence is provided by the Guadalupe palms, similar in look and form to the California fan palm. Ground-plane shrubs are a blend of yellow, orange, and white flowering perennials, including native coastal sunflower and yarrow, softened with evergreen grasses. The rooftop garden includes ground cover plants and flowering shrubs.

The Board's comments on the proposed layout, design, architectural style, detailing, materials and landscaping would be appreciated.

General Plan/Coastal Plan Neighborhood Policies

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

The following is a list of relevant policies contained in the City's General Plan/Coastal Land Use Plan that pertain to the proposed project.

Land Use

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

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

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

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

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

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

The contemplated proposal would restore the architectural integrity of the building's exterior and recommence the restaurant use by comprehensively remodeling the interior of the well-known and historically significant building in the heart of the City's downtown. The project would include a restaurant and market/café/retail area on the ground floor, a banquet/event space on the second floor, and a bar and dining area on the roof. Such uses would be consistent with the types of uses anticipated in the downtown and would serve to enhance visitor-serving opportunities in the downtown core. Special attention, however, should be paid to the contemplated rooftop amenities to ensure they

are appropriate to the setting and their surroundings, both in terms of design/aesthetics and use/intensity.

Visitor-serving Commercial Development

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

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

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

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

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

Presently, the subject property houses a restaurant (closed for many years), office and a number of small residential apartments. The project would include a restaurant and market/café/retail area on the ground floor, a banquet/event space on the second floor, and a bar and dining area on the roof. The potential reopening of the “Palms” restaurant, the proposed expanded use of the second floor for banquet/event space, and the addition of a new retail area “annex,” would provide an expanded range of uses for both residents and visitors. Notably, the proposed banquet/event space could cater to an unmet need for both residents and visitors since locations offering event space with full-service dining are currently limited within the City.

Downtown Core and “Small Beach Town” Character

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

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

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

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

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

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

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

The building is arguably the most prominently known structure in the City's downtown and is integral to the defining character of Linden Avenue. Preserving the historic charm and character of this building is key to the City's small beach town identity. As currently proposed, the exterior rehabilitation of the building and conversion of the 1960 shed-roof addition along the Linden Avenue frontage to a covered dining patio area is in keeping with the established building scale and pedestrian friendly pattern of site development within the downtown core. The effort to restore the historically significant architectural features of the building, under the care and direction of a qualified architectural historian, is especially noteworthy.

The proposed rooftop dining area and related amenities would introduce a new element to the downtown. The appeal of a rooftop deck with exceptional views towards the ocean and mountains is apparent, and would no doubt become a popular destination for residents and visitors alike. On the other hand, the introduction of third-level structures that would exceed the City's building height limit, and create the potential for public nuisance impacts if not managed carefully may not be appropriate for the City's "small beach town" character. The applicant has made efforts to mitigate some of these concerns through careful placement of structures towards the building's rear and interior. Nevertheless, staff remains concerned that this element of the project may not be in keeping with the vision for the Linden Avenue core.

While the rooftop structures appear to be incongruent with the scale and character of the downtown core and historic regional building types, it appears the remainder the proposed remodel and historical rehabilitation of the existing "Palms" building would be consistent with the intent of the above objectives and policies.

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

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

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

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

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

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

The project proposes to remove the east elevation's non-original first-floor addition and reinstall historically appropriate doors and windows in close approximation to their original location along the Linden Avenue frontage. The removal of the nonhistorical addition allows for the creation of an open-air covered dining terrace, enhancing the visibility of the first floor's original brickwork and door and window opening from the Linden Avenue sidewalk. New wood windows and doors will be installed in the original openings to match the historical arrangement. The terrace would include a painted-wood trellis supported by brick-clad piers and enclosed with brick planters featuring low plantings and vines.

Along the property's street-side frontage (Seventh Street), the project proposes removal of a non-original exterior staircase and the replacement of a non-original second floor door with a historically appropriate one-over-one wood sash window and the original windows that remain will be reused and restored. The removal of the stair well and hardscape in this area allows for a new landscaped area of approximately 1,300 square feet, and resulting in a reduction in impervious area. A mix of six Guadalupe Palms and smaller accent dwarf palms are proposed, in keeping with the "Palms" historical theme and existing landmark palms along Linden Avenue. In addition, a new landscape planter area is proposed to wrap around the rear corner of the building to help soften and screen views of the parking area. Refreshing and expanding the site landscaping to better complement

the building and property, as well as to help soften or screen the rear parking lot, would be an improvement to the property and enhancement to the streetscape. Opportunities to introduce additional landscaping between the public sidewalk and rear parking area, and/or to re-plant the existing Seventh Street parkway strip are also encouraged as ways in which the streetscape could be further enhanced.

The Board's comments on the proposed project's consistency with the above community design objectives and policies and "Small Beach Town" character would be appreciated.

Public Parking and Infrastructure

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

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

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

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

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

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

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

As discussed above in the zoning analysis section, the increased parking demand resulting from the addition of the banquet/event space on the second floor, and the rooftop bar and dining areas, along with the need for staff parking, poses potential parking challenges for restaurant patrons and staff since only nine parking spaces would be provided onsite. Therefore, a parking study will be required should the project proceed

with a formal Development Plan/Coastal Development Permit application so that the parking impacts of the proposed project and potential mitigation strategies such as the applicant's proposal of implementing an employee carpool and alternative transportation program can be analyzed in greater detail.

The proposed project is not anticipated to result in a substantial new demand for services. However, if a formal Development Plan application is submitted, the application would be routed to the various special districts that serve the property to determine if the project would trigger the need for any service or utility upgrades or retrofits.

Public View Corridors

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

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

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

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

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

Based upon the photosimulations provided by the applicant from various viewing locations along Linden Avenue and Seventh Street, the proposed project is not expected to significantly alter existing public view corridors towards the mountains or sea. However, with the proposed additions of the roofed bar area and elevator tower, further study (potentially including site line studies from various perspectives) would be required to confirm that the impacts to public views to the ocean and mountains would not be significantly impacted. Particularly as it relates to the Linden Avenue corridor, staff believes intensified redevelopment of properties, resulting in increased building heights, needs to be carefully studied to not have the effect of narrowing or canyon-izing the existing expansive views of the mountains and sea up and down the street.

Cultural Resources

Objective OSC-16: *Preserve Carpinteria's cultural resources.*

Policy OSC-16a: *Carefully review any development that may disturb important archaeological or historically valuable sites.*

As previously described, the subject building dates back to approximately 1912 and is named after the row of palm trees that line Linden Avenue, which are a designated City landmark. A Phase I-II historical resources report was prepared for the proposed project to assess the historical integrity of the existing building and its eligibility for landmark status, and to evaluate the proposed renovation for compliance with City historic preservation policies, California Environmental Quality Act (CEQA) guidelines, and Secretary of the Interior's standards for rehabilitation of historic structures. The report concludes that the existing Palms building is a significant historic resource and is eligible for listing as a local landmark. The report further provides guidance for recommended preservation techniques related to the remaining historic wood windows, and techniques for cleaning, repairing and maintaining the historic masonry materials. With the exception of the proposed new roof structural development, the project proposes a careful historic rehabilitation of the primary historic features of the building. While the proposed new trellised dining area along Linden Avenue was not an original feature of the building, the proposed design which features the same Vernacular style and use of similar brick and wood elements as the original building was found by the historians to be appropriate. The historic report concludes that the proposed new rooftop structures meet the Secretary of the Interior Standards for Treatment of Historic Properties due to their less prominent locations at the rear of the building and because they could be removed at a future time and not impair the building's historic status. However, Staff questions if these new rooftop elements meet the policy objective of preserving the City's cultural resources considering the importance of the "Palms" building to the history of the City and the building's prominent location in the downtown core.

The Board's comments on the proposed project's consistency with the above cultural resource objectives and policies would be appreciated.

Noise

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

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

The project site is bordered by commercial retail and restaurant uses to the north, east and south. Behind the project site to the west and across Yucca Lane, is a small multi-family residential property and further west is a completely residential neighborhood. In general, the downtown core is an appropriate and desired location for retail and restaurant establishments that help to draw visitors into the City. The provision of outdoor useable areas that can provide seating or spaces for public community functions are also encouraged and appropriate for the downtown setting.

Nevertheless, these types of anticipated uses and amenities can create the potential for nuisance noise impacts that could negatively affect some of the surrounding residential land uses. For example, late-night events/activities associated with the restaurant and banquet/event uses, and particularly the rooftop bar and dining use, could create land use compatibility concerns. These types of operational nuisance noise impacts can oftentimes be addressed through a combination of physical measures (e.g., use of buffering measures) and limitations on uses (e.g., restricted business hours, limits to the number and time of special events, limitations on outdoor events, etc.). The conceptual plans have attempted to mitigate some of the potential noise impacts related to the rooftop bar and dining area by placing a wall to the rear of the bar area (nearest the residential area) and by setting-back the dining patio area 7-9 feet from the roof edges. Should the conceptual project proceed to the formal Development Plan/Coastal Development Permit application stage, a detailed acoustical study should be prepared to help identify any needed noise mitigation measures to avoid nuisance noise impacts, especially to the immediate residential neighbors.

State and Local Housing Laws

The contemplated proposal would remove a number of existing apartment units. While the City has various provisions in its Zoning Code and programs included in the Housing Element (e.g., "no net loss" program) that are intended to discourage or prevent loss of rental housing units, it is not clear at this time to what extent, if any, these various City provisions or programs may apply to this particular scenario involving conversion of existing rental housing units within the building to the proposed restaurant and banquet/event use. Likewise, State housing laws may apply

to this type of project. Therefore, Staff will continue to coordinate with the applicant if a formal Development Plan/Coastal Development Permit application is submitted to determine how these local and State housing laws would apply to the project and what potential mitigations or alternatives may be proposed to confirm the project complies with the relevant local and State housing ordinances and laws.

SUMMARY OF ISSUES

- Consistency with applicable City regulations, including V Overlay requirements;
- Adaptive reuse/redevelopment of the historic building;
- Compatibility with Downtown Core & “small beach town” character;
- Appropriateness and compatibility of new rooftop elements with surrounding downtown area;
- Visibility, massing, scale, and height of new rooftop additions; and
- Building architecture and design.

RECOMMENDATION

The Board should receive public comment and provide conceptual feedback to the applicant team and staff.

ATTACHMENTS

Exhibit A – Conceptual Architectural Plans

Exhibit B – Historic Resource Report

Attachment A
Conceptual Architectural and Landscape Plans

The Palms Renovation
Project 2291-CON
Conceptual ARB Review
May 30, 2024

CARPINTERIA, CA 93013



PARKINGS STATS

Level	Items	Area	Parking	Required Parking
Level 1	SEATING	716 sf	50	14.31
Level 2	SEATING	510 sf	50	10.19
Level 2	SEATING	479 sf	50	9.58
Total Seating Area Parking				34.08
Building Gross SF			9,049 sf	500
19.88 Parking Spaces				
54.08 Required Total				
Total Required Parking				

Required parking = 54 required spaces
 Provided on-site parking = 9 spaces provided
 Provided off-site parking 38 spaces provided
 Total provided spaces = 47 spaces provided

Deficient parking = 7 parking spaces addressed per AB209

GENERAL NOTES

- 2) I and/or the subcontractor responsible to notify the owner and design if any circumstances in the contractual documents discovered this bidding and solicitation shall be made part of the final contract documents.

PLUMBING FIXTURE NOTES:

- Reference was made to the work of Bailey (1994) who suggested that, under certain conditions, it is not enough to simply plant fishlings and wait for them to grow. The fish must be given a 'push' to get them started. The following table, which was developed by Bailey, shows the effect of different stocking densities on the growth of rainbow trout. The fish were stocked at densities of 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 15, 20, 25, 30, 35, 40, 45, 50, 60, 70, 80, 90, 100, 120, 150, 200, 250, 300, 350, 400, 450, 500, 600, 700, 800, 900, 1000, 1200, 1500, 2000, 2500, 3000, 3500, 4000, 4500, 5000, 6000, 7000, 8000, 9000, 10000, 12000, 15000, 20000, 25000, 30000, 35000, 40000, 45000, 50000, 60000, 70000, 80000, 90000, 100000, 120000, 150000, 200000, 250000, 300000, 350000, 400000, 450000, 500000, 600000, 700000, 800000, 900000, 1000000, 1200000, 1500000, 2000000, 2500000, 3000000, 3500000, 4000000, 4500000, 5000000, 6000000, 7000000, 8000000, 9000000, 10000000, 12000000, 15000000, 20000000, 25000000, 30000000, 35000000, 40000000, 45000000, 50000000, 60000000, 70000000, 80000000, 90000000, 100000000, 120000000, 150000000, 200000000, 250000000, 300000000, 350000000, 400000000, 450000000, 500000000, 600000000, 700000000, 800000000, 900000000, 1000000000, 1200000000, 1500000000, 2000000000, 2500000000, 3000000000, 3500000000, 4000000000, 4500000000, 5000000000, 6000000000, 7000000000, 8000000000, 9000000000, 10000000000, 12000000000, 15000000000, 20000000000, 25000000000, 30000000000, 35000000000, 40000000000, 45000000000, 50000000000, 60000000000, 70000000000, 80000000000, 90000000000, 100000000000, 120000000000, 150000000000, 200000000000, 250000000000, 300000000000, 350000000000, 400000000000, 450000000000, 500000000000, 600000000000, 700000000000, 800000000000, 900000000000, 1000000000000, 1200000000000, 1500000000000, 2000000000000, 2500000000000, 3000000000000, 3500000000000, 4000000000000, 4500000000000, 5000000000000, 6000000000000, 7000000000000, 8000000000000, 9000000000000, 10000000000000, 12000000000000, 15000000000000, 20000000000000, 25000000000000, 30000000000000, 35000000000000, 40000000000000, 45000000000000, 50000000000000, 60000000000000, 70000000000000, 80000000000000, 90000000000000, 100000000000000, 120000000000000, 150000000000000, 200000000000000, 250000000000000, 300000000000000, 350000000000000, 400000000000000, 450000000000000, 500000000000000, 600000000000000, 700000000000000, 800000000000000, 900000000000000, 1000000000000000, 1200000000000000, 1500000000000000, 2000000000000000, 2500000000000000, 3000000000000000, 3500000000000000, 4000000000000000, 4500000000000000, 5000000000000000, 6000000000000000, 7000000000000000, 8000000000000000, 9000000000000000, 10000000000000000, 12000000000000000, 15000000000000000, 20000000000000000, 25000000000000000, 30000000000000000, 35000000000000000, 40000000000000000, 45000000000000000, 50000000000000000, 60000000000000000, 70000000000000000, 80000000000000000, 90000000000000000, 100000000000000000, 120000000000000000, 150000000000000000, 200000000000000000, 250000000000000000, 300000000000000000, 350000000000000000, 400000000000000000, 450000000000000000, 500000000000000000, 600000000000000000, 700000000000000000, 800000000000000000, 900000000000000000, 1000000000000000000, 1200000000000000000, 1500000000000000000, 2000000000000000000, 2500000000000000000, 3000000000000000000, 3500000000000000000, 4000000000000000000, 4500000000000000000, 5000000000000000000, 6000000000000000000, 7000000000000000000, 8000000000000000000, 9000000000000000000, 10000000000000000000, 12000000000000000000, 15000000000000000000, 20000000000000000000, 25000000000000000000, 30000000000000000000, 35000000000000000000, 40000000000000000000, 45000000000000000000, 50000000000000000000, 60000000000000000000, 70000000000000000000, 80000000000000000000, 90000000000000000000, 100000000000000000000, 120000000000000000000, 150000000000000000000, 200000000000000000000, 250000000000000000000, 300000000000000000000, 350000000000000000000, 400000000000000000000, 450000000000000000000, 500000000000000000000, 600000000000000000000, 700000000000000000000, 800000000000000000000, 900000000000000000000, 1000000000000000000000, 1200000000000000000000, 1500000000000000000000, 2000000000000000000000, 2500000000000000000000, 3000000000000000000000, 3500000000000000000000, 4000000000000000000000, 45000000000

M.E.P. GENERAL NOTE

All repairs performed on mechanical, electrical and plumbing systems shall be reviewed by the inspector staff for compliance with current building code requirements and signed by the approval of lead inspector staff.

PROFESSIONALS

- CONTRACTOR**
- Bevan-Baker Construction**
P.O. Box 41468
San Jose, CA 95146
Tel: (408) 865-8655
Contract: Drive Builder (173248)
- LAND USE CONSULTANT**
- Lawrence E. Smith Engineering & Planning Services, Inc.**

PROJECT STATISTICS

OWNER	PROJECT ADDRESS	APR. ZONING	OCCUPANCY	YEAR BUILT	TYPE OF CONSTRUCTION	SPRINKLED?	NO. OF STORIES
70 Union LLC	4000 JAEVA	00-31-007	CH V	1912	W/ Separate Front	Yes	2
40 Baker School	P.O. Box 456	A-2 B					
70 Union LLC	101 Main St. CA 91060						
	Phone 888-466-5565						
	701 Main Street						
	70 Union Ave						
	Capitola CA 95013						

AREA OF WORK:

- SCORE OF WORK:** INTERIOR REMODEL OF AN EXISTING TWO-STORY STRUCTURE, A 6,000-SQ-FT BOUTIQUE HOTEL. THE PROJECT RECOVERED BRICKWORK SECTIONS OF BRICK STORY STEPS THAT HAD BEEN DAMAGED BY VANDALISM, AND REPAIRED AND PAINTED THE BRICK AND PORTLAND CEMENT ON THE STREET. RESTORED ORIGINAL HISTORIC WINDOWS AND DOORS ON THE STREET AND LINED AREA. NEW TRILLES AND EXTERIOR PLANT SEATING ON LUGER AVE. INTERIOR REMODEL OF THE EXISTING TWO-STORY STRUCTURE TO PLANT AND ELEVATOR NEW ROOF. TOP PLANT, 11,142 SQ. FT. PARTIALLY COVERED BY NEW CANOPY.

DRAWING INDEX

- [illegible]

VICINITY MAP



**BECKER
studios**

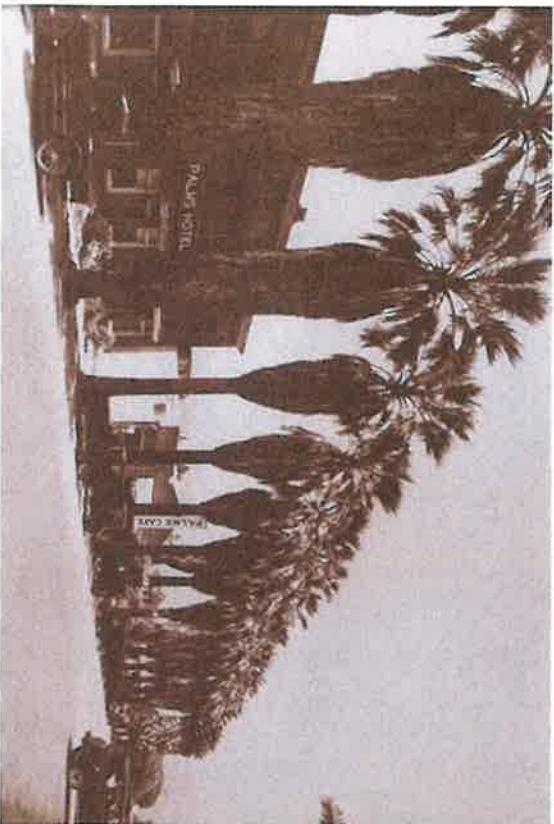
412 E. Holly Street
Santa Barbara, CA 93101
Tel.: (805) 965-9555
beckersaudiocorp.com

THE PALMS
701 LINDEN AVENUE

A0.C



North East (Front Elevation)



North Elevation



North East (Linden towards Mountains)



412 E. Holey Street
Santa Barbara, CA 93101
Tel (805) 965 9555
beckersstudiosinc.com

THE PALMS
701 LINDEN AVENUE

DATE RECEIVED	DATE
COMMENTS	
HISTORICAL PHOTOS	
PREPARED BY	NAME
DRAWN BY	EXAMINER
SUBJECT	
CITY	
STATE	
ZIP CODE	
SCALE DATE	TIME
REVISION	
A0.1	
SCALE	OF



**BECKER
studios**
412 E. Haley Street
Santa Barbara, CA 93101
Tel: (805) 955-9555
beckerstudiosinc.com

THE PALMS
701 LINDEN AVENUE

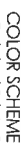
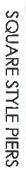
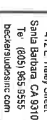
[illegible]



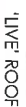
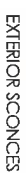
**BECKER
studios**
410 E. Main Street
Santa Barbara, CA 93101
Tel: (805) 966-3555
beckerstudios.com

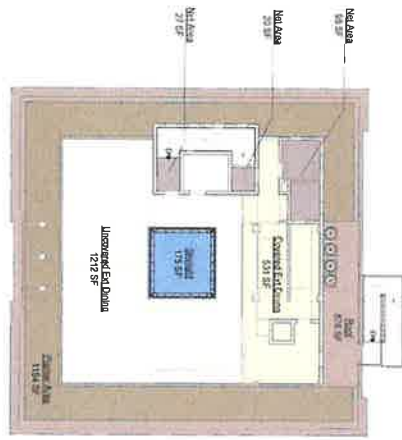
THE PALMS
701 LINDEN AVENUE

JOHN WALLACE	2/2011
CONTRACT	
NEIGHBORHOOD PARTNERSHIP	
DRAWN BY	10/10/10
CHECKED BY	CR/08/10
DATE	10/10/10
ISSUE DATE	11/10/2013
REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	
101	
102	
103	
104	
105	
106	
107	
108	
109	
110	
111	
112	
113	
114	
115	
116	
117	
118	
119	
120	
121	
122	
123	
124	
125	
126	
127	
128	
129	
130	
131	
132	
133	
134	
135	
136	
137	
138	
139	
140	
141	
142	
143	
144	
145	
146	
147	
148	
149	
150	
151	
152	
153	
154	
155	
156	
157	
158	
159	
160	
161	
162	
163	
164	
165	
166	
167	
168	
169	
170	
171	
172	
173	
174	
175	
176	
177	
178	
179	
180	
181	
182	
183	
184	
185	
186	
187	
188	
189	
190	
191	
192	
193	
194	
195	
196	
197	
198	
199	
200	
201	
202	
203	
204	
205	
206	
207	
208	
209	
210	
211	
212	
213	
214	
215	
216	
217	
218	
219	
220	
221	
222	
223	
224	
225	
226	
227	
228	
229	
230	
231	
232	
233	
234	
235	
236	
237	
238	
239	
240	
241	
242	
243	
244	
245	
246	
247	
248	
249	
250	
251	
252	
253	
254	
255	
256	
257	
258	
259	
260	
261	
262	
263	
264	
265	
266	
267	
268	
269	
270	
271	
272	
273	
274	
275	
276	
277	
278	
279	
280	
281	
282	
283	
284	
285	
286	
287	
288	
289	
290	
291	
292	
293	
294	
295	
296	
297	
298	
299	
300	
301	
302	
303	
304	
305	
306	
307	
308	
309	
310	
311	
312	
313	
314	
315	
316	
317	
318	
319	
320	
321	
322	
323	
324	
325	
326	
327	
328	
329	
330	
331	
332	
333	
334	
335	
336	
337	
338	
339	
340	
341	
342	
343	
344	
345	
346	
347	
348	
349	
350	
351	
352	
353	
354	
355	
356	
357	
358	
359	
360	
361	
362	
363	
364	
365	
366	
367	
368	
369	
370	
371	
372	
373	
374	
375	
376	
377	
378	
379	
380	
381	
382	
383	
384	
385	
386	
387	
388	
389	
390	
391	
392	
393	
394	
395	
396	
397	
398	
399	
400	
401	
402	
403	
404	
405	
406	
407	
408	
409	
410	
411	
412	
413	
414	
415	
416	
417	
418	
419	
420	
421	
422	
423	
424	
425	
426	
427	
428	
429	
430	
431	
432	
433	
434	
435	
436	
437	
438	
439	
440	
441	
442	
443	
444	
445	
446	
447	
448	
449	
450	
451	
452	
453	
454	
455	
456	
457	
458	
459	
460	
461	
462	
463	
464	
465	
466	
467	
468	
469	
470	
471	
472	
473	
474	
475	
476	
477	
478	
479	
480	
481	
482	
483	
484	
485	
486	
487	
488	
489	
490	
491	
492	
493	
494	
495	
496	
497	
498	
499	
500	
501	
502	
503	
504	
505	
506	
507	
508	
509	
510	
511	
512	
513	
514	
515	
516	
517	
518	
519	
520	
521	
522	
523	
524	
525	
526	
527	
528	
529	
530	
531	
532	
533	
534	
535	
536	
537	
538	
539	
540	
541	
542	
543	
544	
545	
546	
547	
548	
549	
550	
551	
552	
553	
554	
555	
556	
557	
558	
559	
560	
561	
562	
563	
564	
565	
566	
567	
568	
569	
570	
571	
572	
573	
574	
575	
576	
577	
578	
579	
580	
581	
582	
583	
584	
585	
586	
587	
588	
589	
590	
591	
592	
593	
594	
595	
596	
597	
598	
599	
600	
601	
602	
603	
604	
605	
606	
607	
608	
609	
610	
611	
612	
613	
614	
615	
616	
617	
618	
619	
620	
621	
622	
623	
624	
625	
626	
627	
628	
629	
630	
631	
632	
633	
634	
635	
636	
637	
638	
639	
640	
641	
642	
643	
644	
645	
646	
647	
648	
649	
650	
651	
652	
653	
654	
655	
656	
657	
658	
659	
660	
661	
662	
663	
664	
665	
666	
667	
668	
669	
670	
671	
672	
673	
674	
675	
676	
677	
678	
679	
680	
681	
682	
683	
684	
685	
686	
687	
688	
689	
690	
691	
692	
693	
694	
695	
696	
697	
698	
699	
700	
701	
702	
703	
704	
705	
706	
707	
708	
709	
710	
711	
712	
713	
714	
715	
716	
717	
718	
719	
720	
721	
722	
723	
724	
725	
726	
727	
728	
729	
730	
731	
732	
733	
734	
735	
736	
737	
738	
739	
740	
741	
742	
743	
744	
745	
746	
747	
748	
749	
750	
751	
752	
753	
754	
755	
756	



- Painted Brick: BM Cloud White
- Door Trim: BM Graystone 1475
- Window Trim: BM Night Train 1567
- White Washed Wood

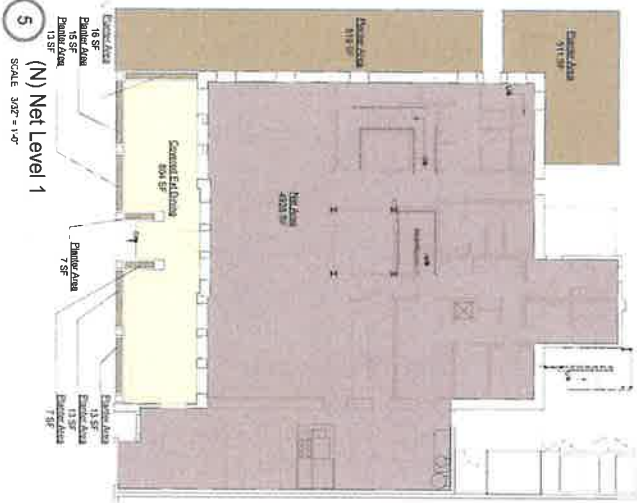
[illegible]



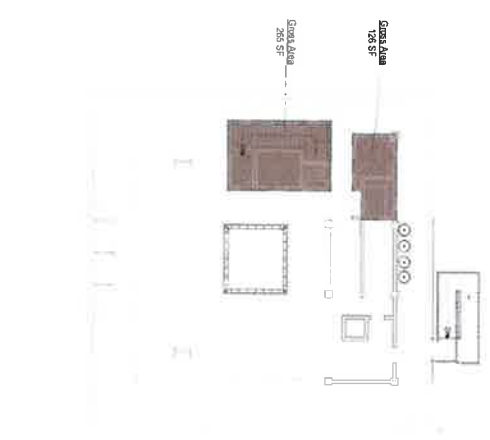
4 (N) Net Roof Area
SCALE 3/32" = 1'-0"



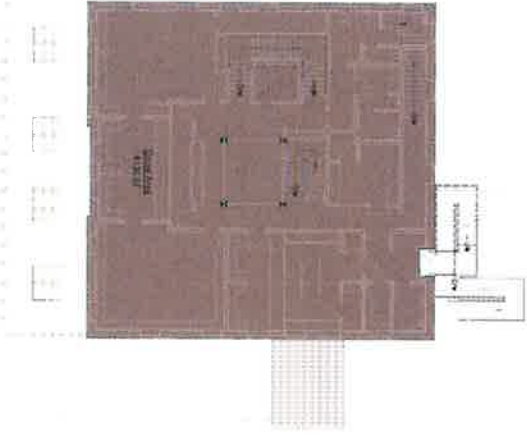
6 (N) Net Level 2
SCALE 3/32" = 1'-0"



5 (N) Net Level 1
SCALE 3/32" = 1'-0"



2 (N) Gross Roof
SCALE 3/32" = 1'-0"



1 (N) Gross Level 2
SCALE 3/32" = 1'-0"



3 (N) Gross Level 1
SCALE 3/32" = 1'-0"

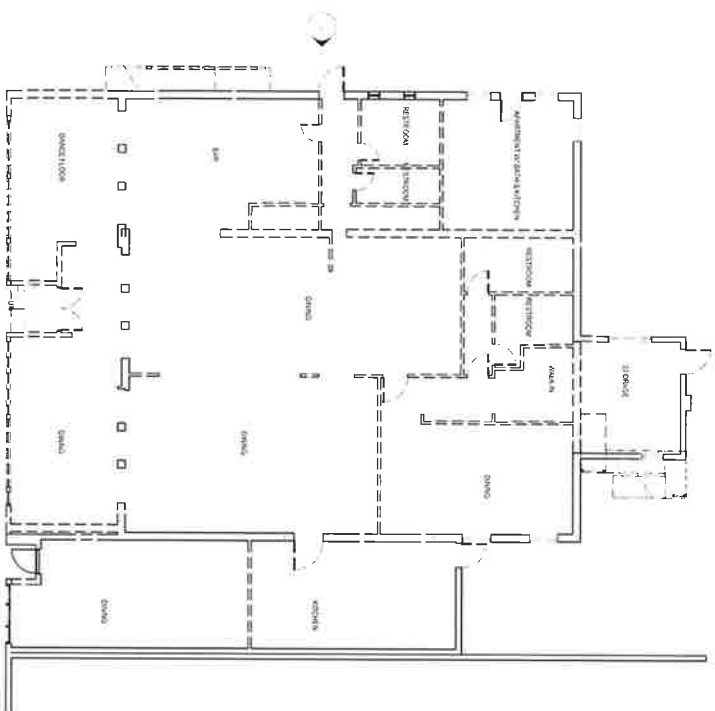
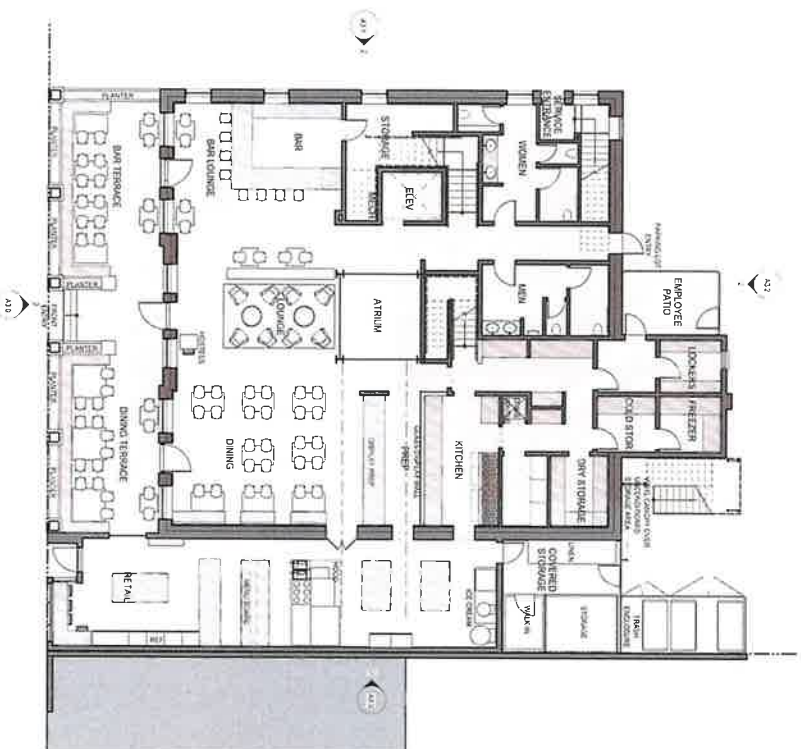
- Gross Area
- Net Area
- Planter Area
- Covered Ext Dining
- Uncovered Ext Dining
- Skylight
- Roof

AREA CHART

Proposed Building				Existing Building			
(N)	Net A.	(N)	Gross A.	(E)	Net A.	(E)	Gross A.
1st Fl.	3,000	3,000	3,000	1st Fl.	3,000	3,000	3,000
2nd Fl.	3,000	3,000	3,000	2nd Fl.	3,000	3,000	3,000
3rd Fl.	3,000	3,000	3,000	3rd Fl.	3,000	3,000	3,000
4th Fl.	3,000	3,000	3,000	4th Fl.	3,000	3,000	3,000
5th Fl.	3,000	3,000	3,000	5th Fl.	3,000	3,000	3,000
6th Fl.	3,000	3,000	3,000	6th Fl.	3,000	3,000	3,000
7th Fl.	3,000	3,000	3,000	7th Fl.	3,000	3,000	3,000
8th Fl.	3,000	3,000	3,000	8th Fl.	3,000	3,000	3,000
9th Fl.	3,000	3,000	3,000	9th Fl.	3,000	3,000	3,000
10th Fl.	3,000	3,000	3,000	10th Fl.	3,000	3,000	3,000
Total	30,000	30,000	30,000	Total	30,000	30,000	30,000

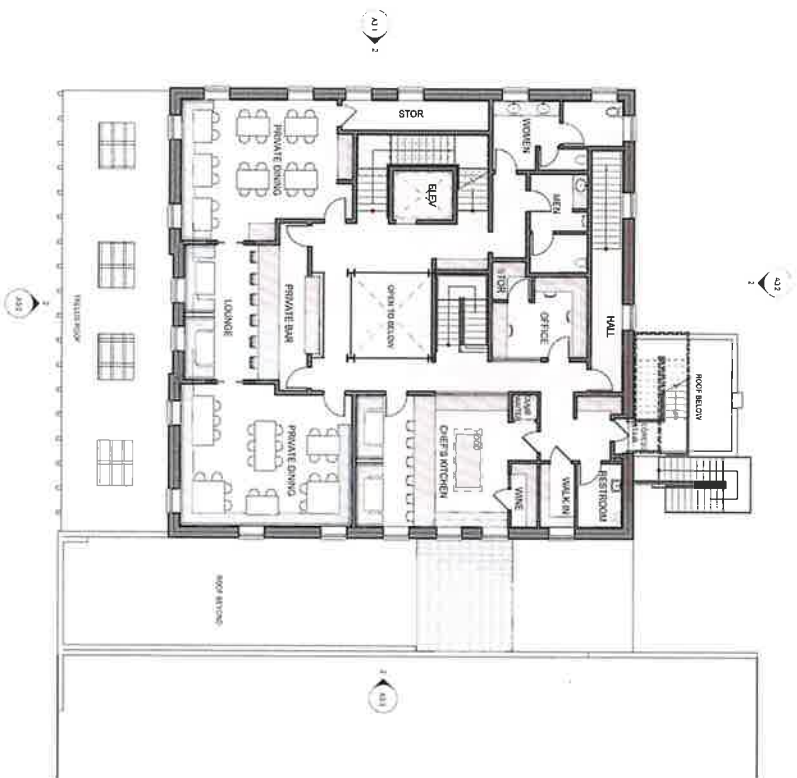


FLOOR PLAN LEGEND

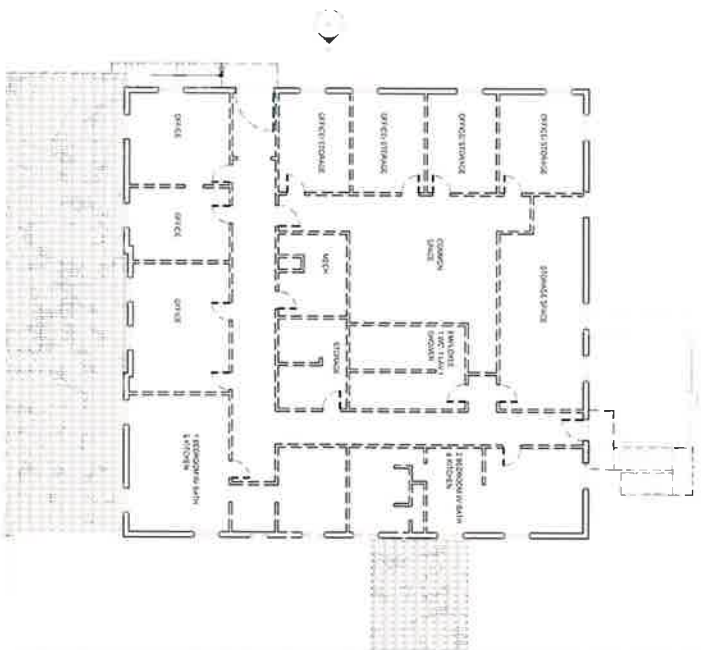




LOUNGE

**MAIN FLOOR & CLUB PRIVATE DINING**

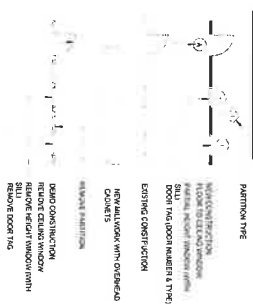
2ND FLOOR PROPOSED PLAN

[illegible]

2ND FL DEMO PLAN

01000000 00000000

FLOOR PLAN LEGEND





BECKER
studios

412 E. Hwy Street
Santa Barbara, CA 93101
Tel (805) 995-9555
beckerstudios.com

THE PALMS

701 LINDEN AVENUE

JOB NUMBER 73011

CONTENTS

REVISIONS PLAN: 1400260

LEVEL

DATE/USER	REVISION	CHANGES
10/14/2014	1	Initial

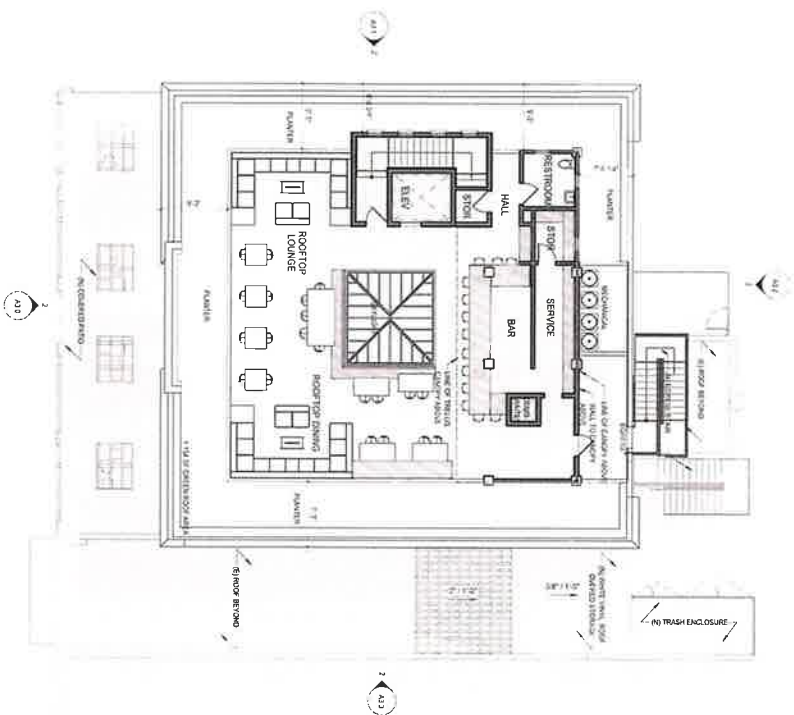
DATE: 11/10/2015

TIME: 10:00

USER: jason

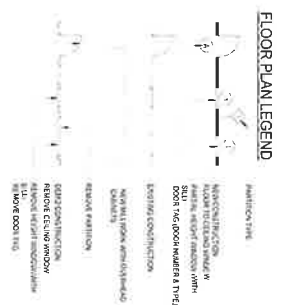
A2.2

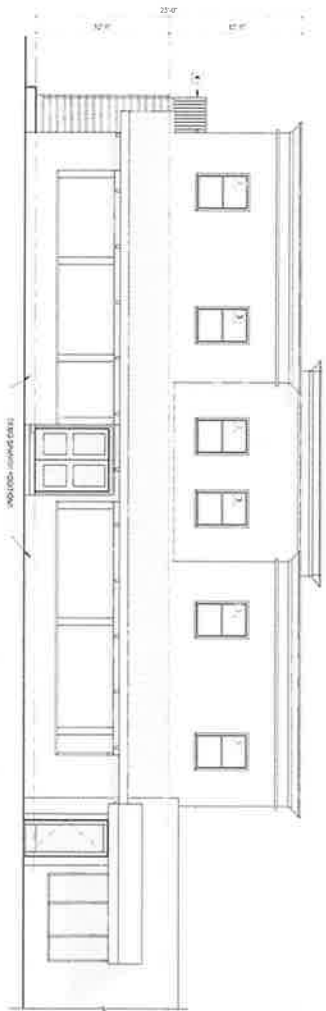
SHEET 09



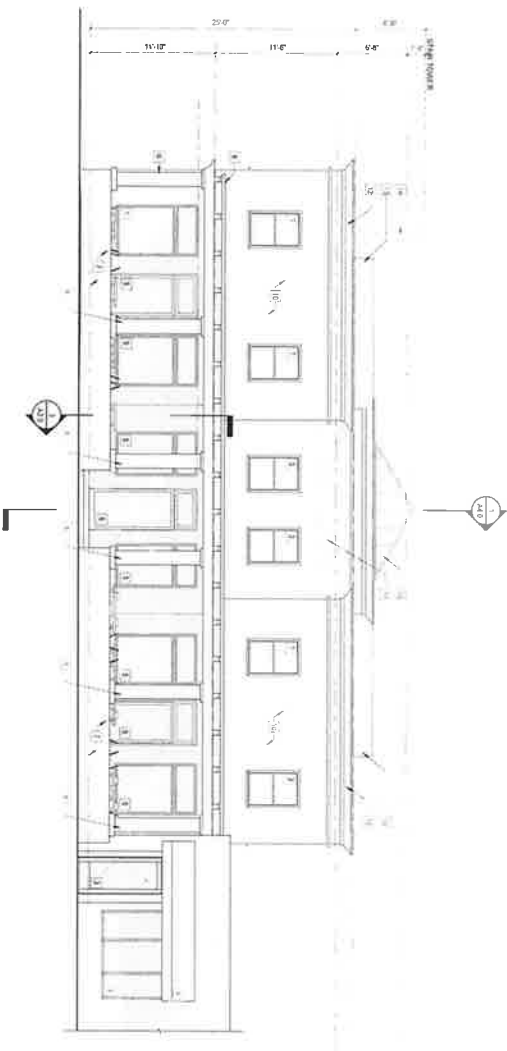
1
ROOF DECK PROPOSED PLAN
SCALE 1/8" = 1'-0"

2
ROOF DEMO PLAN
SCALE 1/8" = 1'-0"

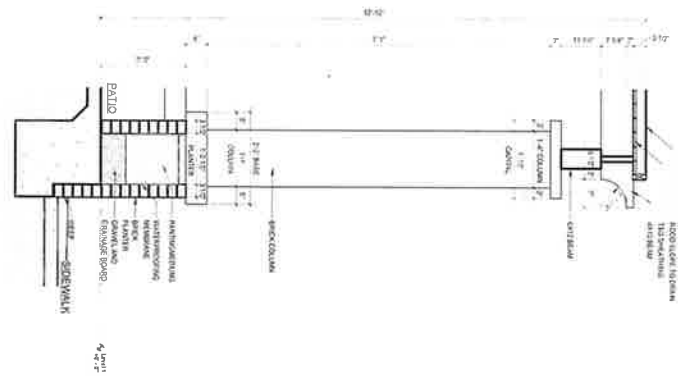




1 EAST ELEVATION - EXISTING
SCALE 3/8" = 1'-0"



2 EAST ELEVATION - PROPOSED
SCALE 3/8" = 1'-0"



3 PATIO EDGE DETAIL
SCALE 3/4" = 1'-0"

- ELEVATION NOTES**
1. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
 2. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
 3. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
 4. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
 5. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
 6. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
 7. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
 8. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
 9. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
 10. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
 11. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
 12. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
 13. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
 14. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
 15. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.

BECKER studios
417 E. Hwy 99
Santa Barbara, CA 93103
Tel: (805) 965-5555
beckerstudios.com

THE PALMS
701 LINDEN AVENUE

JOE WILSON 2001
CONTRACT
6001 E. HAY STREET
CLARK H. HAY
CHIEF ARCHITECT
SUBMITTALS
REVISIONS
DATE: 11/15/2017
PROJECT: 001
FILE: 001
OF: 001

A3.0



THE PALMS
701 LINDEN AVENUE

[illegible]



THE PALMS
701 LINDEN AVENUE

2019	2020	2021
CONTENTS		
SOUTH REGIONAL		
CHAIRMAN	REPORT	
SECRETARY	COMMITTEE	
2021		
2022		
2023		
2024		
2025		
2026		
2027		
2028		
2029		
2030		
2031		
2032		
2033		
2034		
2035		
2036		
2037		
2038		
2039		
2040		
2041		
2042		
2043		
2044		
2045		
2046		
2047		
2048		
2049		
2050		
2051		
2052		
2053		
2054		
2055		
2056		
2057		
2058		
2059		
2060		
2061		
2062		
2063		
2064		
2065		
2066		
2067		
2068		
2069		
2070		
2071		
2072		
2073		
2074		
2075		
2076		
2077		
2078		
2079		
2080		
2081		
2082		
2083		
2084		
2085		
2086		
2087		
2088		
2089		
2090		
2091		
2092		
2093		
2094		
2095		
2096		
2097		
2098		
2099		
2100		
2101		
2102		
2103		
2104		
2105		
2106		
2107		
2108		
2109		
2110		
2111		
2112		
2113		
2114		
2115		
2116		
2117		
2118		
2119		
2120		
2121		
2122		
2123		
2124		
2125		
2126		
2127		
2128		
2129		
2130		
2131		
2132		
2133		
2134		
2135		
2136		
2137		
2138		
2139		
2140		
2141		
2142		
2143		
2144		
2145		
2146		
2147		
2148		
2149		
2150		
2151		
2152		
2153		
2154		
2155		
2156		
2157		
2158		
2159		
2160		
2161		
2162		
2163		
2164		
2165		
2166		
2167		
2168		
2169		
2170		
2171		
2172		
2173		
2174		
2175		
2176		
2177		
2178		
2179		
2180		
2181		
2182		
2183		
2184		
2185		
2186		
2187		
2188		
2189		
2190		
2191		
2192		
2193		
2194		
2195		
2196		
2197		
2198		
2199		
2200		
2201		
2202		
2203		
2204		
2205		
2206		
2207		
2208		
2209		
2210		
2211		
2212		
2213		
2214		
2215		
2216		
2217		
2218		
2219		
2220		
2221		
2222		
2223		
2224		
2225		
2226		
2227		
2228		
2229		
2230		
2231		
2232		
2233		
2234		
2235		
2236		
2237		
2238		
2239		
2240		
2241		
2242		
2243		
2244		
2245		
2246		
2247		
2248		
2249		
2250		
2251		
2252		
2253		
2254		
2255		
2256		
2257		
2258		
2259		
2260		
2261		
2262		
2263		
2264		
2265		
2266		
2267		
2268		
2269		
2270		
2271		
2272		
2273		
2274		
2275		
2276		
2277		
2278		
2279		
2280		
2281		
2282		
2283		
2284		
2285		
2286		
2287		
2288		
2289		
2290		
2291		
2292		
2293		
2294		
2295		
2296		
2297		
2298		
2299		
2300		
2301		
2302		
2303		
2304		
2305		
2306		
2307		
2308		
2309		
2310		
2311		
2312		
2313		
2314		
2315		
2316		
2317		
2318		
2319		
2320		
2321		
2322		
2323		
2324		
2325		
2326		
2327		
2328		
2329		
2330		
2331		
2332		
2333		
2334		
2335		
2336		
2337		
2338		
2339		
2340		
2341		
2342		
2343		
2344		
2345		
2346		
2347		
2348		
2349		
2350		
2351		
2352		
2353		
2354		
2355		
2356		
2357		
2358		
2359		
2360		
2361		
2362		
2363		
2364		
2365		
2366		
2367		
2368		
2369		
2370		
2371		
2372		
2373		
2374		
2375		
2376		
2377		
2378		
2379		
2380		
2381		
2382		
2383		
2384		
2385		
2386		
2387		
2388		
2389		
2390		
2391		
2392		
2393		
2394		
2395		
2396		
2397		
2398		
2399		
2400		
2401		
2402		
2403		
2404		
2405		
2406		
2407		
2408		
2409		
2410		
2411		
2412		
2413		
2414		
2415		
2416		
2417		
2418		
2419		
2420		
2421		
2422		
2423		
2424		
2425		
2426		
2427		
2428		
2429		
2430		
2431		
2432		
2433		
2434		
2435		
2436		
2437		
2438		
2439		
2440		
2441		
2442		
2443		
2444		
2445		
2446		
2447		
2448		
2449		
2450		
2451		
2452		
2453		
2454		
2455		
2456		
2457		
2458		
2459		
2460		
2461		
2462		
2463		
2464		
2465		
2466		
2467		
2468		
2469		
2470		
2471		
2472		
2473		
2474		
2475		
2476		
2477		
2478		
2479		
2480		
2481		
2482		
2483		
2484		
2485		
2486		
2487		
2488		
2489		
2490		
2491		
2492		
2493		
2494		
2495		
2496		
2497		
2498		
2499		
2500		
2501		
2502		
2503		
2504		
2505		
2506		
2507		
2508		
2509		
2510		
2511		
2512		
2513		
2514		
2515		
2516		
2517		
2518		
2519		
2520		
2521		
2522		
2523		
2524		
2525		
2526		
2527		
2528		
2529		
2530		
2531		
2532		
2533		
2534		
2535		
2536		
2537		
2538		
2539		
2540		
2541		
2542		
2543		
2544		
2545		
2546		
2547		
2548		
2549		
2550		
2551		
2552		
2553		
2554		
2555		
2556		
2557		
2558		
2559		
2560		
2561		
2562		
2563		
2564		
2565		
2566		
2567		
2568		
2569		
2570		
2571		
2572		
2573		
2574		
2575		
2576		
2577		
2578		
2579		
2580		
2581		
2582		
2583		
2584		
2585		
2586		
2587		
2588		
2589		
2590		
2591		
2592		
2593		
2594		
2595		
2596		
2597		
2598		
2599		
2600		
2601		
2602		
2603		
2604		
2605		
2606		
2607		
2608		
2609		
2610		
2611		
2612		
2613		
2614		
2615		
2616		
2617		
2618		
2619		
2620		
2621		
2622		
2623		
2624		
2625		
2626		
2627		
2628		
2629		
2630		
2631		
2632		
2633		
2634		
2635		
2636		
2637		
2638		
2639		
2640		
2641		
2642		
2643		
2644		
2645		
2646		
2647		
2648		
2649		
2650		
2651		
2652		
2653		
2654		
2655		
2656		
2657		
2658		
2659		
2660		
2661		
2662		
2663		
2664		
2665		
2666		
2667		
2668		
2669		
2670		
2671		
2672		
2673		
2674		
2675		
2676		
2677		
2678		
2679		
2680		
2681		
2682		
2683		
2684		
2685		
2686		
2687		
2688		
2689		
2690		
2691		
2692		
2693		
2694		
2695		
2696		
2697		
2698		
2699		
2700		
2701		
2702		
2703		
2704		
2705		
2706		
2707		
2708		
2709		
2710		
2711		
2712		
2713		
2714		
2715		
2716		
2717		
2718		
2719		
2720		
2721		
2722		
2723		
2724		
2725		
2726		
2727		
2728		
2729		
2730		
2731		
2732		
2733		
2734		
2735		
2736		
2737		
2738		
2739		
2740		
2741		
2742		
2743		
2744		
2745		
2746		
2747		
2748		
2749		
2750		
2751		
2752		
2753		
2754		
2755		
2756		
2757		
2758		
2759		
2760		
2761		
2762		
2763		
2764		
2765		
2766		
2767		
2768		
2769		
2770		
2771		
2772		
2773		
2774		
2775		
2776		
2777		
2778		
2779		
2780		
2781		
2782		
2783		
2784		
2785		
2786		
2787		



PROPOSED BUILDING WITH ROOF DECK (LOOKING NORTHEAST)



EXISTING BUILDING (LOOKING NORTHEAST)

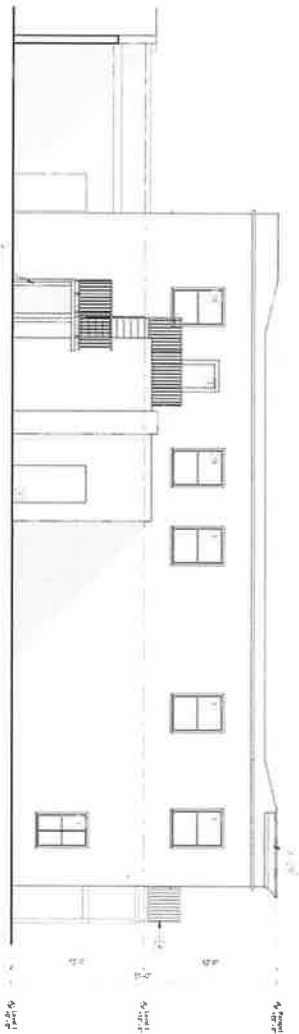
ELEVATION KEYNOTES

1. REFERENCE TO ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES
2. ARCHITECTURAL ELEVATION KEYNOTES FOR MATERIALS AND FINISHES
3. ARCHITECTURAL ELEVATION KEYNOTES FOR MATERIALS AND FINISHES
4. ARCHITECTURAL ELEVATION KEYNOTES FOR MATERIALS AND FINISHES
5. ARCHITECTURAL ELEVATION KEYNOTES FOR MATERIALS AND FINISHES
6. ARCHITECTURAL ELEVATION KEYNOTES FOR MATERIALS AND FINISHES
7. ARCHITECTURAL ELEVATION KEYNOTES FOR MATERIALS AND FINISHES
8. ARCHITECTURAL ELEVATION KEYNOTES FOR MATERIALS AND FINISHES
9. ARCHITECTURAL ELEVATION KEYNOTES FOR MATERIALS AND FINISHES
10. ARCHITECTURAL ELEVATION KEYNOTES FOR MATERIALS AND FINISHES
11. ARCHITECTURAL ELEVATION KEYNOTES FOR MATERIALS AND FINISHES
12. ARCHITECTURAL ELEVATION KEYNOTES FOR MATERIALS AND FINISHES
13. ARCHITECTURAL ELEVATION KEYNOTES FOR MATERIALS AND FINISHES
14. ARCHITECTURAL ELEVATION KEYNOTES FOR MATERIALS AND FINISHES
15. ARCHITECTURAL ELEVATION KEYNOTES FOR MATERIALS AND FINISHES
16. ARCHITECTURAL ELEVATION KEYNOTES FOR MATERIALS AND FINISHES
17. ARCHITECTURAL ELEVATION KEYNOTES FOR MATERIALS AND FINISHES
18. ARCHITECTURAL ELEVATION KEYNOTES FOR MATERIALS AND FINISHES
19. ARCHITECTURAL ELEVATION KEYNOTES FOR MATERIALS AND FINISHES
20. ARCHITECTURAL ELEVATION KEYNOTES FOR MATERIALS AND FINISHES
21. ARCHITECTURAL ELEVATION KEYNOTES FOR MATERIALS AND FINISHES
22. ARCHITECTURAL ELEVATION KEYNOTES FOR MATERIALS AND FINISHES
23. ARCHITECTURAL ELEVATION KEYNOTES FOR MATERIALS AND FINISHES
24. ARCHITECTURAL ELEVATION KEYNOTES FOR MATERIALS AND FINISHES



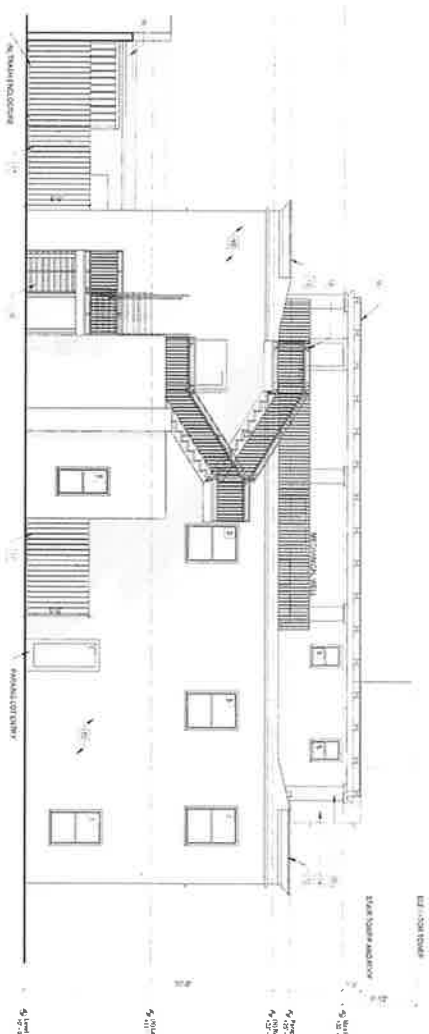
BECKER
studios

437 E. Hwy 99
Santa Barbara, CA 93101
Tel: (805) 965-8555
beckerstudios.com



1 WEST ELEVATION - EXISTING

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



2 WEST ELEVATION - PROPOSED W/ COVERED PATIO

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

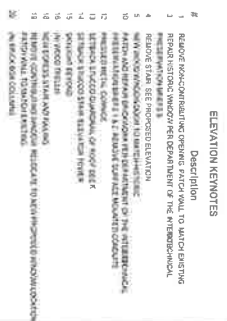
THE PALMS
701 LINDEN AVENUE

JOB NUMBER	2201	
CONTENTS		
WEST ELEVATION ELEVATION		
DRAWN BY	ALAN	
CHECKED BY	CHAD	
DATE	10/10/2022	
SCALE	3/8" = 1'-0"	
REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

A3.2

SHEET OF

SCALE 3/16"=1'-0"



SCALE 3/16 = 1-0"



A3.3



PROPOSED BUILDING ROOF (BIRD'S EYE)



PROPOSED BUILDING WITH COVERED ROOF DECK (BIRD'S EYE)



**BECKER
studios**

412 E. Haley Street
Santa Barbara, CA 93101
Tel. (805) 965 9555
beckersstudiosnrc.com

THE PALMS
701 LINDEN AVENUE

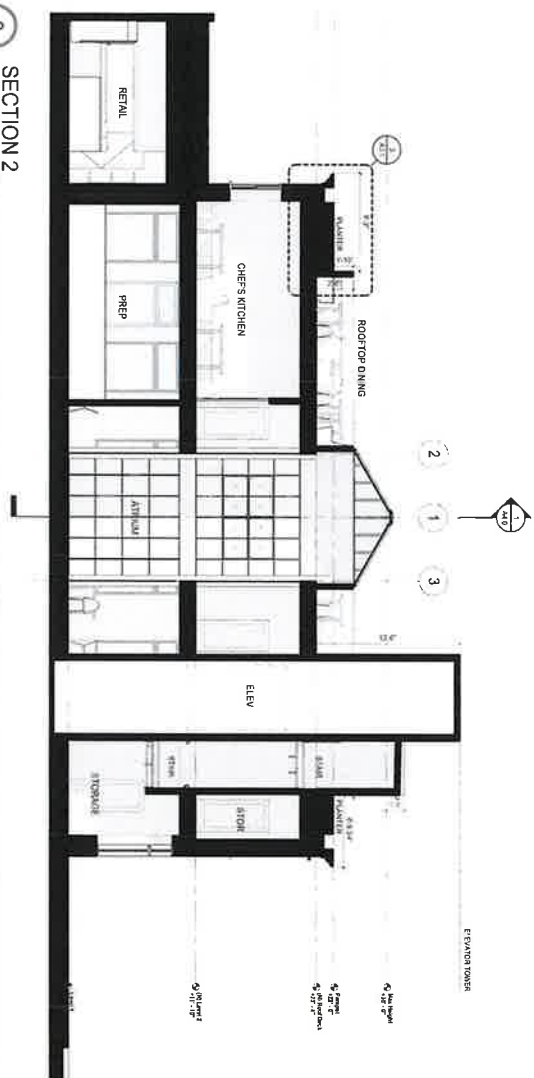
FORM NUMBER	2011
CONTINENT	
DINO'S EYE REMINDER NO	
EVAN'S BI	ADVICE
DISCLOSURE	CADDER
SUMMARY	
DATE	2011
DATE	2011
REVISIONS	
NO	DATE



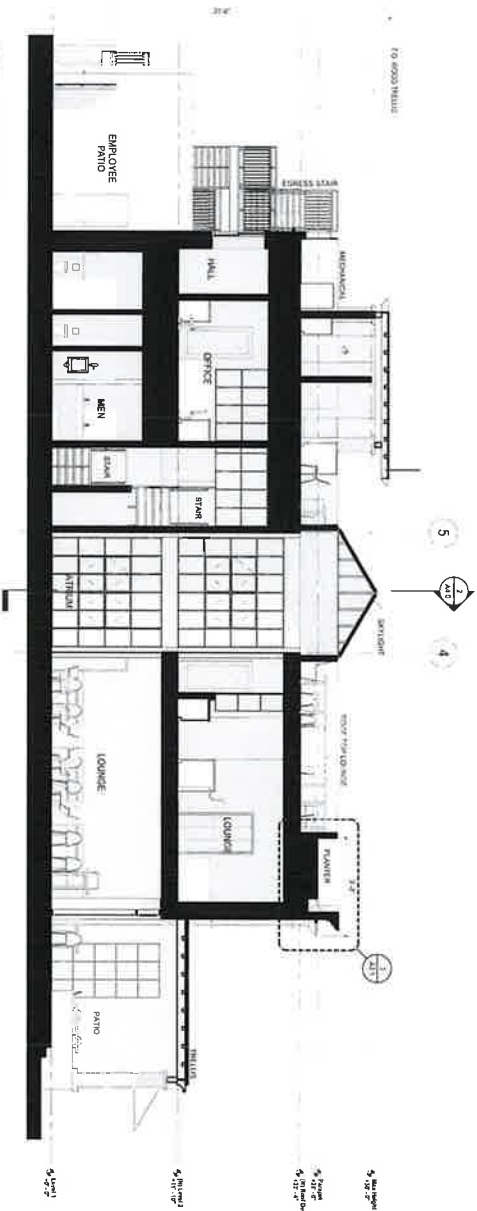
Santa Barbara, CA 93101
Tel: (805) 965-9555
beckersstudiosinc.com

THE PALMS
701 LINDEN AVENUE

ADP NUMBER	3203
COMPETES	
BIDDING SECTION	
SECTION BY	ADP
CHANGES	Draw
REMARKS	
DATE	
ISSUE DATE	10/22/20
REVISED	
DATE	2020
SCALE	60%



SECTION 2
SCALE 3/16" = 1'-0"



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

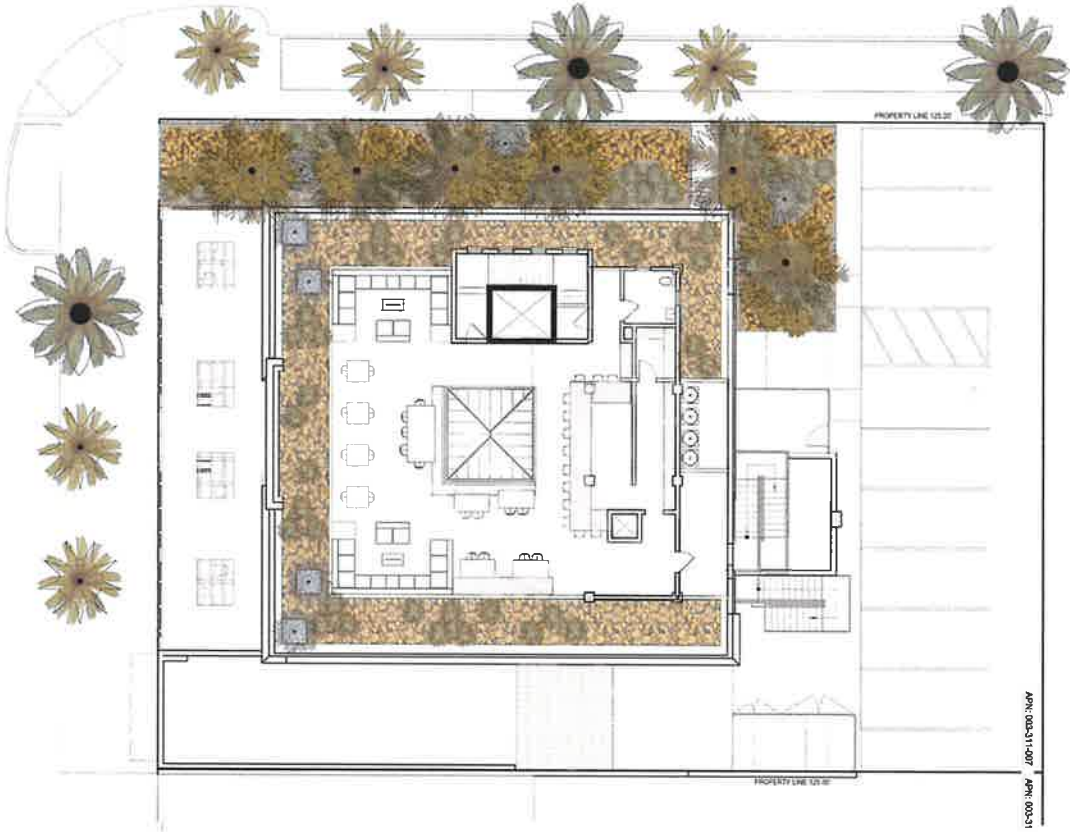
The botanical story of the Palms Restaurant

The Palms Restaurant is an icon in one of the most perfect beach towns in California. Carpinteria is romantically positioned with mountains at its back and the Pacific Ocean in its sights. As we dove into the history of the town and the long-storied past of the local flora, we realized that to do the restaurant justice, palm trees would be central to the botanical story of the Palms Restaurant. The local flora includes California and Mexican fan palms, Australian cabbage palms, and others. We have created two options for planting schemes to accompany these iconic trees: Palm Canyon and Silver Coast. Equally rich in botanic value, the botanical choices of each scheme focus on a particular characteristic of the restaurant's setting.

The Palm Canyon

This planting concept draws inspiration from local canyons near the coast, where birds scatter wildflower seeds and a myriad of plants co-mingle with the native rush-ops and coastal perennials. The iconic palm presence is provided here by the Guadalupe palm, a native of Baja California's Cedro Island, yet very much at home in coastal Santa Barbara. Offering the firmness of the California fan palm, the Guadalupe palm also blends with green hocks, a self-cleaning trunk, and a long lifespan. Ground plane and lower canopy are provided by flowering shrubs, grass-like plants, and vines (as terrace planted edge, not shown on plan). The roof-top garden is a lush green space that will bring the color of the ocean. The rooftop garden initiates cliffs using plants like yuccas, whose summer flower spikes will glisten in the sun.

- (E) Washingtonia sp.
California fan palm
- (E) Washingtonia australis
Cabbage-leaf palm
- Bulbine cordata
Guadalupe Palm
- Chamaeneris humilis
var. argentea
Flowering shrubs
- Grass-like plants
- Vines (as terrace planted edge,
not shown on plan)
- Ground cover plants



Landscape Planning Plan 1

Scale: 1" = 10'



Project Number
L1.01

Client: **Studio Pappalerra**
Architect: **Studio Pappalerra**
Landscape Architect: **Studio Pappalerra**
Interior Designer: **Studio Pappalerra**
General Contractor: **Studio Pappalerra**
Construction Manager: **Studio Pappalerra**
Photographer: **Studio Pappalerra**
Illustrator: **Studio Pappalerra**
Printer: **Studio Pappalerra**

Conceptual
Planting Plan

03.19.24

er | studio pappalerra

Arch New Bond 0319 24

701 Linden Avenue
Carpinteria, CA 93018

studio pappalerra.com
info@studio pappalerra.com
p. 828.688.0003

studio pappalerra

LANDSCAPE DESIGN
HORTICULTURE
FIRE ECOLOGY



PLANT IMAGES

PALMS



Brahea edulis



(E) Livistona australis



(E) Washingtonia filifera

ACCENT SPECIMENS



Chamaerops humilis var. argentea

GRASS / GRASS-LIKE



Dasylirion longistylum



Dasylirion longistylum

FLOWERING SHRUBS



Encelia californica



Erigeron fasciculatus



Abutilon palmeri

VINES



Calystegia microstegia



Solanum laxum



Achillea spp.



Oenothera speciosa



Echinodoria californica

PLANT SCHEDULE

Symbol	Botanical Name	Common Name	Water Use
PALMS			
	Brahea edulis	Guadalupe Palm	Low
	(E) Livistona australis	Cabbage Tree Palm	Low
	(E) Washingtonia filifera	California Fan Palm	Very Low
ACCENT SPECIMEN			
	Chamaerops humilis var. argentea	Atlas Mountain Palm	Low
GRASS / GRASS-LIKE			
	Dasylirion longistylum	Mexican Grass Tree	Very Low
	Hesperoyucca whipplei	Chaparral Yucca	Very Low
FLOWERING SHRUBS			
	Encelia californica	Crested Sunflower	Low
	Erigeron fasciculatus	California Buckwheat	Very Low
	Abutilon palmeri	Indian Mallow	Very Low
VINES			
	Calystegia microstegia	Island Morning Glory	Very Low
	Solanum laxum	Portia Vine	Low
GROUND COVER			
	Achillea spp.	Yarrow	Very Low
	Oenothera speciosa	Mexican Evening Primrose	Very Low
	Echinodoria californica	California Poppy	Low



Studio Pappalera

LANDSCAPE DESIGN
HORTICULTURE
FIRE ECOLOGY

www.studiopappalera.com
www.studiopappalera.com
P. 678.696.0003

701 Linden LLC

701 Linden Avenue
Carpenteria, CA 93013

Arch Rev Board 03.22.24

Conceptual Plant
Selection

03.22.24

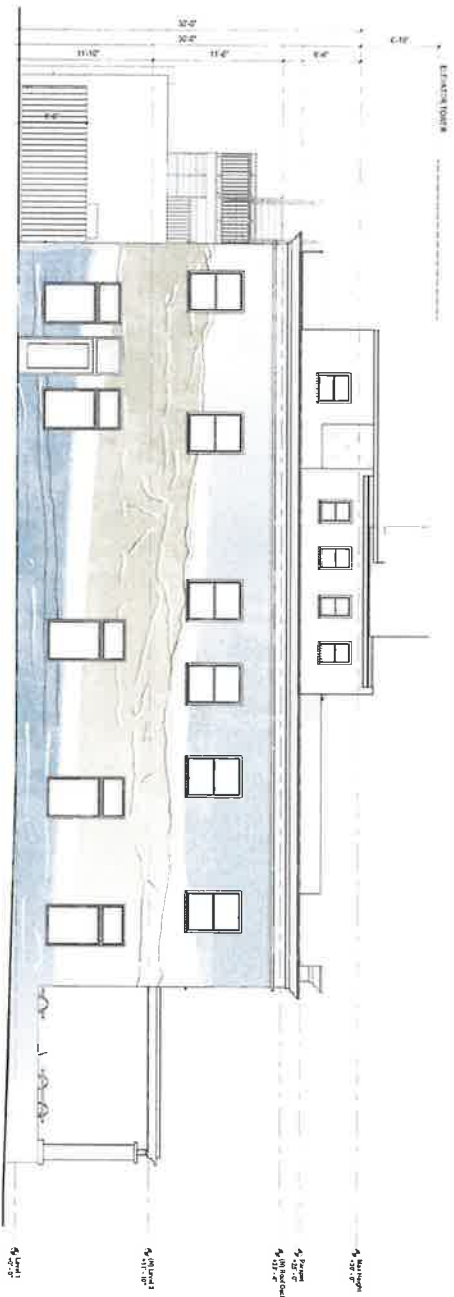
for Studio Pappalera

L2.01

Copyright ©
Studio Pappalera, LLC
All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission from Studio Pappalera, LLC.



A mural to represent Carpinteria's history and unique location is being proposed for the south facade. Our inspiration blends old-timed billboards over tricks and the soft water colors of California's Palm-Art with the majestic setting of the town. This idea will subtly add a layer of interests and mystique enhancing the sense of belonging.



Carpinteria's Reflection Mural Conceptual Landscape

1



studio pappalerra

LANDSCAPE DESIGN
HORTICULTURE
FIRE ECOLOGY

www.studiopappalerra.com
p 650.868.0453

701 Linden LLC

701 Linden Avenue
Carpinteria, CA 93003

Arch. Riv. Board 03/22/24

Conceptual
Building Mural

03/22/24

erl studio pappalerra

L4.01

© 2024 Studio Pappalerra & Associates, LLC. All rights reserved.
This drawing is the property of Studio Pappalerra & Associates, LLC. It is to be used only for the project and location specified. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without prior written permission from Studio Pappalerra & Associates, LLC.

Attachment B
Historic Resource Report

The Palms Renovation
Project 2291-CON
Conceptual ARB Review
May 30, 2024

Phase 1-2 Historical Resources Technical Report

for

**701 Linden Avenue
(APN 003-311-007)**

**City of Carpinteria
California**

prepared for

701 Linden LLC

by

**Pamela Post, Ph.D., Senior Author
&
Timothy Hazeltine**

**Post/Hazeltine Associates
213 A, West Anapamu, Street
Santa Barbara, CA 93101
(805) 682-5751
email: posthazeltine@cox.net**

March 12, 2024 (Revised May 20, 2024)

TABLE OF CONTENTS

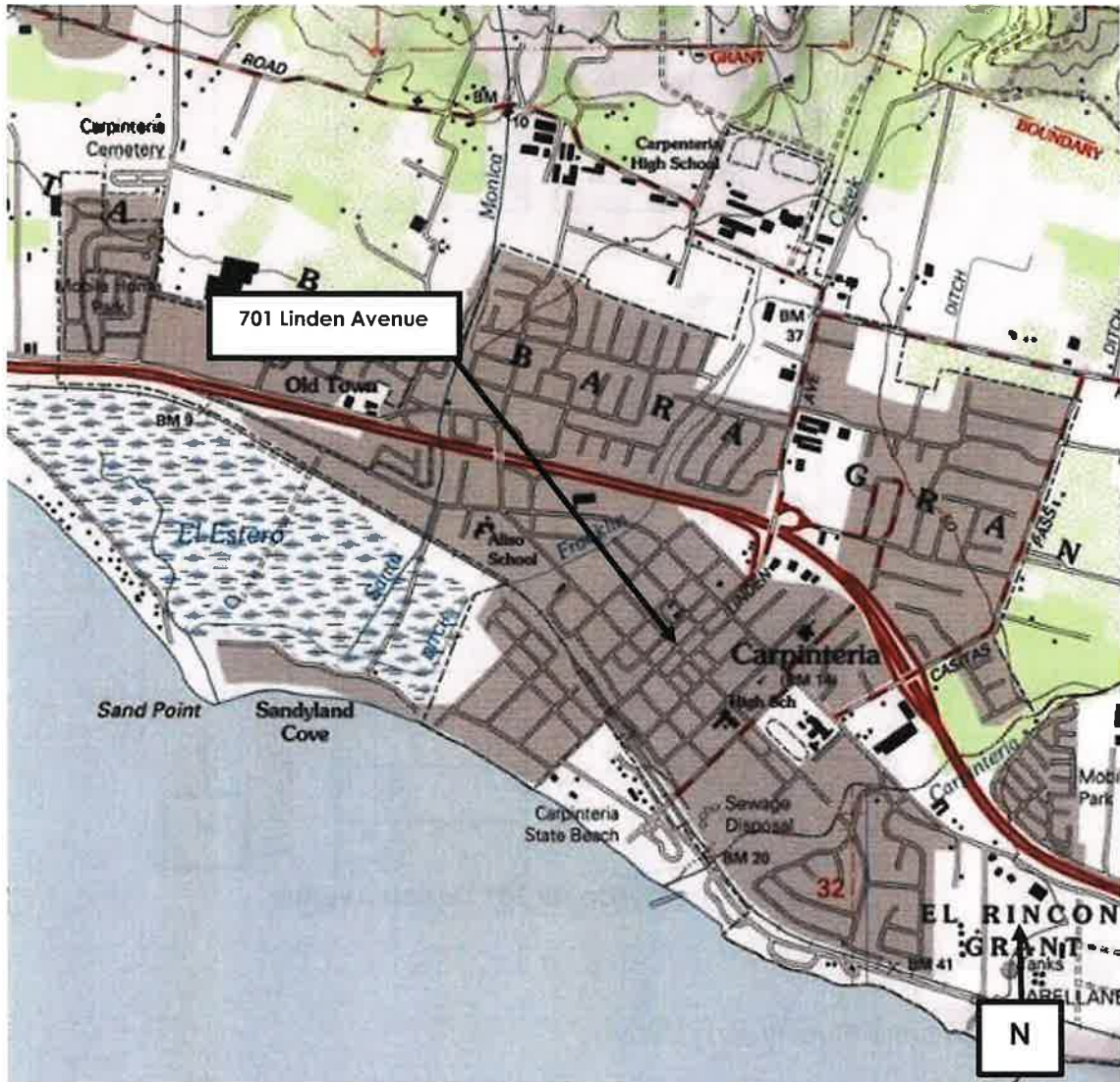
Section	Page
1.0 INTRODUCTION	1
1.1 Regulatory Setting	2
1.2 Previous Studies and Designations	7
1.3 Summary of Findings	7
2.0 THE PROPOSED PROJECT	8
3.0 HISTORIC CONTEXT	8
3.1 History of Carpinteria (1782 -1900)	8
3.2 History of Carpinteria (1900 -1945)	9
3.3 History of Carpinteria (1945 -2024)	10
3.4 Property History of 701 Linden Avenue (1912 -1952)	11
3.5 Property History of 701 Linden Avenue (1952 -2024)	19
4.0 PROPERTY DESCRIPTION	24
4.1 Property Description and Setting	24
4.2 701 Linden Avenue	24
5.0 SIGNIFICANCE ASSESSMENT	27
5.1 Potential Historical, Cultural, and Architectural Themes And Period of Significance	27
5.2 Application of the Integrity Considerations and Significance Criteria	27
5.2.1 City of Santa Barbara Significance Criteria	27
5.2.2 Integrity Considerations	28
5.2.3 Application of the Significance Criteria	30
5.2.4 CEQA Thresholds	32
5.2.5 Summary Statement of Integrity and Significance	35
6.0 EVALUATION OF PROJECT IMPACTS	35
6.1 Secretary of the Interior's Standards for Rehabilitation	37
6.1.1 The Proposed Project	38
6.2 Application Secretary of the Interior's Standards for Rehabilitation	39
6.2.1 Contributing and Non-Contributing Buildings and Landscaping	39
6.2.2 Application of the Standards	39
6.3 Summary Statement of Project Impacts	43

TABLE OF CONTENTS

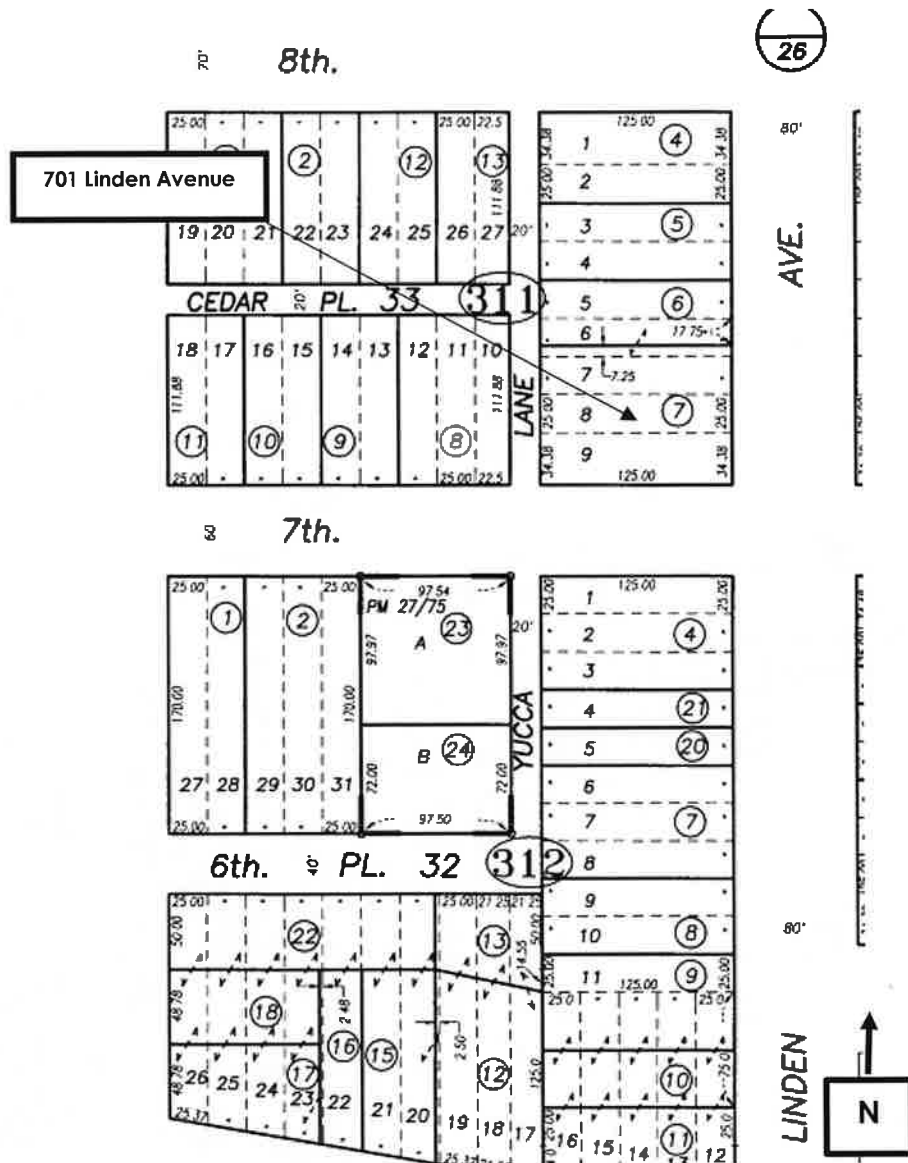
<u>Section</u>	<u>Page</u>
7.0 SUMMARY AND CONCLUSIONS	40
8.0 Bibliography and References	44
Appendix A Project Plans	
Appendix B, Photographs	

1.0 INTRODUCTION

This Phase 1 -2 Historic Resources Technical Report is for the 0.26-acre property at 701 Linden Avenue, City of Carpinteria, Santa Barbara County, California (APN 003-311-007) (Maps 1 & 2). This report, prepared for Becker Studios evaluates a proposed project to rehabilitate the former Palms Hotel. Pamela Post, Ph.D., senior author, and Timothy Hazeltine authored this report, follows the guidelines for historic resource studies set forth by the City of Carpinteria.



Map 1, Locational Map for 701 Linden Avenue



Map 2, Parcel Map for 701 Linden Avenue

1.1 Regulatory Setting

California Environmental Quality Act (CEQA)

Section 21084.1 of the Public Resources Code provides the framework for determining whether a resource is a historic resource for CEQA purposes. Historic resources that are listed in or eligible for listing in the California Register of Historical Resources (California Register), that are, *per se*, significant other resources, that are officially designated on a local register, or that are found to be significant by the State Historic Preservation Officer (SHPO) under Section 5024.1(j) of the Public Resources Code are presumed to be significant.

The requirements set forth in PRC 5024.1 (g) for historical resources surveys are: A resource identified as significant in a historical resource survey may be listed in the California Register if the survey meets all the following criteria:

- The survey has been or will be included in the State Historic Resources Inventory;
 - The survey and the survey documentation were prepared in accordance with office [of Historic Preservation] procedures and requirements;
 - The resource is evaluated and determined by the Office [of Historic Preservation] to have a significance rating of Category 1 to 5 on DPR Form 523; and
 - If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.
- (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852). The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, is not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or is identified in an historical resources survey (meeting the criteria in section 5024.1 (g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1 (j) or 5024.1.

Section 21084.1 of the Public Resources Code provides the framework for determining whether a resource is a historic resource for CEQA purposes. Historic resources that are listed in or eligible for listing in the California Register of Historical Resources (California Register), that are, *per se*, significant other resources, that are officially designated on a local register, or that are found to be significant by the State Historic Preservation Officer (SHPO) under Section 5024.1 (j) of the Public Resources Code are presumed to be significant. According to CEQA, in determining potential impacts on historical resources under CEQA, projects are reviewed using the Secretary of the Interior's Standards (Standards). A "substantial adverse change" means "demolition, destruction, relocation, or alteration of the resource such that the significance of a historical resource would be materially impaired." The setting of a resource should also be considered in that it too may contribute to the significance of the resource, as impairment of the setting could affect the significance of a resource. Material impairment occurs when a project:

1. *Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources;*

2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

CEQA Section 15064.5 defines historical resources as follows:

- (1) A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources Commission (State CEQA Guidelines Section 5024.1, Title 14 CCR, Section 4850 et seq.).

There are several ways in which a resource can be listed in the California Register, which are codified under Title 14 CCR, Section 4851.

- A resource can be listed in the California Register by the State Historical Resources Commission.
 - If a resource is listed in or determined eligible for listing in the National Register of Historic Places (National Register), it is automatically listed in the California Register.
 - If a resource is a California State Historical Landmark, from No. 770 onward, it is automatically listed in the California Register.
- (2) A resource included in a local register of historical resources, as defined in section 5020.1 (k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements section 5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

The requirements set forth in PRC 5024.1 (g) for historical resources surveys are: A resource identified as significant in a historical resource survey may be listed in the California Register if the survey meets all of the following criteria:

- The survey has been or will be included in the State Historic Resources Inventory.
- The survey and the survey documentation were prepared in accordance with office [of Historic Preservation] procedures and requirements.
- The resource is evaluated and determined by the Office [of Historic Preservation] to have a significance rating of Category 1 to 5 on DPR Form 523.
- If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

- (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code §§5024.1, Title 14 CCR, Section 4852). The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, is not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or is identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

CEQA regulations identify the Secretary of the Interior's Standards as a measure to be used in determinations of whether or not a project of new development or rehabilitation adversely impacts a "historical resource." Section 15064.5(b)(3) states:

"Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource."

Section 15064.5(a)(4) of the CEQA Guidelines states:

"The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1."

The California Environmental Quality Act (CEQA) requires analysis of impacts that may result from project development. These include impacts to listed or potential historic resources. The California Environmental Quality Act (CEQA) mandates that a proposed project's impacts to historic resources be assessed. Historic resources are defined in Public Resource Code as follows:

§ 5020.1: "Properties listed in, or determined eligible for listing in the California Register of Historical Resources." In order to be eligible for listing, a resource must meet one or more of the following criteria to be eligible for listing: A) Is associated with events that have made a significant contribution to the broad patterns of California's History and Cultural Heritage. B) Is associated with the lives of persons important in our past; C) Embodies the distinctive characteristics of type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values; and D) Has yielded, or may be likely to yield information important to history or prehistory."

§ 5021.1 (k): Properties included in "local registers of historic resources." According to Section 5021.k local registers include the following: "a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution. Generally, local registers can be defined as either properties designated as landmarks per local ordinances (or resolutions) or properties included in a survey of historical resources that meets the standards of the Office of Historic Preservation (SHPO) for such studies.

The register also includes properties that have formally been listed in the National Register of Historic Resources or determined eligible for listing in the National Register of Historic Places. Properties eligible for listing in the National Register must meet one of the following criteria to be eligible for listing:

- A) are associated with events that have made significant contributions to the broad patterns of our history;
- B) are associated with the lives of persons significant in our past;
- C) embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguished entity whose components may lack individual distinction;
- D) have yielded, or may be likely to yield, information important in prehistory or history.

The following guidelines enacted by the County of Santa Barbara are used by the City of Carpinteria to identify significant historic resources.

Any structure 50 years or older is considered potentially significant and shall be subjected to the following criteria (County of Santa Barbara Resource Management Department Cultural Resource Guidelines Historic Resources Element: 1986, Revised January 1993).

A significant resource a) possesses integrity of location, design, workmanship, material, and/or setting; b) is at least fifty years old;

c) demonstrates one or more of the following:

- 1) is associated with an event, movement, organization, or person that/who has made an important contribution to the community, state, or nation;
- 2) was designed or built by an architect, engineer, builder, artist, or other designer who has made an important contribution to the community, state, or nation;
- 3) is associated with a particular architectural style or building type important to the community, state, or nation;
- 4) embodies elements demonstrating a) outstanding attention to design, detail, craftsmanship, or b) outstanding use of a particular structural material, surface material, or method of construction or technology;
- 5) is associated with a traditional way of life important to an ethnic, national, racial, or social group or to the community at large;
- 6) illustrates broad patterns of cultural, social, political, economic, or industrial history;
- 7) is a feature or cluster of features which a sense of time and place that are important to the community, state, or nation;
- 8) is able to yield information important to the community or is relevant to the scholarly study of history, historical archaeology, ethnography, folklore, or cultural geography.

1.2 Previous Studies and Designations

The study parcel is identified in the *Draft Downtown Historic District and Beach Neighborhood Specific Plan* as a Potential Historic Resource (City of Carpinteria, August 2007: 113).

1.3 Summary of Findings

The former Palms Hotel at 701 Linden Avenue is a significant historic resource for the purposes of environmental review. The proposed project is consistent with the Secretary of the Interior's Standards for Rehabilitation. Therefore, project impacts to significant historic resources are less than significant (Class III).

2.0 THE PROPOSED PROJECT

The applicant proposes to rehabilitate the building. Alterations include replacing the street façade's non-historic shed-roofed addition with a one-story porch emulating the building's early 20th century Vernacular style architecture and the conversion of the roof into a rooftop dining terrace with encompassing a restroom, elevator tower and pergola. The building will remain a commercial and restaurant. The project proposes retention and repair of the building's brick exterior, pressed metal cornice, and almost all of the remaining original windows. The project's architect of record is Becker Studios. Project plans are found in Appendix A of this report.

3.0 HISTORIC CONTEXT

3.1 History of Carpinteria (1782-1900)

The project parcel is located within the Carpinteria Valley, a narrow strip of land extending north approximately 10 miles from the Rincon to Montecito and due west from the Santa Ynez Mountains to the Pacific Ocean. The Valley was initially inhabited by the Chumash, whose village, "Mishopshnow," was located near the present town of Carpinteria. During the Spanish and Mexican periods (1782-1848), except for cattle grazing, the Valley remained undeveloped. Following California's acceptance into the Union (1850), the area began to be settled by Americans, including many farmers drawn to the Valley's rich alluvial soil and benign climate. By the early 1860s, a small settlement had been platted near the mouth of Santa Monica Creek (Toro Canyon Master Plan 2001: 4.11-1). Originally known as *La Carpinteria*, the town's name was anglicized in the 1870s as "Carpenteria" (in 1900, the Post Office reverted to the town's original spelling of Carpinteria). By 1870, 427 people lived in the township, most of them agriculturists (1870 United States Census). Farms in the Valley were generally small, ranging in size from five to fourteen acres, and they were devoted to barley, grapes, and olives (Caldwell, 2000: 5, 9). Early settlers included Russel Heath (reputably Carpinteria's first American settler; he arrived in 1858), Oren and Rosina Caldwell, who came in 1868, and Milton Smith, who purchased a beachfront property in 1863 and later built a small pier north of Carpinteria at La Serena for the farmers to ship agricultural goods.

The small town, which, by 1870, included a post office, a blacksmith shop, and several saloons, was located near Carpinteria Cemetery on Cravens Lane (Caldwell 1979: 6-7). In 1875 the Crushed Rock and Asphaltum Company of San Francisco leased 30 acres on Carpinteria Bluffs from two local farmers to extract asphaltum, a petroleum product, from the bluffs. The bluff's tar seeps had been exploited for asphalt by the Chumash during the Spanish and Mexican eras. The mine, which employed as many as 200 workers, included surface mines, barracks, and a dining hall for the miners (Caldwell 1979: 77 - 78). After its extraction, the asphalt was shipped to refineries via Serena Wharf. Extraction of asphalt from the bluffs continued until mining ceased in the mid-1930s.

Between the 1880s and 1900, Linden Avenue, located west of the mines, developed into a mixed commercial/industrial and residential corridor. To a great degree Linden Avenue's development was propelled by the completion of the Southern Pacific Railroad Company's rail line linking coastal Santa Barbara County with Los Angeles. The new line included a station near the south end of Linden Avenue. In 1888, a year after the railroad reached Carpinteria, 701 Linden Avenue was developed with a three-story wood frame hotel built by H. J. Laughlin. Laughlin named his hotel the White Sulfur Well Springs Hotel. The hotel, built for \$10,000.00, offered sulfur baths drawn from artesian wells (*Carpinteria Herald*, August 5, 1886: 10; Caldwell, 1979: 135).

The rail line made travel to Carpinteria more convenient. It provided an efficient method of transporting the Valley's crops and asphalt to Los Angeles. Within a few years of the railroad's arrival, the town's post office had been moved from Cravens Lane to the 600 block of Linden Avenue. By the late 1890s, the town boasted a school, hotel, churches, social halls, and stores mostly located on Linden Avenue or Carpinteria Avenue. With a few notable exceptions, the town's houses were modestly scaled wood frame houses whose architectural embellishments

were limited to the National Folk style or simplified iterations of the Queen Anne style. Two of these houses are located at the north end of the 700 Block of Linden Avenue. One of the few high-style houses remaining from the late nineteenth century is the Queen Anne-style house at 5395 Eighth Avenue.

Throughout the nineteenth century, agriculture remained the foundation of the local economy. By the mid-1880s, lima beans and walnuts had replaced wheat and barley as the Valley's most lucrative crops. By the late 1890s, the state's nascent citrus industry had established itself in Santa Barbara County. It was drawn to the area by water availability for irrigation and the mild, almost frost-free climate. C. D. Hubbard, a resident, was instrumental establishment of the Valley's thriving lemon industry (Scott 1992: 3) during the late nineteenth century.

3.2 History of Carpinteria (1900-1945)

Significant improvements were made to the region's transportation system in the early twentieth century, most notably the completion, in 1901, of the northern segment of the Southern Pacific Railroad Company's coastal route linking Santa Barbara County to Northern California and the completion in 1912 of the Rincon Road, a causeway linking Carpinteria to Ventura. Completing the causeway provided automobiles with their first reliable route to Carpinteria from Southern California. By the early 1920s, cars and trucks began to replace horses as the Valley's primary mode of transportation. Tenth Street was soon lined with businesses, such as gas stations, garages, and even small motels that catered to travelers and residents. During this period, Linden Avenue remained a mix of houses and commercial enterprises, including the railroad station, the Palms Hotel, and produce warehouses (Figure 1). Modestly scaled residences, often designed in the Craftsman style, like the house at 301 Linden Avenue, continued to be built along Linden Avenue through the 1900s and early 1920s. However, because of its proximity to the railroad tracks, the nearby warehouses, businesses, and the oceanfront blocks of Linden Avenue lacked the desirability of some of the town's other neighborhoods, particularly the newly developing subdivisions located north of Tenth Street. Changing demographics, fueled in part by the town's growing population of agricultural workers, led to the development of separate enclaves for the town's Hispanic and white residents. Most Hispanic residents were in the neighborhoods on the northwest side of Linden Avenue. In contrast, the whites were primarily located southeast of Linden Avenue. In 1920, the school system was segregated, with Aliso School being set aside for Hispanic children (the school was not desegregated until 1947).

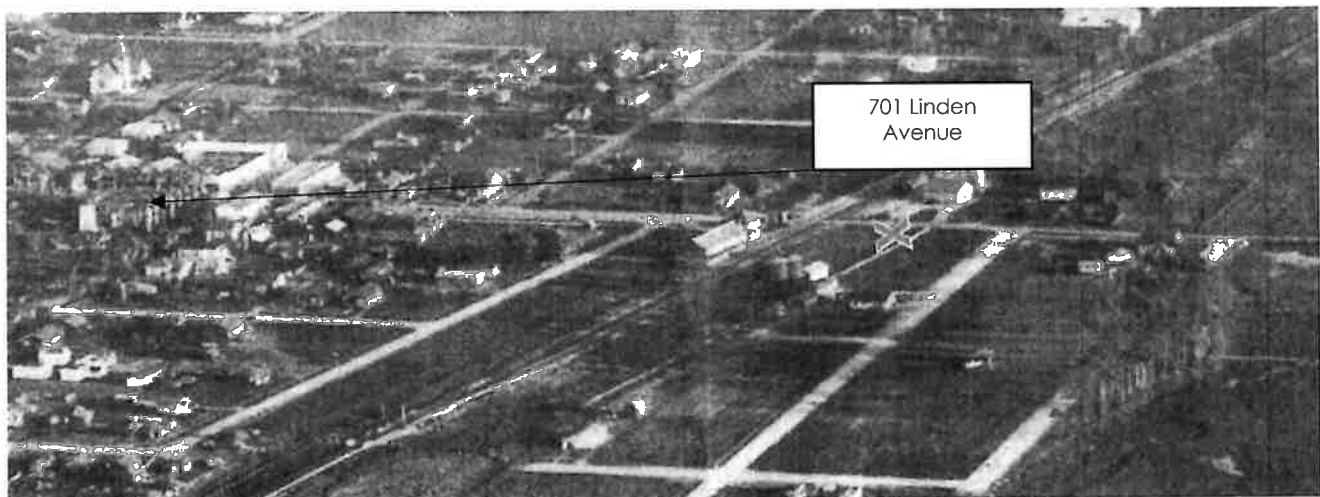


Figure 1, Carpinteria (Photo: 1924)

By the late 1920s, residential development was almost entirely focused on the new residential tracts being developed in or adjacent to the Vallecito Tract on the north side of the 101 Freeway. The 300 Block of Linden Avenue remained a mix of residential and commercial development throughout the late 1920s. The most notable development at the lower end of Linden Avenue during this period was the gradual transformation of Carpinteria Beach into a recreation destination. Local boosters billed it as the "World's Safest Beach" (Caldwell 1979: 4). Unlike earlier resorts, such as the Potter Hotel in Santa Barbara or the Miramar in Montecito, which were focused on an upper-class clientele, the beach was marketed to short-term visitors of more modest means who traveled by car, stayed for the weekend, and patronized the town's cafes, motels, and motor courts. With the onset of the Great Depression in 1929, the community's economic development, which was largely based on agriculture, faltered. While the economy improved after America entered World War II in 1941, shortages of building supplies curtailed new construction. Consequently, little development occurred in the town until after the end of World War II in 1945.

3.3 History of Carpinteria (1945-2024)

The close of World War II ushered in a profound change for Carpinteria. In 1954, the old Coast Highway was relocated to the north and transformed into a four-lane freeway. The construction of the freeway led to the destruction of part of the Vallecito and Cramer Tract and physically separated Carpinteria's old town from the residential tracts located north of downtown (Scott 1992: 4). With the improved transportation provided by the new freeway, Carpinteria began to develop suburban housing tracts, many of whose residents worked in nearby Santa Barbara. As was common during this period, new commercial development was located near or adjacent to the freeway rather than in the town's historic core. During the postwar period, agriculture remained a key component of the economy. However, it increasingly focused on cultivating avocados, hothouse, and nursery plants rather than the more labor-intensive crops that had characterized the Carpinteria Valley in the late nineteenth and early twentieth centuries. Carpinteria's old town began revitalizing during the late 1980s with small stores, inns, and restaurants. Today, the old town is a popular destination for visitors and residents.

3.4 Property History of 701 Linden Avenue (The Palms Hotel) (1912-1952)

As noted above, 701 Lindens Avenue was first developed in 1888 when H. J. Laughlin built the White Sulfur Well Springs Hotel at the corner of 7th Street and Linden Avenue. Laughlin named his hotel the White Sulfur Well Springs Hotel. The hotel, Built for \$10,000.00, offered sulfur baths drawn from artesian wells (*Carpinteria Herald*, August 5, 1886: 10; Caldwell. 1979: 135). The hotel operated for only six years before burning down in a fire in 1894 (Stockton, 1960: 135). For the next eighteen years, the property remained vacant. In 1912, a new hotel, named the Palms Hotel, was constructed on the former site of the White Sulfur Well Springs Hotel. The two-story, Vernacular-style brick building officially opened on October 4, 1912. The ground floor comprised the hotel lobby flanked on its south by a commercial space housing a bank and on the north by an office; the hotel's kitchen was behind the lobby, and the restaurant was in the northwest corner of the ground floor (Figure 1).

The two-story hotel was designed in the vernacular style with brick walls, a concrete foundation, and a flat roof surrounded by a parapet embellished with a string course and pressed metal cornice (Figures 2 – 4). Fenestration was primarily comprised of one-over-one wood sash set in rectangular window openings. The building's remaining original door openings feature paneled wood doors. On its second floor, the street façade facing Linden Avenue featured a tripartite arrangement of fenestration comprised of two sash windows set in a shallow recessed section of the elevation with a taller parapet flanked on either side by elements of the street façade with shorter parapets. The original ground floor comprised the hotel lobby's transomed entry door flanked by two fixed windows with transoms. The entrance to the hotel was flanked on either side by entry doors flanked by fixed windows with transoms that provided access to the building's ground-floor commercial spaces. Rectangular canopies sheltered the street façade's entries. The building's balanced arrangement of fenestration, emphasis on symmetry, and its Classical style pressed metal cornice are characteristic features of modest early 20th-century commercial architecture, influenced by the then-popular Classical Revival style. A notable feature of the property's Linden Avenue and 7th Street frontages was their Washingtonia palms.

On the opening day, "Mr. & Mrs. Cline, genial managers, entertained the public all the afternoon and evening in an informal manner" (*Carpinteria Herald*, October 13, 1960: 7). Various sources identify either H. J. Laughlin (Stockton, 1960: 149) or W. D. Isenberg (<https://www.coastalview.com.news.landmark-busibe>) as the designer. Unfortunately, insufficient documentation survives to firmly attribute the design of the building to either Laughlin or Isenberg.

Very little biographical information could be found for either Laughlin or Isenberg. H. J. Laughlin was an early developer in Carpinteria. In 1887, Laughlin, who saw the benefits of a depot located close to his recently completed hotel, offered a lot a few blocks from the hotel as a prospective site for a new train depot for the newly completed Southern Pacific Railroad line linking Los Angeles to Santa Barbara County (Caldwell, 1977: 122-123). W. D. Isenberg was a banker and one of the founding directors of Carpinteria's Commercial and Savings Bank as well as a board member of the Board of the town's Chamber of Commerce (*Carpinteria Herald*, March 15, 1913: 1; August 16, 1912: 3). The following year, in 1913, Isenberg resigned from his position as president of the bank. The next year, in 1914, he sold his house to Samuel Bowers of Carpinteria and moved out of town (*Carpinteria Hearl.*, June 10, 1913: 1; *The Morning Press*, January 8, 1914: and *Santa Barbara Daily News and The Independent*, November 17, 1914: 5).

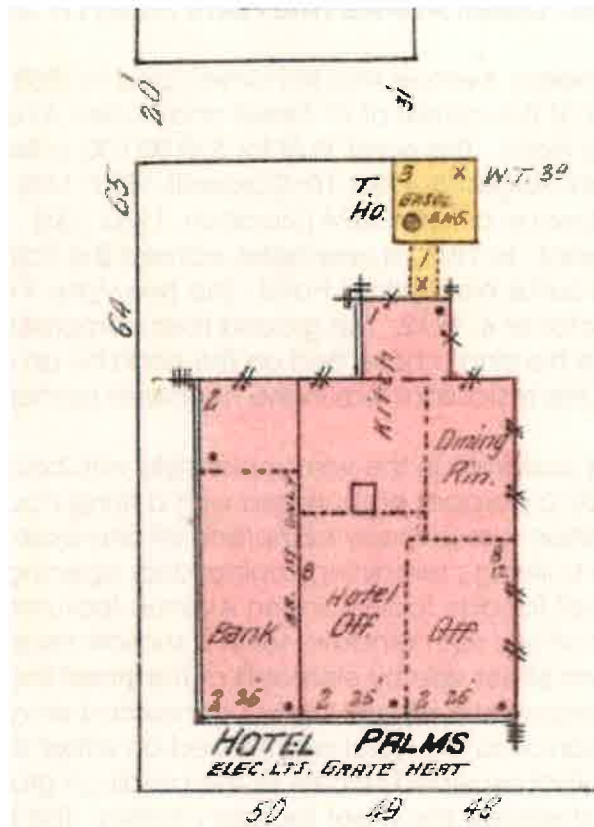


Figure 1, 1916 Sanborn Fire Insurance Map of the Palms Hotel (Library of Congress)



Figure 2, The Palms Hotel on Linden Avenue Circa-1912 (Carpinteria Valley Historical Museum)

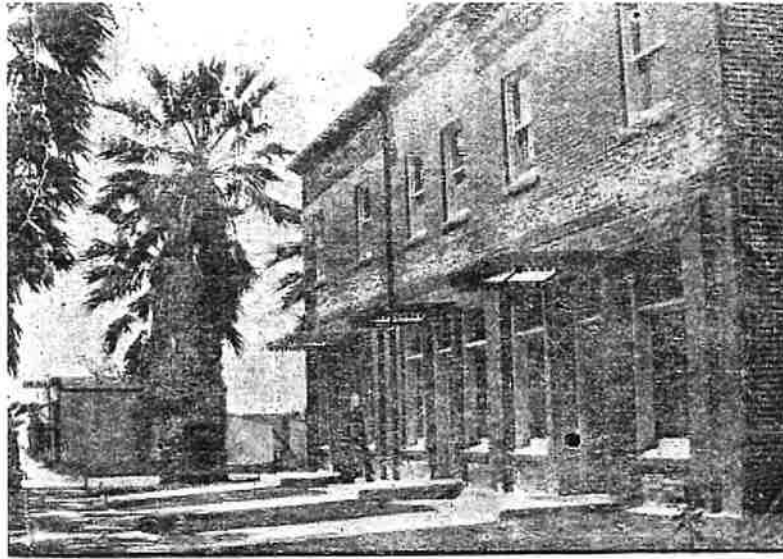


Figure 3, Circa 1912 photograph of the Palms Hotel from Linden Avenue (Carpinteria Valley Historical Museum)



Figure 3a, Circa 1920 photograph of the Palms Hotel from Linden Avenue (Carpinteria Valley Historical Museum)

When the Palms Hotel opened, it advertised the hotel's modern amenities, noting that it provided "electric lights, hot and cold running water in all rooms" and meals provided "a la carte for particular people" (Figure 4). Two years after opening, a water tower was erected with the hotel (*Carpinteria Herald*, December 6, 1913: 28). On June 15, 1920, Mrs. Bailey and Miss Thayer were scheduled to take charge of the operation of the Palms Hotel (*Carpinteria Herald*, June 4, 1920: 1). In 1930, a new restaurant, The Palms Cafe, opened with counter and table service. Charles Ruth, who had previously operated another Carpinteria restaurant, and Otto West were hired to run the new café (*Carpinteria Herald*, April 1: 1 & 8).



THE PALMS HOTEL CARPINTERIA, CAL.

ELECTRIC LIGHTS, HOT AND COLD RUNNING WATER
IN ALL ROOMS.

COLD BEERS, WINES, LIQUORS, CIGARS
AND CIGARETTES

MEALS A LA CARTE FOR
PARTICULAR PEOPLE
A SPECIALTY.

PHONES: PACIFIC NO. 2
HOME NO. 322

**Figure 4, The Palms Hotel
Carpinteria Herald Newspaper Advertisement (Circa-1912)**

A one-story wing was added to the building's north elevation sometime between the mid-to-late teens of the 20th century and the 1920s. The addition emulated the hotel's Vernacular style architecture with its brick walls, flat roof, and lack of ornamentation. During the 1930s and 1940s, the hotel's second-floor guestrooms often served long-term guests. Among these was Mrs. Laura M. Sebastian, who the *Carpinteria Herald* as entertaining family and friends at the hotel where she had been living for several years; her nephew, Charles Blackburn, also lived at the hotel for an extended period (*Carpinteria Herald*, August 1, 1941). In 1948, the hotel underwent extensive renovations under the management of Mr. & Mrs. W. M. Laughlin. This is likely when several of the building's metal frame units replaced several of the building's original wood frame windows. The Laughlins had previously managed The Edgerley Apartments in Santa Barbara. In the post-1945 era, after World War II, the hotel modified its accommodations policy. Plans were made "to offer rooms by the day

or month only during the winter months" (*Carpinteria Herald*, October 8, 1948: 1). In 1949, as part of the ongoing renovations, the hotel was painted white (*Carpinteria Herald*, January 10, 1949: 1).



Figure 2, The Palms Hotel on Linden Avenue Circa-1912 (Carpinteria Valley Historical Museum)

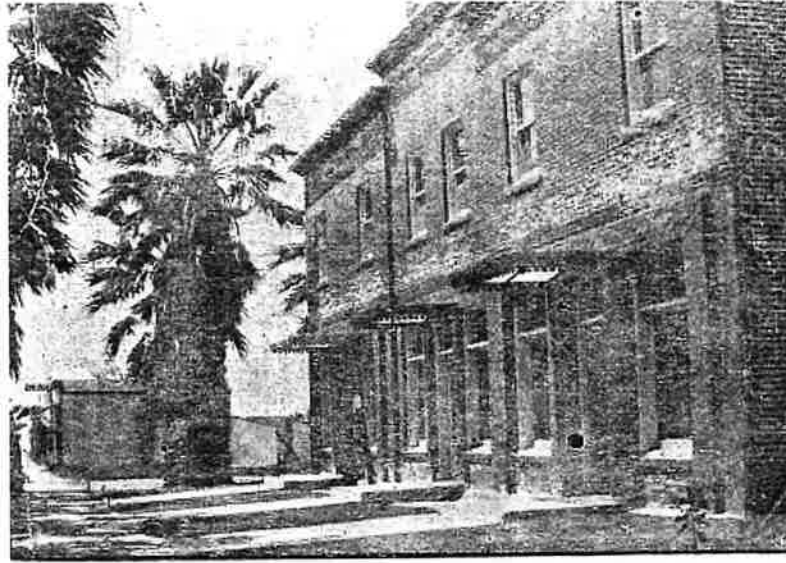


Figure 3, Circa 1912 photograph of the Palms Hotel from Linden Avenue (Carpinteria Valley Historical Museum)



Figure 3a, Circa 1920 photograph of the Palms Hotel from Linden Avenue (Carpinteria Valley Historical Museum)

When the Palms Hotel opened, it advertised the hotel's modern amenities, noting that it provided "electric lights, hot and cold running water in all rooms" and meals provided "a la carte for particular people" (Figure 4). Two years after opening, a water tower was erected in conjunction with the hotel (*Carpinteria Herald*, December 6, 1913: 28). On June 15, 1920, Mrs. Bailey and Miss Thayer were scheduled to take charge of the operation of the Palms Hotel (*Carpinteria Herald*, June 4, 1920: 1). In 1930, a new restaurant, The Palms Cafe, opened offering counter and table service for both hotel guests and non-guests. Charles Ruth, who had previously operated another Carpinteria restaurant, and Otto West, were hired to run the new café (*Carpinteria Herald*, April 1: 1 & 8).



THE PALMS HOTEL CARPINTERIA, CAL.

ELECTRIC LIGHTS, HOT AND COLD RUNNING WATER
IN ALL ROOMS.

COLD BEERS, WINES, LIQUORS, CIGARS
AND CIGARETTES

MEALS A LA CARTE FOR
PARTICULAR PEOPLE
A SPECIALTY.

PACIFIC NO. 2
PHONES: HOME NO. 322

**Figure 4, The Palms Hotel
Carpinteria Herald Newspaper Advertisement (Circa-1912)**

Sometime between the mid-to-late teens of the 20th century and the 1920s, a one-story wing was added to the building's north elevation. The addition, with its brick walls, flat roof, and lack of ornamentation, emulated the hotel's Vernacular style architecture. During the 1930s and 1940s, the hotel's second floor guestrooms often served long-term guests. Among these were Mrs. Laura M. Sebastian who the Carpinteria Herald as entertaining family and friends at the hotel where she had been living for several years; her nephew, Charles Blackburn, also lived at the hotel for an extended period of time (*Carpinteria Herald*, August 1, 1941). In 1948, the hotel underwent extensive renovations under the management of Mr. & Mrs. W. M. Laughlin. This is likely when several of the building's wood frame windows were replaced by metal frame units. The Laughlins had previously managed The Edgerley Apartments in Santa Barbara. In the post-1945 era, after World War II, the hotel modified its accommodations policy. Plans were made to "to offer rooms by the day or month

only during the winter months" (*Carpinteria Herald*, October 8, 1948: 1). In 1949 as part of the ongoing renovations, the hotel was painted white (*Carpinteria Herald*, January 10, 1949: 1).

3.5 Property History of 701 Linden Avenue (The Palms) (1952-2024)

As late as 1952, the Palms Hotel still operated as a hotel. On May 16, 1952 it was announced that "the hotel's guest rooms should be ready in about a week, according to the new manager of the Palms Hotel, Mrs. J. Bragg. By the middle of June, the enlarged dining room and other new features will be ready for business" (*Carpinteria Herald*, May 17, 1952). On September 8, 1952, the Palms changed ownership when "Jack R. Greenberg took over The Palms Hotel from Edward L. Abbott who had been operating the popular dining place since it opened several weeks ago." The restaurant also opened a dance floor (*Carpinteria Herald*, September 8, 1952: 8). Greenberg continued to run The Palms, which by now operated as a restaurant and bar with apartments on the second floor until 1955 when he sold the property to Abbott and Dorothy Sebastian in December of that year.

Abbott Sebastian, the former head chef at Chasen's Restaurant in Beverly Hills and at Nickodell's in Hollywood was an experienced restaurateur (*Carpinteria Herald*, April 1, 1955: 1; December 30, 1955: 6). Greenberg's management was short-lived; on January 6, 1956, he placed an announcement in the local paper in which he noted that "I wish to thank all of my friends and patrons for the many courtesies extended to me during the time I was the proprietor of The Palms" (*Carpinteria Herald*, January 6, 1956: 7). A year later, Greenberg was living in Santa Monica (*Carpinteria Herald*, November 7, 1967: 2). Abbott and Dorothy Sebastian owned The Palms for two years before selling it to Mr. & Mrs. August Anderson of Montecito Restaurants, Inc. on December 11, 1956. The Andersons also owned Montecito Restaurant in the Montecito Inn (*Carpinteria Herald*, December 8, 1957: 8; and February 11, 1960: 1). In 1960, The Palms was completely renovated, including the one-story, shed--roofed addition to the street façade dining room and the conversion of part of the interior into a banquet room (*Carpinteria Herald*, October 13, 1960: 1). The addition with its tile roof and plastered walls emulated motifs of the post-World War II Mediterranean style. The new restaurant which provided live entertainment, specialized in seafood and "cook your own steak" (Figures 5 – 5b).



Figure 5, Early 1960s photograph of the Palms Restaurant after the construction of the addition (circa-1960) (City of Carpinteria, Permit file for 701 Linden Avenue) (Please note the resolution of the original photograph is poor)



**Figure 5a, Early 1960s photograph of the Palms Restaurant after the construction of the addition with its recessed entry (circa-1960) (City of Carpinteria, Permit file for 701 Linden Avenue)
(Please note the resolution of the original photograph is poor)**



Figure 5b, Advertisement for The Palms Restaurant (circa-1960)

In circa-1964 August Anderson replaced the lawn fronting the property's Linden Avenue frontage with a "modernistic addition with large display windows that extended to the sidewalk (*Carpinteria Herald*, May 3, 1983: 7). The addition featured large plate glass windows, and a shed roof covered in terra cotta tiles (Figures 6- 7).

August Anderson owned The Palms until 1967, when it was sold to his son, Ken Anderson. In 1993, Ken Anderson completed a number of renovations to the building. The tenants of an existing hair salon, Larriel's, which operated out of the former banquet room left, allowing the south banquet room to be enlarged from 2,000 square feet to 3,000 square feet. While remodeling the southernly space "Anderson discovered the openings of former windows on the south side and also found evidence of a very sturdy concrete foundation, four feet wide and four feet deep. The expanded area did not "include a rear apartment, which remains intact" (*Carpinteria Herald*, May 4, 1983). The concrete foundation was likely the footing for a bank vault. The ground floor apartment, which was originally an office, was permitted in 2000.



Figure 6, The Palms After the 1987 Renovations (Photo: Circa-2000)

Ken Anderson and his wife, Sue, owned The Palms until his death in 2019. In November 2021, The Palms was put up for sale by Ken Anderson's sons, Bill And Todd Anderson and eventually sold to Todd Bennett. At the time of its sale, the building's first floor included a restaurant and one apartment. The second floor encompassed two apartments and offices (Figure 7). The current owners of The Palms, Palms, LLC, purchased the property from Todd Bennett on June 5, 2023.



Figure 7, The Palms (Photo: 2021)

4.0 PROPERTY DESCRIPTION

4.1 Property Description and Setting

The study parcel is located on the northwest corner of the intersection of the 700 block of Linden Avenue and 7th Street. Linden Avenue extends from the 101 Freeway to Carpinteria Beach Park and is one of the City's principal commercial corridors. The parcel's east boundary is delineated by Linden Avenue, its west boundary by Yucca Lane, its north boundary by a one-story commercial building at 721-751 Linden Avenue, and its south boundary by 7th Street. Landscaping is confined to the planter strips on 7th Street and Linden Avenue, which feature mature Washingtonia and Livistona palms. The 7th Street frontage of the building, which is recessed from the sidewalk, features raised brick planters and surface beds planted with New Zealand Flax, agaves, specimen trees, and ground covers. The rear of the lots is paved with asphalt. The north end of the 700 block of Linden Avenue is developed with two late 19th-century houses; one is currently a retail space, while the other is a holiday rental. The east side of the 700 block of Linden Avenue is being redeveloped with a commercial/retail project. 7th Street is primarily residential, with commercial development confined to the parcels fronting Linden Avenue. A notable feature of the 4900 block of 7th Street is the mature Washingtonia Palms that line either side of the block at its intersection with Linden Avenue. A visual inspection and photography of the study property was completed in November of 2023 by Pamela Post, Ph.D., and Tim Hazeltine of Post/Hazeltine Associates. Photographs of the study property and its setting are found in Appendix B.

4.2 701 Linden Avenue

The study parcel is developed with a two-story Vernacular style brick commercial building constructed in 1912 with a later one-story addition extending along the building's north façade to the street frontage. The building fronts Linden Avenue and has a rectangular footprint, with a small one-story projection on its rear (west) elevation. The building is set on a concrete foundation with exterior walls of red brick laid in a running bond pattern and wood frame sash window, according to a visual inspection conducted in November of 2023 by Pamela Post, Ph.D. and Tim Hazeltine of Post/Hazeltine Associates and a set of plans prepared in 1993 for a seismic upgrade of the building (Appendix B, Exhibits 1- 6a). The building's two-story element is capped by a flat roof surrounded by a brick parapet. A pressed metal Classical style cornice caps the east and south elevations' parapet (Appendix B, Exhibit 6B). Remaining original fenestration is comprised of one-over-one wood sash windows set in rectangular openings and paneled wood doors set in trapezoidal openings (see Appendix B, Exhibit 6a). A one-story, shed-roofed addition extending the length of the parcel's Linden Avenue street frontage was built in 1960. It features brick walls, a shed roof covered in c-shaped terra cotta tiles, and large, fixed plate glass windows. A Vernacular style, one-story addition with brick walls, a flat roof surrounded by a parapet extends to the sidewalk along most of the building's north elevation. This addition was constructed sometime between the mid-teens of the 20th century and the 1930s.

East Elevation (facing Linden Avenue)

This elevation is the building's principal façade. Its first floor comprises the addition constructed in 1960. It features plate glass windows and a shed roof covered in terra cotta tiles (Appendix

B, Exhibits 7- 10). The entrance's glazed doors are slightly off-center from the façade's midpoint. Large fixed plate glass windows flank them. The addition's tile-clad shed roof features exposed rafter tails. A recessed exterior staircase at the south end of the elevation provides access to the second floor. The street façade's second floor is divided into three segments by its stepped parapet. The center section of the façade features a shallow recession. Fenestration comprises a symmetrical arrangement of six wood, one-over-one wood sash windows set in rectangular openings. The one-story brick addition at the north end of the elevation is capped by a flat roof surrounded by a parapet. Fenestration comprises large plate glass windows flanking either side of the entry doors.

Alterations and Modifications

- The one-story addition extending off of the two-story portion of the building was constructed in 1960. It replaced the original fenestration comprised of a symmetrical arrangement of three entry doors flanked by large fixed windows. The entry doors and windows featured transoms and
- As noted above, the one-story wing at the northeast corner of the original building was constructed sometime between the mid-to-late teens of the 20th century and the 1930s.

South Elevation (facing 7th Street)

The south elevation is linear in configuration. An exterior staircase at the east end of the elevation provides access to the building's second floor (Appendix B, Exhibits 11- 15). First-floor fenestration comprises a wood panel door capped by a transom flanked on either side by two-light metal casements at the west end of the elevation. A second glazed wood door near the center of the elevation is flanked on its west by a small rectangular, metal frame, one-light window, and a small square one-light window with a wood frame. The door and its canopy are not original. On the second floor, fenestration comprises a balanced arrangement of five one-over-one wood sash windows set in rectangular openings. The second-floor door accessed via the exterior staircase appears to have replaced a window. This elevation preserves its pressed metal cornice.

Alterations and Modifications

- The exterior staircase and second-floor door were likely installed sometime between the 1950s and the 1970s;
- The elevation's first floor, metal framed windows are not original. They were likely installed between the late 1940s and 1950s when the building was renovated. The installation of the exterior staircase appears to have required the removal of a one-over-one wood sash window;
- At the east end of the elevation's first floor, a rectangular opening covered by a wood grille covers an original window;
- The first-floor door and its canopy, located near the center of the elevation, were installed sometime between the 1970s and the 1990s.

West Elevation (facing Yucca Lane)

The north elevation is T-shaped in configuration with a small one-story projection and an exterior wood staircase near its north end (Appendix B, Exhibits 16- 24). This elevation, the 'service' side of the building, lacks the pressed metal cornice on the south, east, and north elevations. The elevation's one-story projection has brick walls and a flat roof surrounded by a shallow brick parapet. First-floor fenestration comprises a metal frame casement window at the south end of the elevation. It is flanked on its north by a sealed door opening, and three window openings infilled with concrete blocks in 1994. The south elevation of the one-story projection features a two-light metal slider window with a horizontal emphasis. The west elevation of the one-story wing features a wood, flash panel door capped by a transom, flanked on its north by a brick flue. Fenestration on the one-story wing's north elevation comprises a one-over-one wood sash window. A sealed-over window opening is located at the north end of the west elevation's first floor. The west elevation's second-floor fenestration comprises an asymmetrical arrangement of six one-over-one wood sash windows. The four second-floor windows on the north half of the elevation are covered with non-original metal grilles.

The one-story wing at the north end of the elevation is recessed. The visible portion of the elevation is comprised of a wood storage room constructed sometime after the 1950s or 1960s.

Alterations and Modifications

- The exterior staircase is not depicted on the 1916 Sanborn Fire Insurance map of downtown Carpinteria, indicating it was built after that year (see Figure 1);
- In 1916, the elevation's one-story projection was linked to a wood, freestanding three-story water tower located at the northwest corner of the property by a one-story wood hyphen (see Figure 1). The water tower and hyphen were removed sometime between 1928 and the late 1930s;
- The first-floor, metal-framed window at the south end of the elevation replaced an earlier wood-frame window; it was likely installed in the late 1940s when the building was renovated and
- In 1994, four windows and a door located on the first floor were removed, and the door and window openings were infilled with concrete blocks as part of a seismic retrofit project.

North Elevation (facing 721-751 Linden Avenue)

The north elevation is linear in configuration. Except for two windows at the west end of the elevation, its first floor is obscured from view by the abutting south elevation of the one-story wing (Appendix B, Exhibits 25- 28). The first floor's exterior wall is brickwork. According to a 1994 plan prepared as part of a seismic retrofit project, the second floor is constructed of wood. The elevation's first-floor fenestration is comprised of two one-over-one wood sash windows. The south elevation of the one-story projection features a two-light metal slider window with a horizontal emphasis. On the second floor, fenestration comprises a series of seven one-over-one wood sash windows. The east end of the elevation's parapet is embellished with a pressed metal cornice.

Alterations and Modifications

- A one-story brick wing was added to the north elevation sometime between the mid-to-late teens of the 20th century and the 1930s;
- A 1994 set of plans prepared for a seismic retrofitting project noted the elevation's second-floor wall was of wood construction. A portion of the elevation's exterior wall, located between new windows, was replaced with concrete block as part of the 1994 seismic upgrade project.

5.0 SIGNIFICANCE ASSESSMENT

5.1 Potential Historical, Cultural, Architectural Themes and Period of Significance

Built in 1912, 701 Linden Avenue is one of the oldest, if not the oldest, surviving two-story brick commercial buildings in Carpinteria's downtown. The building, which functioned as a mixed commercial and hotel property between 1912 and the 1950s and later as a restaurant with an office and several apartments on the second floor, is directly associated with the history of Carpinteria's downtown between 1912 and the present (2023). Therefore, the building's potential themes are history and architecture. The period of significance is 1912 to 1945, which encompasses the original use of the building as a hotel and commercial building.

5.2 Application of the Integrity Considerations and Significance Criteria

The following historic resource element, developed by the County of Santa Barbara, is used by the City of Carpinteria to evaluate properties for the presence of significant historic resources and to assess project impacts on these resources.

5.2.1 City of Carpinteria Significance Criteria

The City of Carpinteria uses the County of Santa Barbara Cultural Resource Guidelines outlined in the County's Historic Resource Element and the guidance for historic property studies detailed in the California Environmental Quality Act to assess a property's potential historical significance:

Any structure 50 years or older is considered potentially significant and shall be subjected to the following criteria (County of Santa Barbara Resource Management Department Cultural Resource Guidelines Historic Resources Element: 1986, Revised January 1993).

A significant resource a) possesses integrity of location, design, workmanship, material, and/or setting; b) is at least fifty years old;

c) demonstrates one or more of the following:

- 1. Is associated with an event, movement, organization, or person that/who has made an important contribution to the community, state, or nation;*
- 2. was designed or built by an architect, engineer, builder, artist, or other designer who has made an important contribution to the community, state, or nation;*
- 3. is associated with a particular architectural style or building type important to the community, state, or nation;*

4. embodies elements demonstrating a) outstanding attention to design, detail, and craftsmanship, or b) outstanding use of a particular structural material, surface material, or method of construction or technology;
5. is associated with a traditional way of life important to an ethnic, national, racial, or social group or to the community at large;
6. illustrates broad patterns of cultural, social, political, economic, or industrial history;
7. is a feature or cluster of features with a sense of time and place that are important to the community, state, or nation;
8. is able to yield information important to the community or is relevant to the scholarly study of history, historical archaeology, ethnography, folklore, or cultural geography.

5.2.2 Integrity Considerations

Integrity means that the resource retains the essential qualities of its historic character. The guidelines recognize the following seven components of integrity: location, design, setting, materials, workmanship, feeling, and association.

1) Integrity of Location

Integrity of location means that the resource remains at its original location.

The building has remained in place since its construction in 1912, so it retains its integrity of location.

2) Integrity of Design

Integrity of design means that the resource accurately reflects its original plan. However, it is rare to find structures that have not been modified in some manner. Therefore, the County guidelines recognize that building additions that accurately incorporate design elements from the original structure do not compromise a building's design integrity.

The most substantial alteration to the building occurred in 1960 when a first-floor addition encapsulated the street façade's (east elevation) original ground floor. The addition, which features plate glass windows and a tiled shed roof, incorporated design motifs that are out of character with the building's original architecture. In 1994, four windows and a door located on the north elevation were removed, and their openings were sealed as part of a seismic upgrade project. Two windows, one on the first floor of the building's south elevation and another on the north elevation, have been removed. Despite this change, the building retains the majority of its original design features, including its brick walls, the street façade's second-floor fenestration, the building's stepped parapet, pressed metal cornice, almost all of the fenestration on the building's south elevation, the second floor of the north elevation, and the west elevation including its first-floor kitchen wing. The original exterior brick walls remain, except for a section on the north elevation replaced during a seismic upgrade completed in 1994. The survival of these design features and materials allows the building to convey its original design and early 20th-century Vernacular style architecture. Therefore, the building retains its integrity of design.

3) Integrity of Setting

Integrity of setting means those buildings, structures, or features associated with a later development period have not intruded upon the surrounding area to the extent that the original context is lost.

The street frontage of the 700 block of Linden Avenue preserves two late 19th or early 20th century houses, a commercial building at 751 Linden Avenue built sometime between 1916 and the late 1920s, and one of the original Washingtonia Palms. Additional plantings of palms survive on 7th Street. The survival of all four of the block's original late 19th and early 20th century buildings allows the west side of the 700 Block of Linden Avenue to convey its appearance during the period of significance (1912 -1945). Therefore, the study property retains its integrity of setting.

4) Integrity of Materials

Integrity of materials means that the physical elements present are still present, or if materials have been replaced, the replacement(s) have been based on the original.

The building retains its original brick walls, most of its original wood sash windows, some of its original paneled wood doors, and its parapet and pressed metal parapet. Losses are confined to the street façade's ground-floor fenestration (east elevation) and four windows on the rear (west elevation). Therefore, the building, which can still convey the character of its original construction materials, retains its integrity of materials.

5) Integrity of Workmanship

Integrity of Workmanship means that the original character of construction details is present. These elements cannot have deteriorated or been disturbed to the extent that their value as examples of craftsmanship has been lost

As detailed above, under Integrity of Materials, the building retains the majority of its construction materials, which allows the building to convey the character of its original construction methods. Therefore, the building retains its integrity of workmanship.

6 Integrity of Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

The property retains its integrity of location, design, setting, materials, and workmanship and still conveys its appearance during its period of significance (1912 -1945). Therefore, the property retains its integrity of feeling.

7 Integrity of Association

Association is the direct link between an important historic event or person and a historic property.

The property at 701 Linden Avenue was the location of Carpinteria's first hotel, which was destroyed by fire six years later in 1894. In 1912, the existing building, historically known as the Palms Hotel, was built on the property. 701 Linden Avenue is one of Carpinteria's oldest surviving brick commercial buildings. It may be the oldest surviving commercial building in the City. The existing building has functioned as a restaurant and residential building since 1912, a period of 111 years. The building is directly associated with the development of Linden Avenue as one of Carpinteria's primary commercial corridors between the teens of the 20th century and 1945. Opened in 1912, 701 Linden Avenue was the second hotel constructed in downtown Carpinteria. As an almost intact example of an early 20th-century commercial building, it is an excellent example of its architectural type,

Summary of the Integrity Considerations

701 Linden Avenue retains integrity of location, design, setting, materials, workmanship, feeling, and association,

5.2.3 Application of the Significance Criteria

City of Carpinteria Criterion 1:

Is associated with an event, movement, organization, or person that/who has made an important contribution to the community, state, or nation.

California Register of Historical Resources Criterion 1:

They are associated with events that have made a significant contribution to the broad patterns of our history.

As noted above under Criterion 1, potential historic associations are connected with the Palms Hotel, built in 1912. It was the second hotel constructed in downtown Carpinteria. As a largely intact example of an early 20th-century commercial building, 701 Linden Avenue continues to convey its historic association with the early history of commercial development in Carpinteria. Therefore, the property meets Criterion 1 at the City of Carpinteria level and Criterion 1 of the CRHR.

City of Carpinteria Criterion 2:

Was designed or built by an architect, engineer, builder, artist, or other designer who has made an important contribution to the community, state, or nation.

California Register of Historical Resources Criterion 2:

That are associated with the lives of persons significant in our past.

The identity of the individual or architectural firm responsible for the design of the Palms Hotel is not documented. Two individuals, H. J. Laughlin, and W. D. Isenberg have been identified as the building's developer. Therefore, because the building's designer is unknown, the property does not meet Criterion 2.

City of Carpinteria Criterion 3:

It is associated with a particular architectural style or building type important to the community, state, or nation.

California Register of Historical Resources Criterion 3:

That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or possess high artistic values or that represent a significant entity whose components may lack individual distinction.

Built in 1912, the Palms Hotel is an example of an early 20th-century Vernacular-style commercial building. The building's reductive design with minimal architectural detailing and its emphasis on a balanced and symmetrical design for its principal public-facing façade are characteristics of the style. Like many early 20th-century commercial buildings, secondary elevations, including the rear elevation facing Yucca Avenue and the north elevation, which abutted the adjoining property at 721 Linden Avenue, were more utilitarian in design because they were not, for the most part, in public view. The south elevation facing 7th Street, with its pressed metal cornice and balanced fenestration, is the building's secondary public-facing façade; consequently, it received a more elaborate design than the north or west elevations. The building's incorporation of these design features is characteristic of early 20th-century American commercial architecture. Also, the building is significant because it is likely Carpinteria's oldest surviving, early 20th-century commercial building. Therefore, the building at 701 Linden Avenue, which is an important and rare surviving example of its architectural type, meets Criterion 3.

4. *embodies elements demonstrating a) outstanding attention to design, detail, craftsmanship, or b) outstanding use of a particular structural material, surface material, or method of construction or technology;*

The building's construction methods, including its load-bearing brick masonry walls, interior timber framings, mass-produced wood frame sash windows, and pressed metal cornice, are typical materials and construction methods employed in early 20th-century commercial buildings. They do not represent unique or outstanding examples of the use of construction materials or methods. Therefore, the study property does not meet Criterion 4.

5. *is associated with a traditional way of life important to an ethnic, national, racial, or social group or to the community at large;*

Research completed as part of this study did not reveal a documented association with a traditional lifeway. Therefore, the study property does not meet Criterion 5.

6. *illustrates broad patterns of cultural, social, political, economic, or industrial history;*

The property is associated with the early 20th-century development of Linden Avenue as one of Carpinteria's two commercial corridors. The building housed Carpinteria's earliest hotel and various commercial ventures, including restaurants and a bank. For some time, it was the location of the community's post office. The building's more than one-hundred-year-long association with the City's commercial life has a substantive connection to the broad patterns of Carpinteria's economic and social history. Therefore, the study property meets Criterion 6.

7. *is a feature or cluster of features with a sense of time and place that are important to the community, state, or nation;*

The study property at 701 Linden Avenue is one of five buildings on the west side of the 700 block constructed between the late 19th century and the mid-to-late 1920s. Other buildings contributing to this assemblage include the Vernacular style commercial buildings at 721 and 751 Linden Avenue, a National Folk style cottage at 771 Linden Avenue, and a Carpenter Gothic style cottage at 789 Linden Avenue. These four buildings are a rare surviving assemblage of late 19th through early 20th century buildings that evoke Linden Avenue's earliest development pattern, characterized by a mix of residential and commercial buildings. Therefore, the study property, which embodies a powerful sense of time and place and substantially contributes to this assemblage of buildings and Linden Avenue's streetscape, meets Criterion 7.

City of Carpinteria Criterion 8:

8. *is able to yield information important to the community or is relevant to the scholarly study of history, historical archaeology, ethnography, folklore, or cultural geography.*

California Register of Historical Resources Criterion 8:

That have yielded, or may be likely to yield, information important to prehistory or history.

Applying this criterion to archaeological deposits is beyond the purview of this report.

5.2.4 CEQA Thresholds

CEQA Section 15064.5 defines historical resources as follows:

- (1) *A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources Commission (State CEQA Guidelines Section 5024.1, Title 14 CCR, Section 4850 et seq.).*

There are several ways to list a resource in the California Register, which are codified under Title 14 CCR, Section 4851.

- *A resource can be listed in the California Register by the State Historical Resources Commission.*
- *If a resource is listed in or determined eligible for listing in the National Register of Historic Places (National Register), it is automatically listed in the California Register.*

- *If a resource is a California State Historical Landmark, from No. 770 onward, it is automatically listed in the California Register.*

The study property is not included in the California Register of Historical Resources or a designated California State Historical Landmark. The property is not listed in, nor has it been determined eligible for listing in the National Register of Historic Places. Therefore, the property does not meet Criterion 1.

- (2) *A resource included in a local register of historical resources, as defined in section 5020.1 (k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of section 5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.*

The requirements outlined in PRC 5024.1 (g) for historical resources surveys are: A resource identified as significant in a historical resource survey may be listed in the California Register if the survey meets all of the following criteria:

- *The survey has been or will be included in the State Historic Resources Inventory.*
- *The survey and the survey documentation were prepared in accordance with office [of Historic Preservation] procedures and requirements.*
- *The resource is evaluated and determined by the Office [of Historic Preservation] to have a significance rating of Category 1 to 5 on DPR Form 523.*
- *If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.*

The property is not included on the local (City of Carpinteria) register or inventory of historic resources. Therefore, the study property does not meet Criterion 2.

- (3) *Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.*

Provided the City of Carpinteria accepts the conclusions of this report, the study property at 701 Linden Avenue will meet Criterion 3.

Section 15064.5 of the California Environmental Quality Act

(A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

The building at 701 Linden Avenue has a direct association with the early 20th-century development of Linden Avenue into a commercial corridor comprised of packing houses, businesses, and residential properties that were propelled by its location adjacent to Carpinteria's railroad depot, the citrus and nut packing warehouses, and the nearby asphalt mines. Therefore, 701 Linden Avenue, one of Linden Avenue's oldest surviving commercial buildings, meets Criterion A.

(B) Is associated with the lives of persons important in our past;

The building at 701 Linden Avenue is not associated with an individual or individuals who made significant contributions to local, California, or national history. Therefore, the property does not meet Criterion B.

(C) Embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of an important creative individual or possesses high artistic values;

The building at 701 Linden Avenue is an example of early 20th-century commercial architecture. Its symmetrical street façade facing Linden Avenue and classical-style pressed metal cornice reflect motifs derived from the Classical Revival style. Therefore, the building at 701 Linden Avenue meets Criterion C.

(D) Has yielded, or may be likely to yield, information important in prehistory or history.

Applying this criterion to archaeological deposits is beyond the purview of this report.

(4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

The building at 701 Linden Avenue is not listed in a local register of historical resources, nor has it been determined eligible for listing via a previous study. Therefore, the study parcel does not meet Criterion 4.

2. A resource included in a local register of historical resources, as defined in section 5020.1 (k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of section 5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

The study property is not included in a local register of historical resources, so it does not meet Criterion 2.

3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

If the City of Carpinteria accepts this report's significance findings, the study property will meet Criterion 3.

5.2.5 Summary Statement of Integrity and Significance

The building at 701 Linden Avenue, excluding alterations made after 1945, meets criteria 3, 6, and 5 at the City of Carpinteria level, making it eligible for listing as a Structure of Merit. It also meets Criterion 1, 2, and 3 for listing in the California Register of Historical Resources. It also meets A and C under the significance criteria outlined in 15064.5 of the California Environmental Quality Act. Therefore, 701 Linden Avenue is considered a significant historical resource per CEQA Guidelines Sections 5024.1 and 15064.5.

6.0 EVALUATION OF PROJECT IMPACTS

The following section of the report will evaluate the impact of the proposed Project on the significant resources identified in this report. Potential adverse impacts include alterations or changes that result in changes to a resource or its setting that diminish those qualities that justify its potential listing as a significant historic resource at the County of Santa Barbara, state, and national levels. Please refer to Section 2 of this report for an overview of the regulatory setting for the Project. Please see Section 1 of this report for a project description and Appendix A for project plans.

State CEQA Guidelines #15064.5(a) for determining the significance of impacts on historic resources:

Historical resources are broadly defined as those cultural resources considered significant under CEQA and may include sites, objects, structures, buildings, etc. Historical resources may be prehistoric or historic in age and may be archaeological resources, part of the existing built environment, other important historic resource, or a tribal cultural resource, such as a sacred space. The CEQA Guidelines identify what qualifies as a significant historical resource for environmental review. CEQA Guidelines Section 15064.5(a) of the State CEQA Guideline defines "historical resource." Resources that meet this definition are significant. Public Resources Code Sections 5020-5029.5 also contain many important definitions of terms used in the code section below, including historical resources, the California Register of Historical Resources, the State Historical Resources Commission, and the State Office of Historical Preservation.

CEQA defines material impairment of a historic resource as follows:

- (A)** Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources;
- (B)** Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the Project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- (C)** Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA (Public Resources Code 15064.5 (b2)).
- (D)** Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995) shall be considered as mitigated to a level of less than significant.
- (E)** A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of a historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.

Section 2.5 of the MEA Guidelines for Archaeological Resources and Historic Structures and Sites (2002: 65 - 70) provides the following guidance for applying mitigation measures.

These include the following:

- 1) In-situ preservation is the preferred manner of avoiding damage to significant historic resources;
- 2) Planning construction so that demolition or alteration of structures, sites, and natural objects are not required; and
- 3) Incorporating existing structures, sites, and natural objects into planned development whenever avoidance is not possible.

6.1 Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)

The Project proposes interior and exterior alterations to the building at 701 Linden Avenue. Please refer to Section 6.1.1 for a detailed project description. Under the Standards, this Project is defined as rehabilitation. The Standards define rehabilitation as follows:

Rehabilitation is defined as the act or process of making possible a compatible use for property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values
(<http://nps.ov/history/hps/tps/standards/rehabilitation.htm>).

The following standards developed by the National Park Service to evaluate rehabilitation projects will guide the evaluation of the proposed Project:

Secretary of the Interior's Standards for Rehabilitation

- 1) A property will be used as it was historically or given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- 2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.
- 3) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- 4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- 5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires the replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 7) Chemical and physical treatments, if appropriate, will be undertaken by the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- 8) Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- 9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.
- 10) New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property will be unimpaired (36 CFR Part 68, 1995 Federal Register, Vol. 60, No. 133).

6.1.1 The Proposed Project

Project plans, photographs, and visual depictions of existing and proposed floor plans and elevations prepared by Becker Studios are found in Appendix A of the report. The proposed Project includes the removal of the east elevation's non-contributing first-floor addition, the reinstallation of historically appropriate doors and windows, and the insertion of an open porch supported by brick-clad piers, which would enhance the visibility of the first floor's original brickwork and door and window openings. The east elevation's original first-floor elevation, composed of window and door openings, will be restored to a closer approximation of its historic appearance. These alterations will return the Linden Avenue façade to a close approximation of its historic appearance. They will enhance the building's design integrity. A recessed parapet would surround the outdoor area. The proposed dining terrace would include outdoor seating, an elevator tower and restroom, covered pergola at the west end of the roof, and a skylight.

Alterations to the south elevation facing 7th Street include the removal of a non-contributing exterior staircase and replacing a non-contributing second-floor door with a historically appropriate one-over-one wood sash window. A contributing first-floor door will be fixed, and a window will replace a non-contributing door on the first floor. Two small windows on the first floor, which are not original, are proposed for removal. An existing non-contributing metal slider window on the south elevation of the recessed one-story element of the elevation would be replaced by a door.

Alterations to the west (rear) elevation would include the replacement of the non-contributing exterior wood staircase with a new staircase with metal railings extending to the roof-level dining terrace to meet Building Code requirements. The roof-level dining terrace would include a covered pergola, an elevator tower, and a small addition housing a restroom. The existing second-floor door would be replaced with a wider door to meet Building Code Requirements. Other proposed alterations to the west elevation include the replacement of a non-contributing door in the elevation's one-story projection with a one-over-one wood sash window, the removal of a second-floor window to accommodate the replacement exterior staircase, and the replacement of a non-contributing first-floor window at the south end of the elevation with a one-over-one wood sash window emulating the building's historic window type, and add a door near the center of the elevation. The proposed location of the door was the location of three windows infilled in 1993-1994. Wood fencing adjacent to the north end of the elevation would be installed to enclose the property's trash bins. Additional wood plank fencing would be installed off the south side of the elevation's one-story projection to enclose a small service yard.

Proposed alterations to the north elevation include removing one original second-floor window. Substantial alterations are proposed to the roof level, where a partially covered outdoor dining area, a small structure housing an elevator tower, and a restroom will be located. The outdoor dining area would be recessed towards the center of the roof to reduce its visibility from Linden Avenue and 7th Street.

6.2 Application of the Secretary of Interior's Standards to the Project

The following section of the report applies the Secretary of the Interior's Standards to the Project.

6.2.1 Contributing and Non-Contributing Buildings and Landscaping

The Building

Contributing

- The two-story volume of the building and the west elevation's one-story element;
- The building's brick walls;
- The roof level parapet and pressed metal cornice;
- The existing arrangement of the original door and window openings;
- The existing wood frame windows and
- The south and west elevation's first-floor door openings.

Non-Contributing

- The east elevation's one-story shed roof addition, its walls, roof, windows, and doors;
- The exterior wood staircase on the building's west elevation;
- The exterior staircase and second-floor door on the building's south elevation
- The one-story wood frame addition at the west end of the building's west elevation;
- The south elevation's two small windows;
- A first-floor door and canopy on the south elevation;
- The metal frame windows on the south and west elevations and
- The modern glazed wood door on the south elevation's first floor.

The Landscaping

Contributing

- Washingtonia Palms along the Linden Avenue and 7th Street frontages.

Non-Contributing

- The palm trees along the Linden Avenue and 7th Street frontages that are not Washingtonia species or its varieties;
- Planter at the southeast corner of the parcel; and
- The remaining plantings, except the Washingtonia Palms.

6.2.2 Application of the Standards

Standard 1: *A property will be used as it was historically or given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

After its rehabilitation, the building will remain a commercial restaurant, a historic use of the Palms since its construction in 1912. The loss of the building's residential component is not considered substantive because the building's use as a hotel ceased approximately 60 years

ago. The proposed replacement of the non-contributing first-floor addition and its replacement by an open porch, as well as the recreation of the façade's original first-floor fenestration, will enhance the building's integrity of design. Removing the non-contributing second-floor door and the exterior staircase on the south elevation will enhance the integrity of an elevation facing 7th Street. On the west elevation, replacing a non-historic first-floor window with a historically appropriate window and reopening an infilled door will enhance the building's design.

Removing one original first-floor door and two original windows on the south elevation will alter the elevation's ability to convey its original design. The proposed removal of historic design features and materials on the north and west elevations is largely confined to a window on the second floor of the north elevation. It will not substantially impair the building's integrity of design or materials. Alterations to the south elevation include removing two small non-contributing windows and a non-contributing door on the first floor. A contributing door on the first floor will be fixed in place and the new windows will match the appearance of the existing double-hung sash windows. A non-historic staircase and second-floor windows on the south elevation would be removed. The alterations to the south elevation will enhance integrity by returning the elevation closer to its original appearance. Therefore, the proposed Project, which will preserve the historic character of the building, meets Standard 1.

Standard 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.*

The Project would retain almost all of the building's character-defining features, including its brick walls, pressed metal parapet, and original windows and doors. It will also retain the building's historic footprint. Installing a pergola-style rooftop terrace with related features will not remove significant historic building materials. Therefore, the proposed Project meets Standard 2.

Standard 3: *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The Project does not propose adding conjectural features or architectural or decorative elements from other historic properties, so Standard 3 does not apply.

Standard 4: *Changes to a property that have acquired historic significance in their own right will be retained and preserved*

None of the additions or alterations to the building that postdate 1912, including the first-floor addition to the east (Linden Avenue) elevation, postdating the period of significance, have achieved historic significance in their own right. Therefore, Standard 4 does not apply to the Project.

Standard 5: *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

As noted above under Standard 1, removing the non-contributing second-floor door on the south elevation and the exterior staircase on the west elevation will enhance the integrity of an elevation facing 7th Street. On the west elevation, replacing a non-historic first-floor window with a historically appropriate window and reopening an infilled door will enhance the building's integrity of design.

The removal of a non-contributing first-floor door and two small non-contributing windows on the south elevation will alter the elevation's ability to convey its original design. The proposed removal of historic design features and materials on the north and west elevations is largely confined to a window on the second floor of the north elevation and a second-floor window on the west elevation and will not substantially impair the building's integrity of design or materials.

Standard 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires the replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Should contributing historic fabric be encountered that is too deteriorated to repair, it will be replaced in kind to recreate the original in material (if possible), dimension, and appearance under the guidance of a County-approved architectural historian, following the guidance detailed below under Standard 7. Because the applicant proposes to repair historic fabric and to limit replacements to those materials that are too deteriorated to repair, the Project meets Standard 6.

Standard 7: *Chemical and physical treatments, if appropriate, will be undertaken by the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Hardscape and Landscaping

Currently, the Project does not propose cleaning or treating the building's historic fabric. If such treatments are required, the following guidance outlined in the Department of the Interior's Technical Preservation Briefs shall be implemented under the guidance of a City of Carpinteria-approved historian:

- *Preservation Brief 1: Repointing Mortar Joints in Historic Masonry Buildings. Robert C. Mack, FAIA, and John P. Speweik. Provides general guidance on appropriate materials and methods for repointing historic masonry buildings. 1998;*
- *Preservation Brief 2: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings. Robert C. Mack, FAIA, and Anne E. Grimmer. The brief surveys various cleaning methods and materials and guides selecting the most appropriate method and the gentlest means possible. Discusses water-repellent and waterproof coatings, their purpose, the suitability of their application to historic masonry buildings, and possible consequences of their inappropriate use. 2000. GPO stock number 024-005-01207-9;*

Preservation Brief 9: The Repair of Historic Wooden Windows. John H. Myers. Provides information on evaluating the condition of historic wood windows and on practical methods for repair. 1981.

Provided this guidance is implemented, the proposed Project meets Standard 7.

Standard 8: *Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Applying this criterion to archaeological deposits is beyond the purview of this report.

Standard 9: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.*

As noted above, under Standards 2 and 5, the proposed Project will not remove substantial amounts of historic building fabric. Therefore, the Project's impact on the building's contributing historic fabric would be less than significant.

The Project also proposes the removal of the existing roof assembly, which would be replaced with a new roof assembly accommodating the proposed rooftop terrace to meet building code requirements. While roof assembly is original, it is not a visible feature of the building. It does not embody an important example of its type in its materials or design. Therefore, replacing the roof assembly will not substantially impair the building's integrity of materials or design.

Several of the proposed exterior alterations, including the replacement of the east elevation's non-historic one-story addition, the reinstallation of this elevation's original arrangement of doors and windows, and the removal of the south elevation's non-contributing exterior staircase, and two non-contributing doors on the south elevation will enhance integrity.

The installation of a rooftop elevator tower and restroom is acceptable as its location near the southwest corner of the roof, size, and materials will minimize its visual obtrusiveness. The installation of a skylight is also acceptable because its location, set back from the roof's parapet, ensures it is not visible from the street frontages on Linden Avenue or 7th Street.

The rooftop terrace, its pergola and covering, and the proposed landscaping are acceptable because they have been set back from the parapet to reduce their visibility from Linden Avenue and 7th Street. While the structure will be visible from some streetside vantage points its semi-transparent and traditional form reduces its visual prominence, allowing it to read as a secondary element.

The proposed alterations to the rear elevation, including replacing a non-contributing window, reopening a sealed door opening, and replacing a non-contributing exterior staircase, will not introduce design elements or materials that are out of character with the historic building. In

summary, the proposed alterations to the building meet Standard 9.

Standard 10: *New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property will be unimpaired.*

The proposed addition to the east elevation and the rooftop deck and pergola and its covering could be removed without impacting the building's overall integrity. Therefore, the proposed Project meets Standard 10.

6.3 Summary Statement of Impacts

This Historic Resources Technical Report has concluded that the proposed Project at 701 Linden Avenue meets the Secretary of the Interior's Standards for Rehabilitation. Therefore, the proposed Project's impacts on significant historic resources do not meet the definition of material impairment under CEQA Section 15064.5. After implementing the approved Project, the study property would maintain its status as a potential City of Carpinteria Historic Resources.

7.0 SUMMARY AND CONCLUSIONS

The Phase 1 component of the report concluded that the building at 701 Linden Avenue is a significant historic resource for environmental review. The Phase 2 component of the Historic Resources Technical Report has concluded the building located at 701 Linden Avenue is a significant historic resource at the City of Carpinteria level and for CEQA review. The impact of the proposed Project on the historic resource was assessed by applying the Secretary of Interior's Standards for Rehabilitation. The analysis concluded that the proposed Project is consistent with the Secretary of the Interior's Standards for Rehabilitation guidance.

To ensure the completed Project adheres to the guidance and this report and County of Santa Barbara preservation guidelines, implementation of the following measures, which will be included in the project description and Plan Set, is recommended:

1) The guidance in the following Technical Preservation Briefs shall be implemented.

- *Preservation Brief 1: Repointing Mortar Joints in Historic Masonry Buildings. Robert C. Mack, FAIA, and John P. Speweik. Provides general guidance on appropriate materials and methods for repointing historic masonry buildings. 1998;*
- *Preservation Brief 2: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings. Robert C. Mack, FAIA, and Anne E. Grimmer. Surveys various cleaning methods and materials and guides selecting the most appropriate and gentlest means possible. Discusses water-repellent and waterproof coatings, their purpose, the suitability of their application to historic masonry buildings, and possible consequences of their inappropriate use: 2000. GPO stock number 024-005-01207-9;*

Preservation Brief 9: The Repair of Historic Wooden Windows. John H. Myers. Provides information on evaluating the condition of historic wood windows and on practical methods for repair 1981.

2) To ensure this guidance is implemented, the following measures shall be implemented:

- The project plans shall include historic preservation treatment plan notes identifying the resource's character-defining materials and design features;
- If alterations or extensive repair work is required, the Project's architect and contractor shall contact a City of Carpinteria-approved historian and City of Carpinteria Planning staff for their review of proposed revisions to the approved plans for the Project;
- A City of Carpinteria-approved historian shall prepare a letter(s) reviewing alterations to the approved plans for submittal to City of Carpinteria Planning staff and
- After the Project is completed, a City of Carpinteria-approved historian will prepare a letter confirming that it met the guidance outlined in this report.

After implementing the measures outlined above in the project description, the proposed Project would meet the Secretary of the Interior's Standards for Rehabilitation, and its implementation would result in a less-than-significant impact on significant historic resources for the purposes of the City of Carpinteria and CEQA review.

8.0 BIBLIOGRAPHY AND REFERENCES

Published Sources and Professional Reports Consulted:

Andree, Herb, and Noel Young

1975 *Santa Barbara Architecture: From Spanish Colonial to Modern*.
Santa Barbara: Capra Press.

Caldwell, Jayne Craven

1982 *Carpinteria As it Was: Volume 2*. Carpinteria Valley Historical Society: Carpinteria.

2000 *Carpinteria As It Was (Volume 1)* (second edition, edited by David Griggs).
Carpinteria Valley Historical Society: Carpinteria.

Campos, Jim, Dave Moore, Tom Moore, Lou Panizon, and the Carpinteria Valley
Museum of History

2007 *Images of America: Carpinteria*. Arcady Publishing, Charleston.

2009 *Images of America: Greater Carpinteria, Summerland, and La Conchita*. Arcady Publishing,
Charleston.

Carpinteria Herald, as cited in text.

Carpinteria Valley and Summerland Telephone Directory (1940).

Carpinteria Valley Association

2004 *Carpinteria Bungalows and Distinctive Houses*.

City of Carpinteria

2007 Draft Downtown Historic District and Beach Neighborhood Specific Plan, August 2007.

Clark, Clifford E.

1986 *The American Family Home: 1800-1960*. University of North Carolina Press, Chapel Hill.

The Morning Press, as cited in text.

National Park Service

1991 *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. Brochure, Preservation Assistance Division, Washington D.C.

1995 *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. Brochure, Preservation Assistance Division, Washington D.C.

Santa Barbara Daily News and The Independent, as cited in text.

Staats, Phillip H.

1990 *California Architecture in Santa Barbara*. Architectural Book Publishing Company, Stamford, Connecticut. Reprint of 1929 publication.

1992 *Appendix 2: Carpinteria Historical Overview and Architectural Inventory/Evaluation Forms for Historical Architectural Survey Report, Carpinteria –Santa Barbara Median Widening and Interchange Project: 05-SB-101, 1.1/12.7, EA 05-315700*.

Stockton, Gloria

1960 *La Carpinteria*. Carpinteria Historical Society, Carpinteria.

The following archives were used in the preparation of this report:

Carpinteria Valley Museum of History

City of Carpinteria, Community Development, Planning Department

County of Santa Barbara Tax Assessor's Office

Santa Barbara Historical Museum, Gledhill Library

University of Santa Barbara California: Geospatial Collection, Special Collections, Main Library.

Maps

U. S. Geodetic Survey Maps, 1870, 1878.

1919 Harold G. Chase Map Depicting Parcels and Owners Between Carpinteria and Santa Barbara.

Sanborn Fire Insurance Map (1929).

Santa Barbara Surveyor's Office, Record of Surveys.

Other Sources

1900-1940 United States Census.

Appendix A

Project Plans



North East (Front Elevation)



North Elevation



North East (Linden towards Mountains)





2 LINDEN AVENUE (LOOKING NORTH)



37TH STREET (LOOKING TOWARDS LINDEN AVENUE)

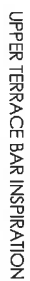
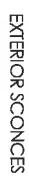
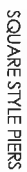


2 LINDEN AVENUE (LOOKING NORTH)



VICINITY MAP (NOT TO SCALE)

[illegible]





BECKER
studios

412 E Haley Street
Santa Barbara, CA 93101
Tel (805) 965 9555
beckersstudiosinc.com

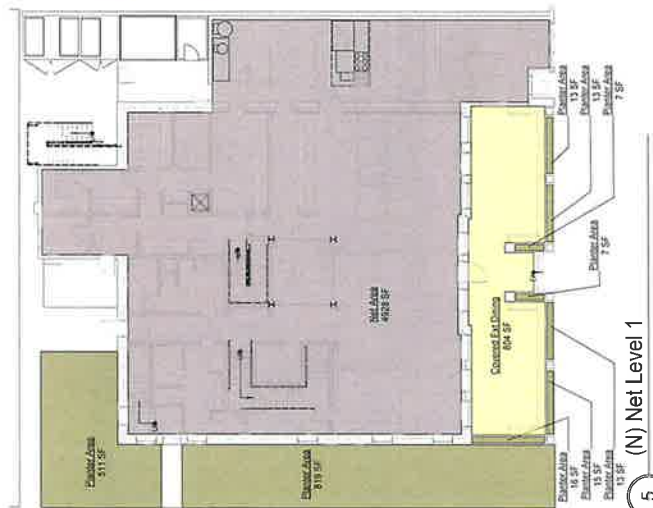
COMMERCIAL REMODEL:
THE PALMS
701 LINDEN AVENUE

[illegible]

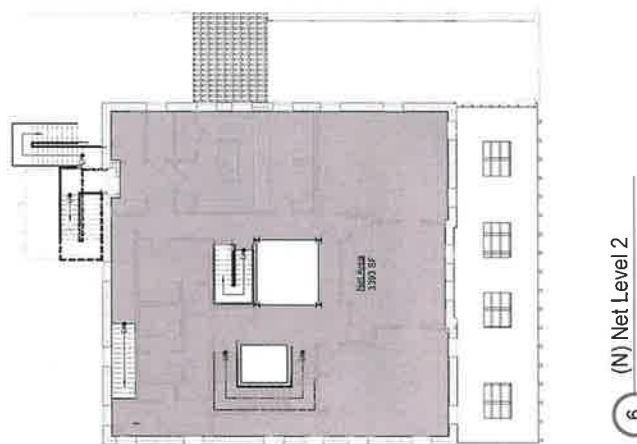
A0.6

1334

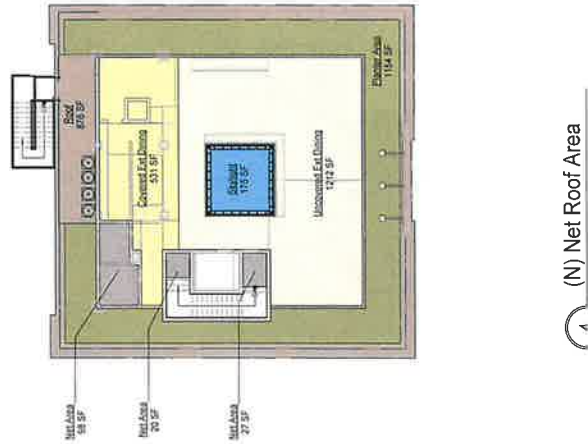
Gross Area
Net Area
Planter Area
Covered Ext Dining
Uncovered Ext Dining
Skiplight
Roof



(N) Net Level 1



(N) Net Level 2



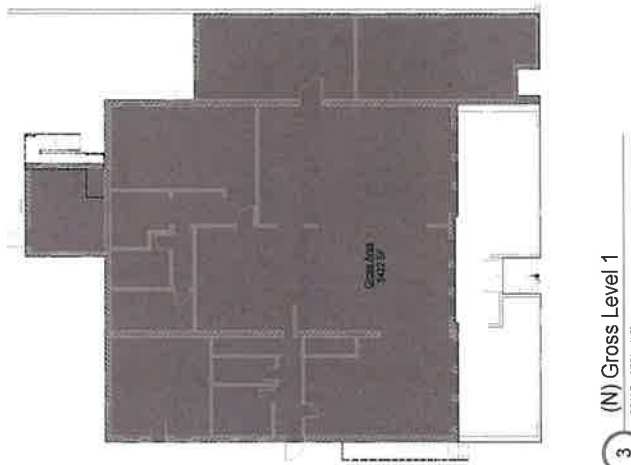
(N) Net Roof Area

AREA CHART

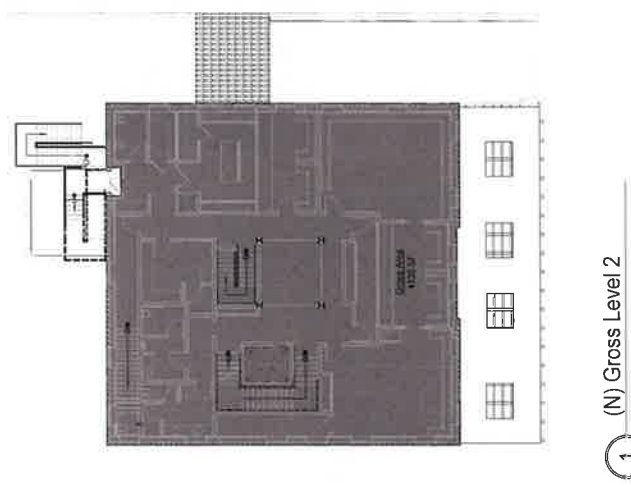
Proposed Building				Existing Building			
(N)	Net A	(N)	Gross A	(E)	Net A	(E)	Gross A
1st Fl	4,028 s.f.	4,427 s.f.		4,028 s.f.	4,427 s.f.		
2nd Fl	3,161 s.f.	3,499 s.f.		3,161 s.f.	3,499 s.f.		
3rd Fl	1,053 s.f.	1,157 s.f.		1,053 s.f.	1,157 s.f.		
Total	8,242 s.f.	9,083 s.f.		8,242 s.f.	9,083 s.f.		

Proposed Patio Area		Existing Patio Area	
1st Fl	804 s.f.		
Roof	531 s.f.		
Total	1,335 s.f.		

Proposed Planting Area		Existing Planting Area	
1st Fl	1,320 s.f.	875 s.f.	
Roof	94 s.f.	0 s.f.	
Total	1,414 s.f.	875 s.f.	



3 (N) Gross Level 1



(N) Gross Level 2



(N) Gross Roof

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



2
SCALE 1/8" = 1'-0"



**BECKER
studios**

412 E. Huley Street
Santa Barbara, CA 93101
Tel (805) 965-9555
beckersludiosinc.com

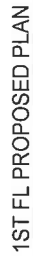
JOB NUMBER	2201
CONTENTS	SIT PLAN
DRAWN BY	Autor
CHECKED BY	Checker
DATE	TIME
ISSUE DATE	11/7/2023
PROJECT NO.	
DATE	TIME

A1.0

SHEET OF

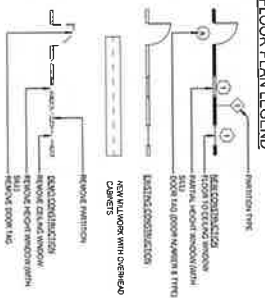


Figure 1 illustrates the typical construction details for a partition wall. The diagram is divided into three main sections: Partition Type, Building Construction, and Partition Finish. The Partition Type section shows a cross-section of a wall with a door to the exterior window, a partial height window, and a door to the exterior window. The Building Construction section shows the interior wall with curtain wall and the partition wall. The Partition Finish section shows the door construction, partial height window, and door to the exterior window.

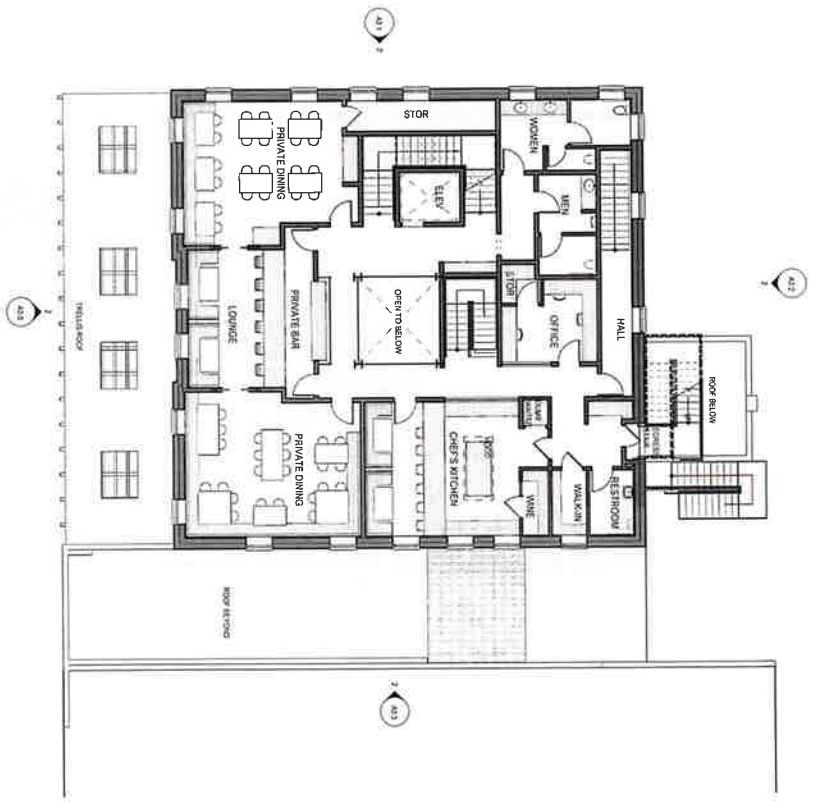




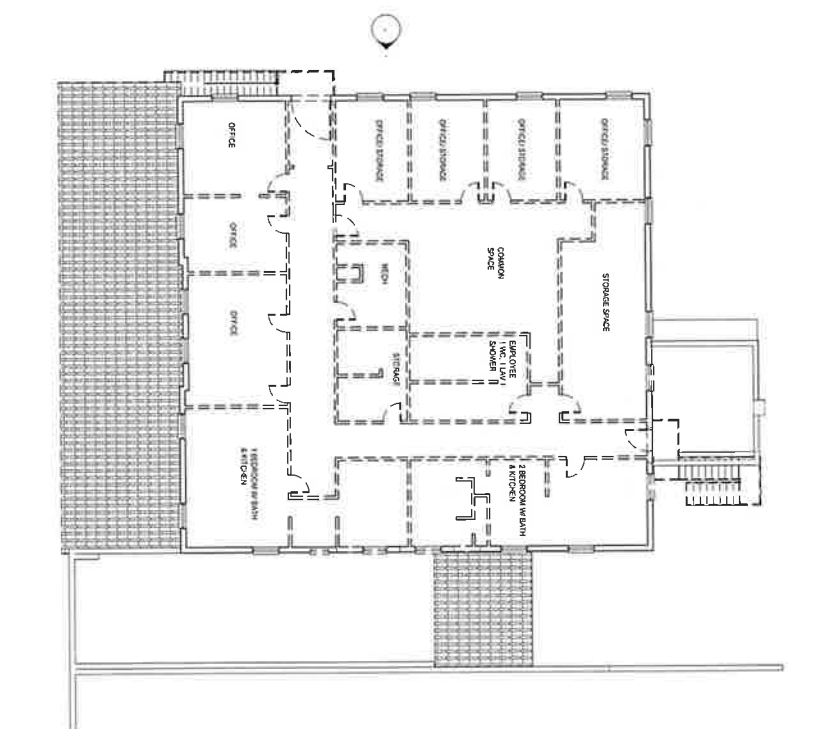
FLOOR PLAN LEGEND

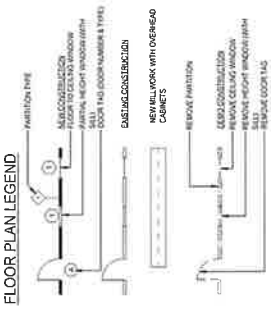


1 2ND FLOOR PROPOSED PLAN
SCALE: 1/8" = 1'-0"

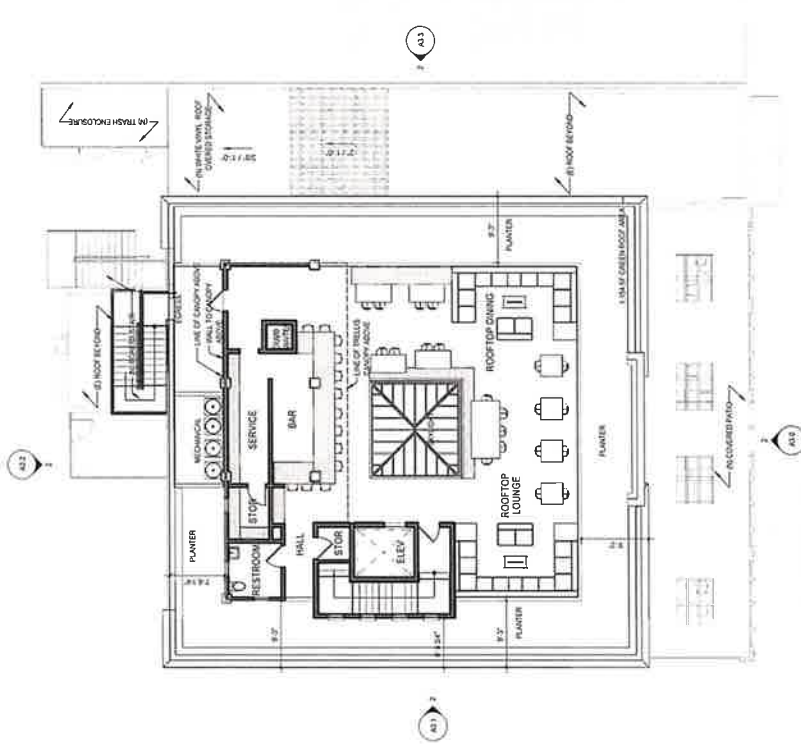


2 2ND FL DEMO PLAN
SCALE: 1/8" = 1'-0"

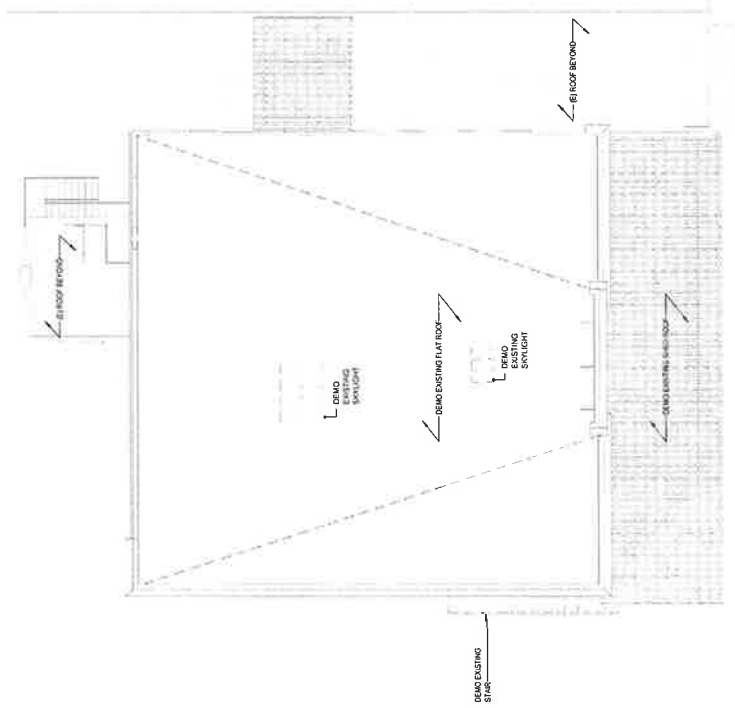




JOB NUMBER	2301	
CONTENTS	PROPOSED PLAN, ROOF	
DATE	11/10/2023	
DESIGNED BY	Author	
DRAWN BY	Author	
CHECKED BY	Author	
APPROVED BY	Author	
DATE	11/10/2023	
ISSUE DATE	11/10/2023	
REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		



1 ROOF DECK PROPOSED PLAN
 SCALE: 1/8" = 1'-0"



2 ROOF DEMO PLAN
 SCALE: 1/8" = 1'-0"



EXISTING



PROPOSED



THE PALMS
701 LINDEN AVENUE

2024	2023	CONTENTS		SOUTH EXTERIOR ELEVATIONS	
SWANWATER		AUCLEY			
CHICHESTER		CHICHESTER			
NUTBRITALS					
NUTBRITALS					

A3.1

of

Description

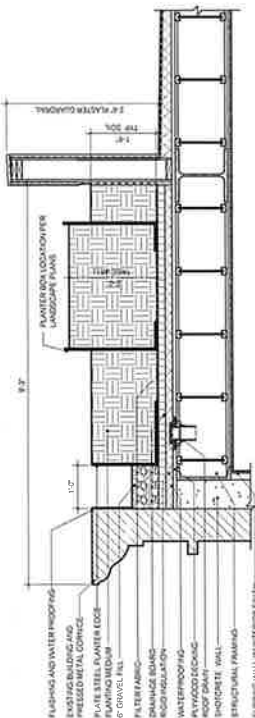
- [illegible]



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



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



PLANTER DETAIL

SCALE 3/4" = 1'-0"



THE PALMS
701 LINDEN AVENUE

[illegible]

PROPOSED BUILDING WITH ROOF DECK (LOOKING NORTHEAST)

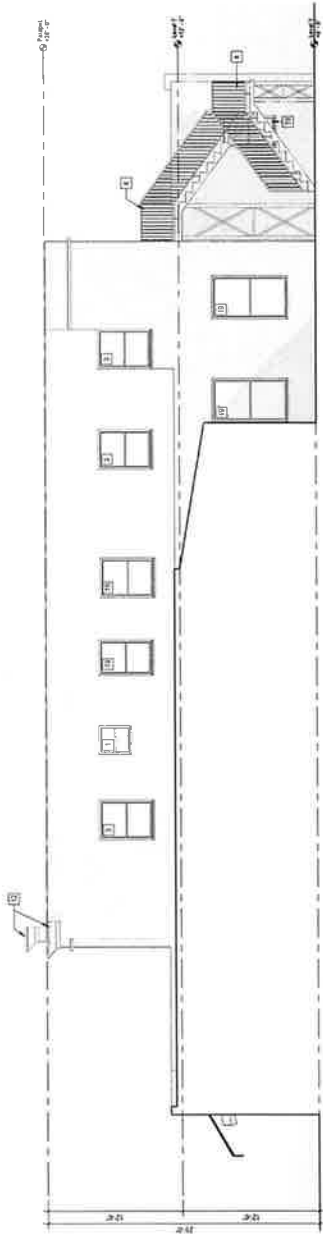


EXISTING BUILDING (LOOKING NORTHEAST)

ELEVATION KEYNOTES

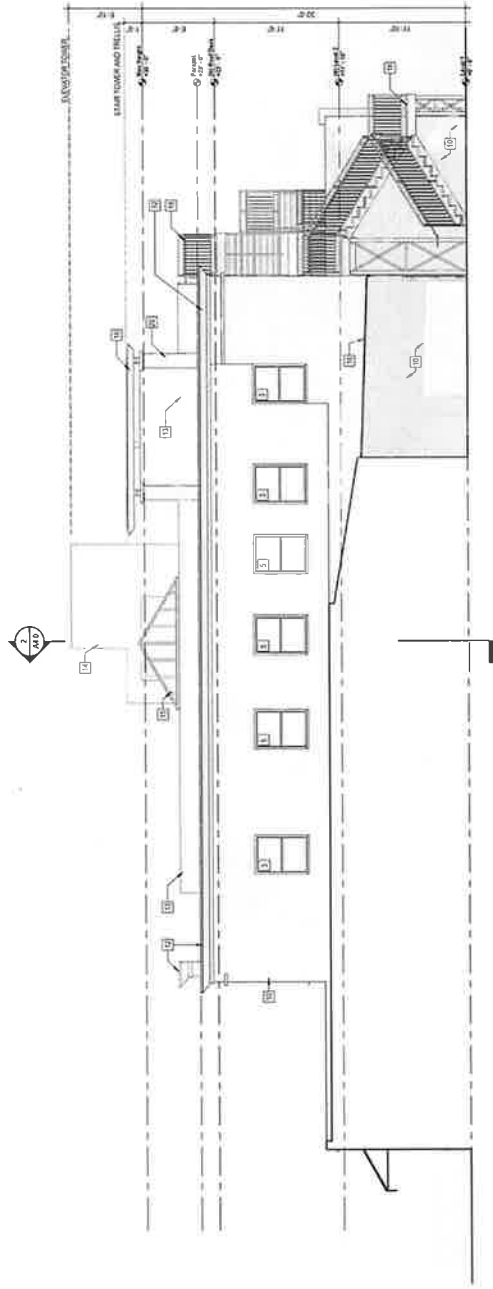
Description

- 1 REMOVE NON-CONFORMING OPENING AND CHIMNEY TO MATCH EXISTING
- 2 REPAIR HISTORIC WINDOW PER DEPARTMENT OF THE INTERIOR - HISTORICAL
- 3 REMOVE EXISTING CHIMNEY
- 4 REMOVE EXISTING SIDE PORCHES
- 5 NEW WOOD WINDOW TO MATCH HISTORIC
- 6 NEW WOOD WINDOW TO MATCH HISTORIC
- 7 PRESERVE EXISTING 12' X 2' PORCH SURFACE MOUNTED CORNERS
- 8 PRESERVE EXISTING CORNER
- 9 PRESERVE EXISTING CORNER OF ROOF DECK
- 10 PRESERVE EXISTING CORNER OF ROOF DECK
- 11 PRESERVE EXISTING CORNER OF ROOF DECK
- 12 PRESERVE EXISTING CORNER OF ROOF DECK
- 13 PRESERVE EXISTING CORNER OF ROOF DECK
- 14 PRESERVE EXISTING CORNER OF ROOF DECK
- 15 PRESERVE EXISTING CORNER OF ROOF DECK
- 16 PRESERVE EXISTING CORNER OF ROOF DECK
- 17 PRESERVE EXISTING CORNER OF ROOF DECK
- 18 PRESERVE EXISTING CORNER OF ROOF DECK
- 19 PRESERVE EXISTING CORNER OF ROOF DECK
- 20 PRESERVE EXISTING CORNER OF ROOF DECK



1 NORTH ELEVATION - EXISTING

SCALE 3/16" = 1'-0"



2 NORTH ELEVATION - PROPOSED

SCALE 3/16" = 1'-0"

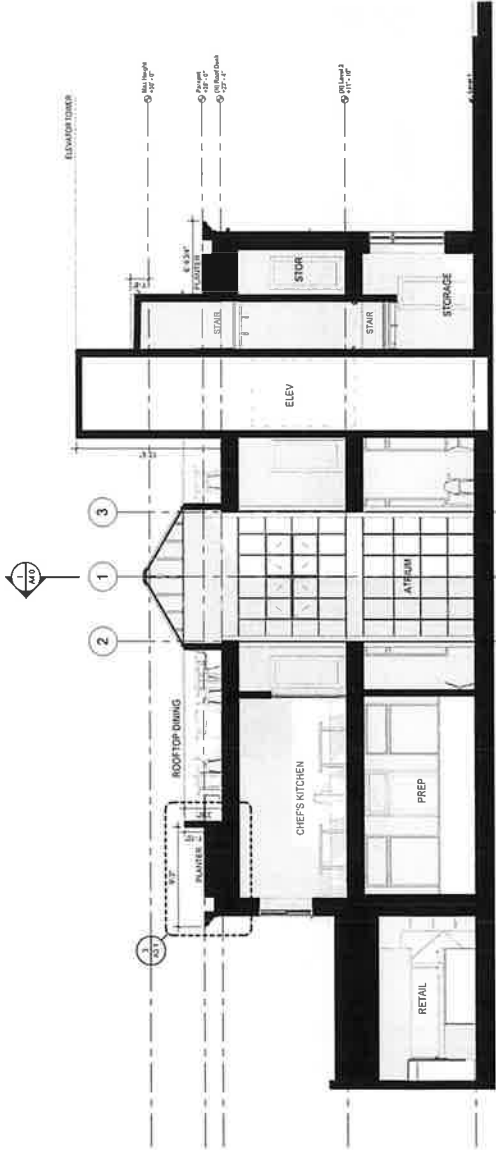


PROPOSED BUILDING ROOF (BIRD'S EYE)



PROPOSED BUILDING WITH COVERED ROOF DECK (BIRD'S EYE)

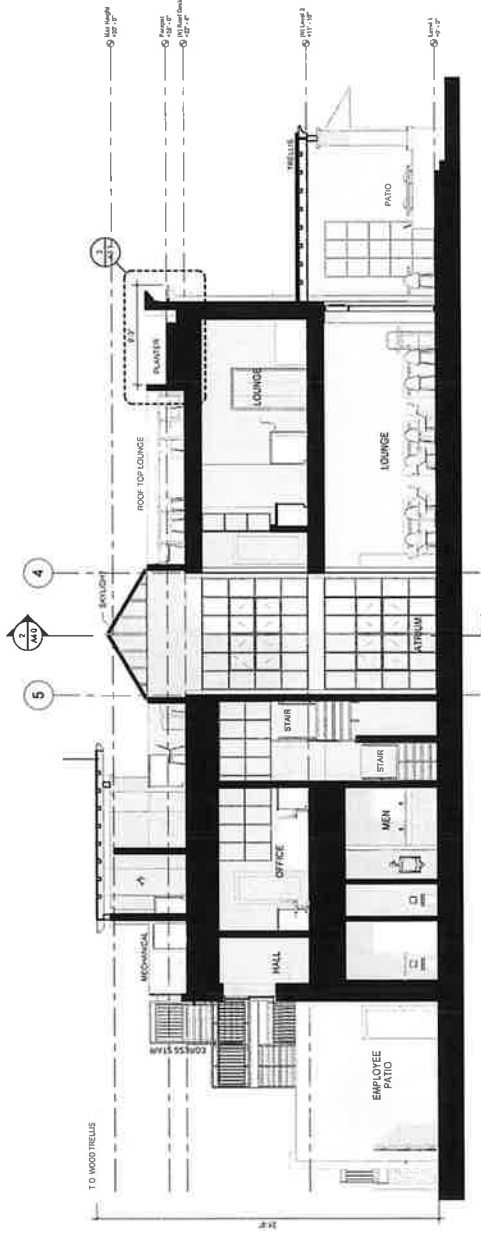
JOB NUMBER	2322
COMPILER	
BUILDING SECTIONS	
DRAWN BY	Amor
CHECKED BY	Chenier
PROJECTS	
NO.	001
DATE	2023
REVISIONS	
NO.	001
DATE	2023



2

SECTION 2

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



1

SECTION 1

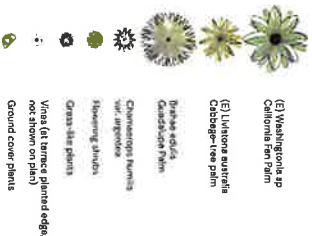
SCALE: 3/16" = 1'-0"

The botanical story of the Palms Restaurant

The Palms Restaurant is an icon in one of the most perfect beach towns in California. Carpinteria is romantically positioned with mountains at its back and the Pacific Ocean in its sights. As we dove into the history of the town and the long-storied past of the area, we discovered a rich tapestry of botanical stories. The iconic palm presence would be essential. Palms reflect the identity of the building, the proximity to the ocean, and Carpinteria's truly unique sense of place. Our heritage palette of palms includes California and Mexican fan palms, Australian cabbage palms, and others. We have created two options for planting schemes to accompany these iconic trees: Palm Canyon and Silver Coast. Equally rich in botanical value, the botanical choices of each scheme focus on a particular characteristic of the restaurant's setting.

The Palm Canyon

This planting concept draws inspiration from local canyons near the coast, where bird scatters willflower seeds and a myriad of plants co-mingle with the native natives and coastal perennials. The iconic palm presence is provided here by the Guadalupe palm, a native of Baja California's Cedro Island, yet very much at home in coastal Santa Barbara. Offering the familiarity of the California fan palm, the Guadalupe palm also bears lush green fronds, a self-cleaning trunk, and a long lifespan. Ground plane shrubs are a blend of yellow and white flowering perennials, including native coastal sunflower and yarrow, softened with evergreen grasses that whisper in the breeze off the ocean. The rooftop garden mimics cliffs using plants like yuccas, whose summer flower spikes will gladden in the sun.



Landscape Planting Plan 1

SCALE: 1/8\"/>



L1.01

Architect: Studio Pappalerra
Landscape Architect: Studio Pappalerra
Date: 03/19/24
Project: Palms Restaurant
Location: Carpinteria, CA



studio pappalerra

LANDSCAPE DESIGN
HORTICULTURE
FINE ECOLOGY

www.studiopappalerra.com
e: info@studiopappalerra.com
p: 805.516.6553

701 Linden LLC

701 Linden Avenue
Carpinteria, CA 93003

Arch Rev Board 03/19/24

PLANT IMAGES

PALMS



Brahea edulis



(E) Livistona australis



(E) Washingtonia filifera

ACCENT SPECIMENS



Chamaerops humilis var. argentea

GRASS / GRASS-LIKE



Hesperoyucca whipplei



Dasylirion longistylum

FLOWERING SHRUBS



Encelia californica



Eriogonum fasciculatum

VINES



Calystegia macrostegia



Solanum laevis

GROUND COVER



Achillea spp.



Oenothera speciosa



Eschscholzia californica

PLANT SCHEDULE

Symbol	Botanical Name	Common Name	Water Use
PALMS			
	Brahea edulis	Guadalupe Palm	Low
	(E) Livistona australis	Cabbage Tree Palm	Low
	(E) Washingtonia filifera	California Fan Palm	Very Low
ACCENT SPECIMEN			
	Chamaerops humilis var. argentea	Atlas Mountain Palm	Low
GRASS / GRASS-LIKE			
	Dasylirion longistylum	Mexican Grass Tree	Very Low
	Hesperoyucca whipplei	Chaparral Yucca	Very Low
FLOWERING SHRUBS			
	Encelia californica	Coast Sunflower	Low
	Eriogonum fasciculatum	California Buckwheat	Very Low
	Abutilon palmeri	Indian Mallow	Very Low
VINES			
	Calystegia macrostegia	Island Morning Glory	Very Low
	Solanum laevis	Peepers Vine	Low
GROUND COVER			
	Achillea spp	Yarrow	Very Low
	Oenothera speciosa	Mexican Evening Primrose	Very Low
	Eschscholzia californica	California Poppy	Low



studio pappalerra

LANDSCAPE DESIGN
HORTICULTURE
FIRE ECOLOGY

www.studiopappalerra.com
e: spt@studiopappalerra.com
p: 714.618.0103

701 Linden LLC

701 Linden Avenue
Carrollton, CA 93073

Arch Rev Board 03/22/24

Conceptual Plant
Selection

03/22/24

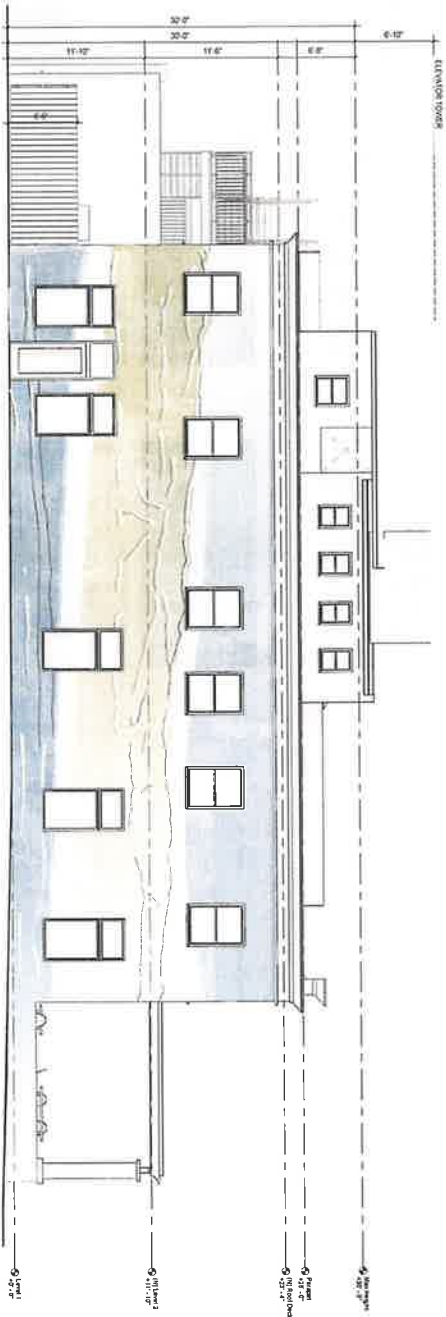
er1 studio pappalerra

L2.01

Copyright © 2024
All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying and recording, or by any information storage or retrieval system, without written permission from studio pappalerra.



A mural to represent Carpinteria's history and unique location is being proposed for the south facade. Our inspiration blends old-timed billboard boards over brick, and the soft water colors of California's Plein-Air art with the majestic setting of the town. This idea will subtly add a layer of interests and mystique enhancing the sense of belonging.



Carpinteria's Reflection Mural Conceptual Landscape 1



studio pappalerra

LANDSCAPE DESIGN
HORTICULTURE
FIRE ECOLOGY

www.studiopappalerra.com
e: info@studiopappalerra.com
p: 805.676.0600

701 Linden LLC

701 Linden Avenue
Carpinteria, CA 93003

Arch Rev Board 03.22.24

Conceptual
Building Mural

03.22.24

er | studio pappalerra

L4.01

© 2024 Studio Pappalerra
All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Studio Pappalerra.

Appendix B
Photographs



Exhibit 1, The east elevation of the Palms from Linden Avenue, looking northwest (November 2023)



Exhibit 2, The 700 Block of Linden Avenue with the Palms to the left, looking north (November 2023)



**Exhibit 3, The west side of the 700 Block of Linden Avenue with the Palms to the left, looking southwest
(November 2023)**



Exhibit 4, The intersection of the 700 Block of Linden Avenue and 7th Stret with the Palms to the right, looking west (November 2023)



Exhibit 5, 7th Avenue at its intersection with Catus Lane with the Palms to the right, looking north (November 2023)



Exhibit 6, The east elevation facing Linden Avenue, looking west (November 2023)



Exhibit 6a, Example of the building's original wood double hung wood sash unit (November 2023)

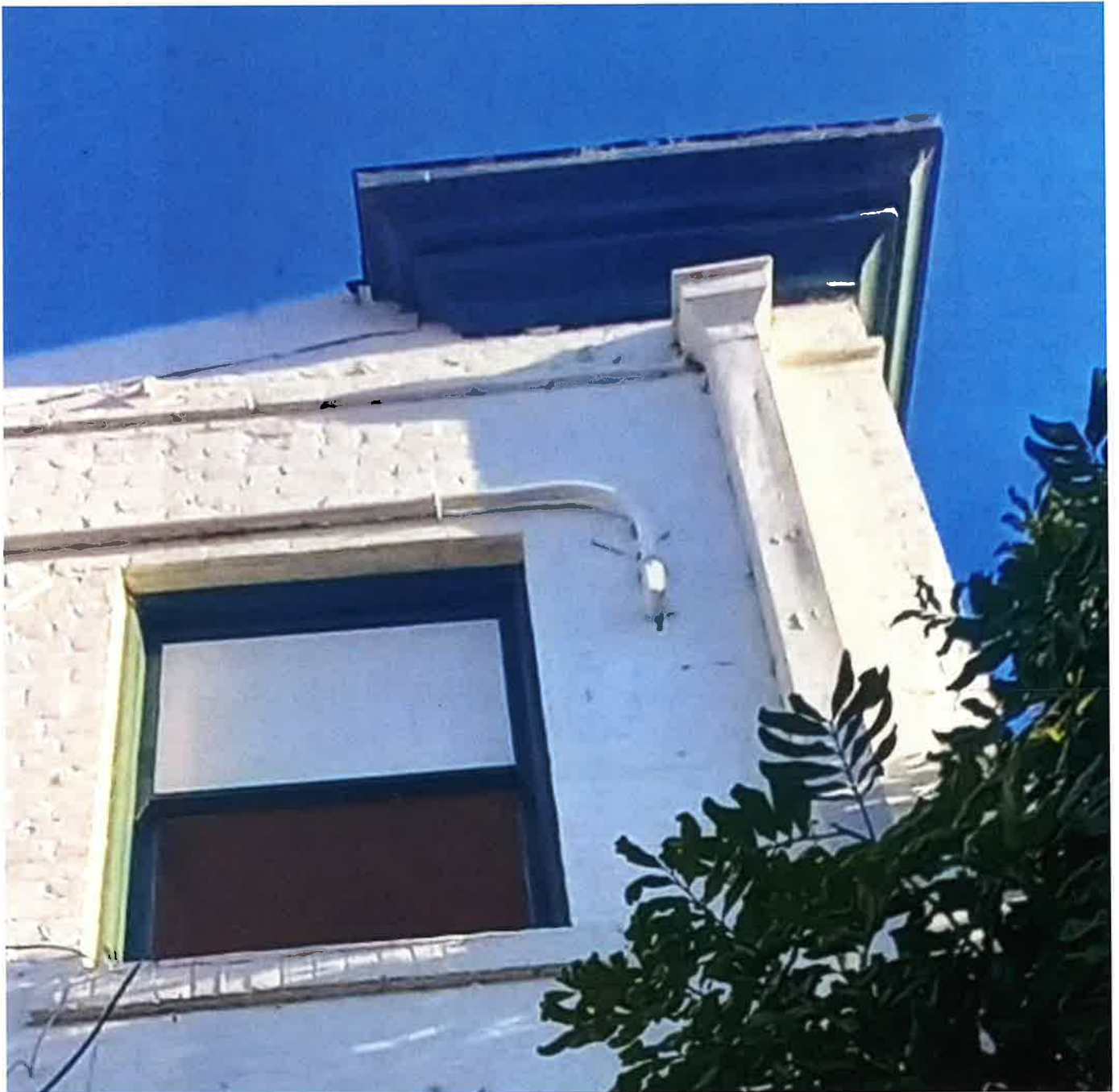


Exhibit 6b, Example of the building's pressed metal cornice (November 2023)



Exhibit 7, East Elevation, looking west (November 2023)



Exhibit 8, East elevation looking northwest (November 2023)



Exhibit 9, East and south elevations with 7th Street to the left, looking northwest (November 2023)



Exhibit 10, East elevation, looking north along Linden Avenue (November 2023)



Exhibit 11, South and west elevations, with 7th Street in the foreground (November 2023)



Exhibit 12, South elevation, with 7th Street in the foreground, looking north (November 2023)



**Exhibit 13, South elevation, with a detail of the stairs at the east end of the elevation, looking west
(November 2023)**



**Exhibit 14, South elevation, with a detail of the door at the west end of the elevation, looking north
(November 2023)**

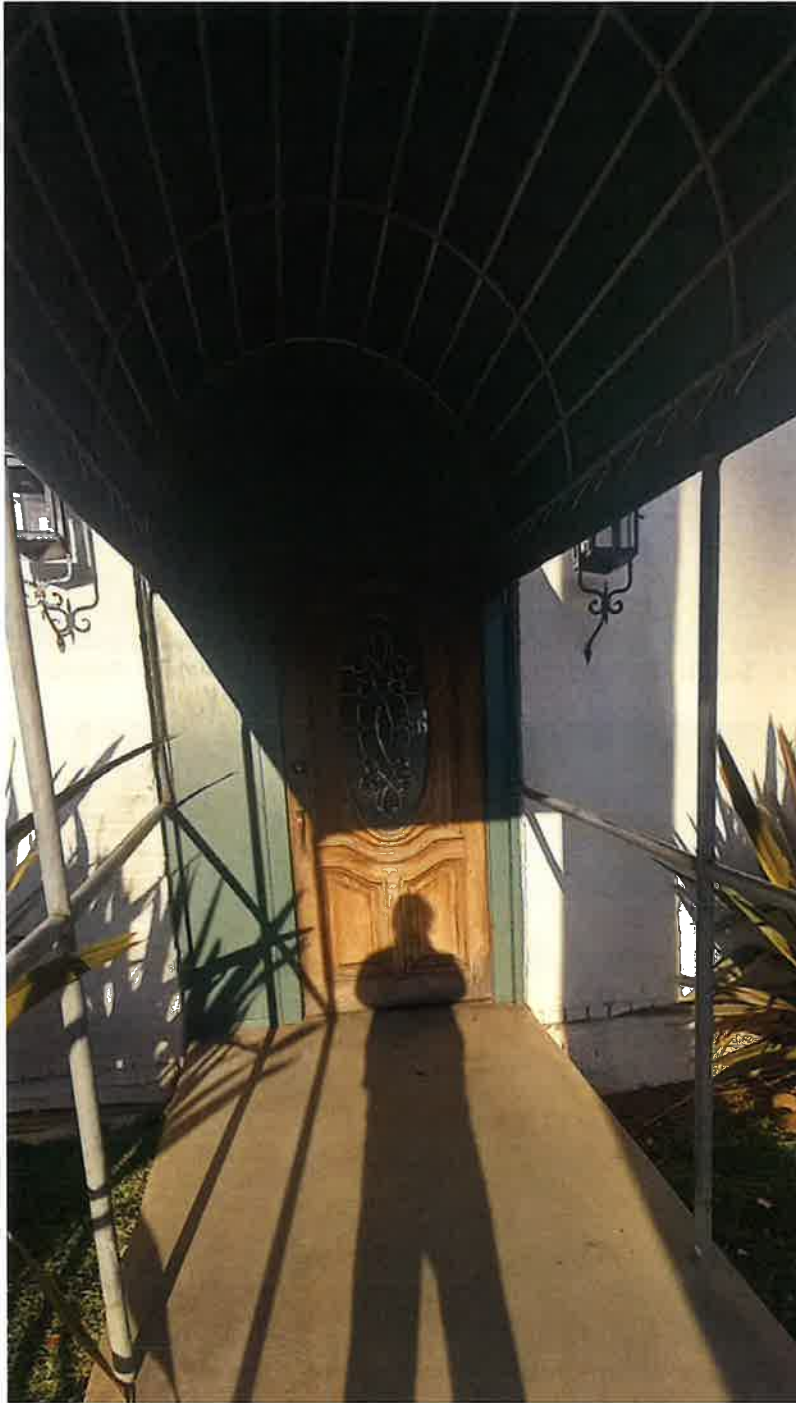


Exhibit 15, South elevation, with a detail of the non-original door and canopy near the center of the elevation, looking north (November 2023)



Exhibit 16, South and west elevations. looking northeast (November 2023)



Exhibit 17, West elevation, looking east from Yucca Avenue (November 2023)



Exhibit 18, West elevation, looking northeast (November 2023)



Exhibit 19, South end of the west elevation, looking east (November 2023)



Exhibit 20, North end of the west elevation, looking east (November 2023)



Exhibit 21, North end of the west elevation, with a detail of the wood stairs, looking southeast
(November 2023)

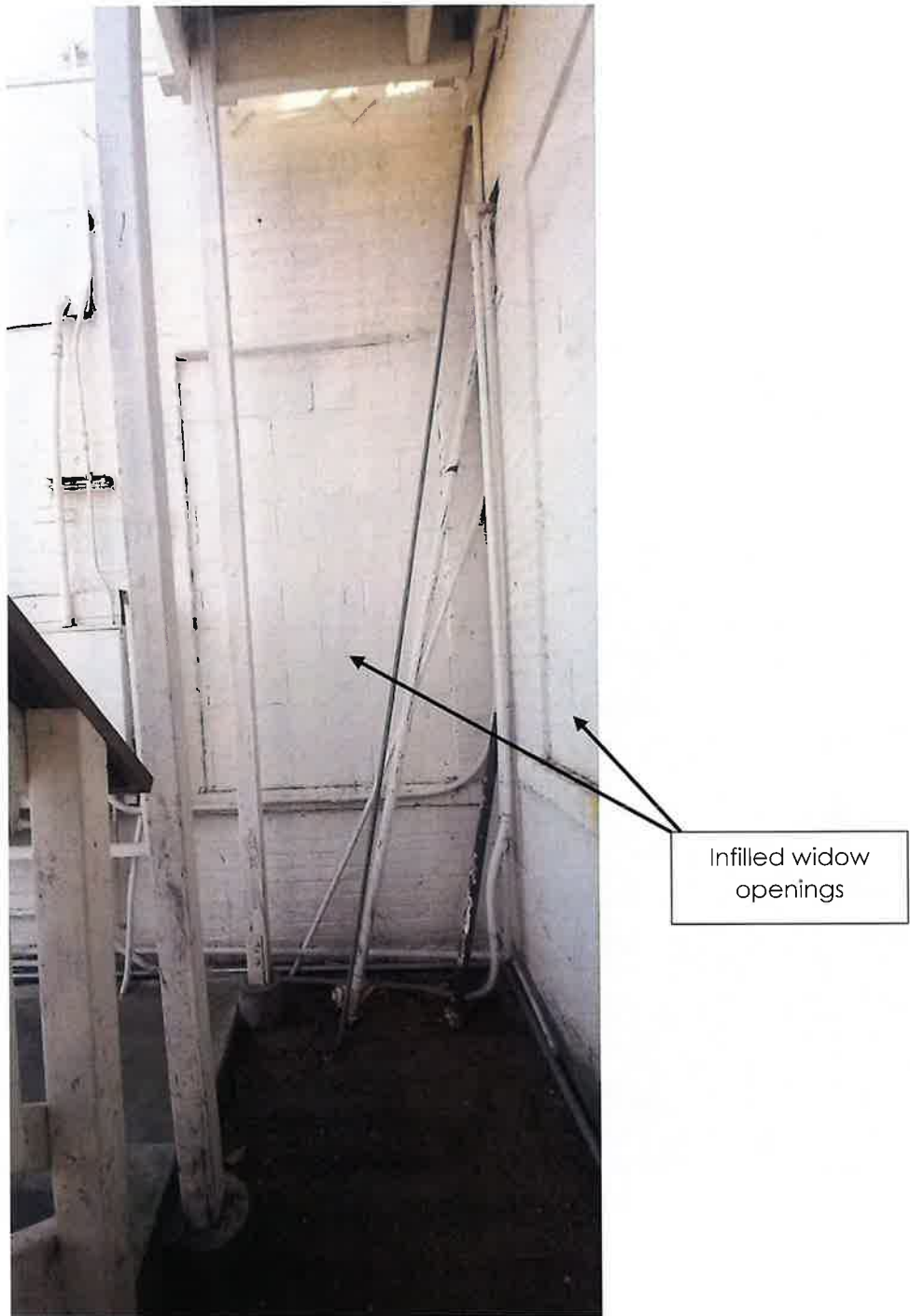


**Exhibit 22, North end of the west elevation, with a detail of the base of the wood stairs, looking east
(November 2023)**



Exhibit 23, North end of the west elevation, with a detail of the non-contributing wood frame additions to the west end of the one-story wing (November 2023)



Exhibit 24, Non-contributing metal frame window at the south end of the west elevation (November 2023)



Exhibit 25, Infilled window opening on the north elevation of the one-story portion of the elevation, looking southeast, (November 2023)



Exhibit 26, West end of the north elevation, looking southeast, (November 2023)



Exhibit 27, West end of the north elevation, looking southeast, (November 2023)



Exhibit 28, West end of the north elevation, looking southeast, (November 2023)

ACTION MINUTES

The meeting was called to order at 5:30 p.m. by Chair Stein.

ROLL CALL

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

Boardmembers absent: None

OTHERS PRESENT: Approximately 8 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Project: Howard New Residence, Project 22-2162-DP/CDP/ARB
Address: 4818 Dorrance Way
Applicant: Dylan Chappell, architect, for John Howard
Planner: Syndi Souter

Request of Dylan Chappell, architect, for John Howard, to consider Project 22-2162-DP/CDP/ARB for final review of a request to construct a new 2,197 square-foot two-story single-family residence and a detached 512 square-foot two-car garage with a 446 square-foot workshop above on a vacant lot. The project would include new landscaping and hardscape. The property is a 5,471 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-013, addressed as 4818 Dorrance Way

Ex Parte Communications Disclosure: None

Staff Comments:

Syndi Souter provided a presentation and described the updates to the project in response to the ARB's preliminary review comments, including: narrowing the rear planter; removal of the chimneys on the residence and workshop; entry planter grass replaced with pea gravel, and modification of the driveway to add a ribbon of pea gravel and groundcover plantings. Syndi also described additional changes to the project, including: moving the front fence away from the property line to add additional planting area, eliminating the stone veneer at the base of the front porch; eliminating bedroom #3 rear window; narrowing of the rear porch steps, and changing the exterior color from gray to brown. Syndi concluded her presentation by requesting the Board's comments on:

- Revised landscaping/hardscape plan;
- Siding color change;
- Confirming the proposed light fixtures are appropriate, and
- Overall architectural style, details, and materials.

Applicant Comments:

Dylan Chappell, architect, answered questions from Boardmember Johnson as to reasons for the changes to the plans that were not directly related to the Board's previous comments. Dylan explained that the stone veneer was removed to accommodate flood venting if required in the future. He further explained that the chimneys were removed because wood burning fireplaces are no longer allowed so the fireplaces will be natural gas with direct venting; the color change was an owner preference; and the second-floor bedroom window was eliminated to allow for furniture placement and so there would not be a direct view of the garage.

Public Comments: NoneBoardmember Discussion:

Boardmember O'Connor commented that it is going to be a nice project.

Boardmember Little commented that he liked the elimination of the chimneys.

Boardmember Johnson commented that the standing seam roof should have a spacing of 16 inches - 18 inches between seams (not 24 inches or wider) and recommended one (1) 2.5 watt - 3.5 watt LED bulb for each exterior light fixture.

Boardmember Blakemore confirmed that no landscape lighting was proposed and appreciated the changes in response to the ARB's preliminary comments. She preferred the previously proposed gray exterior color but indicated that the proposed brown color was acceptable.

Chair Stein expressed his overall support for the project.

ACTION: Motion by Boardmember Blakemore, seconded by Boardmember O'Connor, to recommend Final approval with conditions that roof seams be spaced 16 - 18 inches and one LED bulb per light fixture of 2.5 watt - 3.5 watts.

VOTE: 5-0

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

Request of Ted Meeder, architect, for Tyler and Jessica Mayer, to consider Project 22-2183-CUP/CDP/ARB for continued preliminary review of a proposal to partially demolish an existing 2,233 square-foot single-family residence and construct a new 2,663 square-foot two-story single-family residence with an attached 378 square-foot two-car garage, for a total size of 3,041 square feet. The height would reach a maximum of 23.67-feet above finished grade. The proposal also includes new landscaping, hardscape, and fencing. The property is a 7,620 square foot parcel zoned Single Family Residential (6-R-1) and shown as APN 003-382-011, addressed as 5557 Calle Arena.

Ex Parte Communications Disclosure: NoneStaff Comments:

Syndi Souter provided a presentation and described the updates to the project in response to the ARB's preliminary review comments, including: lowering of the second-floor plate and overall height reduction; revisions to front entry roof; revisions to four second story windows at front of the project; updates to the architectural details and finishes, and revisions to the landscape plantings. Syndi clarified that the CUP request is related to the non-conforming setback condition and concluded her presentation by requesting the Board's comments on:

- Second story size and massing;
- Window sizes and locations;
- Revised landscape plan;
- Architectural style;
- Colors, materials and exterior lighting; and
- Neighborhood compatibility.

Applicant Comments:

Ted Meeder, architect, related to the Board that the primary change to the project was lowering the massing and the related changes to the four front windows on the second floor. He commented that the project was a "puzzle" given the constraints of the existing residence's location on the lot, and the lot coverage, and FAR requirements. Ted noted that the second-floor addition comprises only approximately 20% of the overall size of the residence. He related that the revisions to the architectural style, including the design of the clerestory windows, results in a 1960's style architecture which is compatible with the neighborhood. He further related that the lowered height of the project is also compatible. Ted answered questions from Boardmember O'Connor confirming that the power lines would be placed underground and Syndi clarified that a new or major remodel would require undergrounding the power line from the nearest pole. Boardmember Johnson asked for clarification of the standing seam spacing, the top detail of the rear balcony railing, and clarification of the garage door glass.

Public Comments: An anonymous electronic comment letter was received and provided to the Board. The commenter expressed concern that the project is too tall and should be lowered to conform to other home heights and preserve sight lines for the neighbors.

Boardmember Discussion:

Boardmember Blakemore commented that she appreciates the refinement of the planting palette and asked the architect to spend time to ensure that the plant sizes and layout are appropriate and coordinated, and commented that the rubber plant's root structure could impact the foundation. She further commented that the architectural changes are nice and the height reduction is appreciated.

Boardmember Johnson commented that the revised design is a handsome improvement and appreciates the architect's effort. He did express concern that the exterior color may be "too white".

Boardmember Little commented that he appreciates the lower plate height and indicated that it does make a difference. He was glad the second chimney was eliminated and understands the clerestory window design. He agreed with Boardmember Johnson that the color should be darker.

Boardmember O'Connor agreed with the majority of the other comments, and appreciated the lowering of the project height. However, he indicated that "the elephant in the room" of having a second story in the Concha Loma subdivision is a concern considering the CC&Rs restriction.

Chair Stein indicated that he walked the neighborhood prior to the meeting and understands the concerns related to the addition of second stories in the Concha Loma neighborhood. However, he expressed that most of the homes in the neighborhood will eventually become two story residences. He appreciated the drop in height and agreed that the project is challenging and understands the front window design and how they break up the front elevation.

ACTION: Motion by Chair Stein, seconded by Boardmember Johnson, to recommend preliminary approval with comments attached for Planning Commission review and consideration.

VOTE: 4-1 (O'Connor no)

- 3) Project: 700 Linden Adaptive Reuse Project Mural, Project 21-2090-DP/CDP
Address: 700 Linden Avenue
Applicant: Michael Stroh, DMHA Architects for CHT, LLC
Planner: Brian Banks

Request of Michael Stroh, DMHA Architects, to consider Project 21-2090-DP/CDP for preliminary and final review of a proposed mural on the new 700 Linden multi-tenant commercial development currently under construction. The proposed mural would be located on the painted plaster wall along the project's primary Seventh Street façade of the remodeled "Hardware" building. The property is a 0.69-acre parcel zoned Central Business (CB) with a Visitor-serving Commercial (V) Overlay and shown as APN 003-313-001, addressed as 700 Linden Avenue.

Ex Parte Communications Disclosure: None

Staff Comments:

Brian Banks provided a presentation and recapped the project history and previous ARB reviews. He described the proposed mural location and overall design and noted the fact that a mural on the Seventh Street façade had always been planned, however an artist and design had yet to be developed until now. He further noted the Planning Commission and ARB's requirement that all exterior changes be reviewed by the ARB, including the proposed mural.

Applicant Comments:

The artist, Benjamin Anderson, informed the ARB of his inspiration when commissioned by the building owners to complete the mural. He noted that it was important that the mural design honor nature and the Chumash history and culture in Carpinteria, especially in the downtown setting. He answered questions from Boardmember O'Connor confirming that he would coordinate with local Chumash representatives to obtain their feedback on the appropriateness of the design before proceeding with the mural work. He also answered questions from Boardmember Little regarding graffiti protection. Izzy Savage, architect, answered questions from the Board regarding the mural lighting and confirmed that the existing light fixtures would illuminate the mural and that no other lighting is proposed.

Public Comments: John Wullbrandt spoke in enthusiastic support for the mural and noted his personal attachment to the building considering his family had a business there. He commented that the mural's location, color palette, and subject matter are exceptional.

Boardmember Discussion:

Boardmember Blakemore asked the artist and architect to ensure that the location of the existing light fixtures won't conflict with the mural.

Boardmember Johnson commented that the artist did a "great job" with the design and execution.

Chair Stein commented that the mural would be a great attribute to the downtown and is pleased with the overall project and the mural would be the "icing on the cake."

ACTION: Motion by Boardmember O'Connor, seconded by Boardmember Little, to recommend preliminary and final approval as presented.

VOTE: 5-0

- 4) Project: Carter Warehouse Addition, Project 24-2290-CON
Address: 5201/5251 Sixth Street
Applicant: Lizette Elenes, ERA Architects, for Forrest Carter
Planner: Brian Banks

Request of Lizette Elenes, ERA Architects, to consider Project 24-2290-CON for conceptual review of a request to construct a 17,600 square-foot addition to the existing 48,392 square-foot industrial building, new and reconfigured parking areas, new entrance off Palm Avenue, new landscaping, and associated stormwater improvements. The maximum building height would reach 26 feet. The resultant building would have a footprint of approximately 61,020 square feet with a floor area of approximately 65,992 square feet. A total of 132 parking spaces would be provided. The property is a 3.29-acre parcel zoned Industrial (M) and Commercial Planned Development (CPD), and shown as APN 004-105-010 & 004-105-006, addressed as 5201 and 5251 Sixth Street.

Ex Parte Communications Disclosure: None. Boardmember O'Connor and Boardmember Little recused themselves from the discussion due to potential conflicts.

Staff Comments:

Brian Banks provided a presentation and described the overall project scope. He noted that while the staff report suggests that a rezone of the CPD zoned portion of the lot to the M zone may be required for the conceptual addition to conform to the relevant zoning standards and allowed uses, recent research has indicated that the CPD zone reflected on the City's zoning maps may be inaccurate and the entirety of the property may already have the proper M zone designation, but more research is required to confirm. Brian went on to explain the impact of the split-zoning condition and the related impacts on the addition's conformity to the development standards related especially to the 50% lot

coverage maximum. He concluded by suggesting potential design revisions instead of having several loading bays directly opposite the neighboring residences across Walnut Avenue most proximate to the proposed addition. Brian concluded his presentation by requesting the Board's comments on:

- Building architecture, design, and character;
- Size, bulk and scale;
- Exterior colors and materials;
- Parking area design; and
- Landscaping.

Applicant Comments:

Lizette Elenes, architect, and Phil Miller, landscape architect, provided a brief overview of the design concept and how to meet the building owner's desire to add more tenant space to the building. Lizette explained the desire to site the office portion of the addition, with mezzanine and second story balcony, oriented towards the south to take advantage of the commanding views over the campground and towards the ocean and islands.

Public Comments: A public comment letter from Patrick O'Connor, as a member of the public, was submitted. Mr. O'Connor commented that due to the potential zoning and land use inconsistencies inherent in the proposal, which are outside of the purview of the ARB, the project should be considered by the Planning Commission or at a joint Planning Commission/ARB review prior to the ARB reviewing the project so as not give the appearance of the ARB supporting a rezone of the property. As related to the specifics of the proposed addition, Mr. O'Connor expressed concern that rather than support a rezone to remedy a non-conforming use, the City should encourage the opposite approach to rezone the property to allow mixed-use considering the statewide housing crisis. Finally, Mr. O'Connor commented that the parking on the site should be made available for the public to take pressure off the residential streets in the downtown area.

Boardmember Discussion:

Chair Stein asked the architect to consider options to reorient the addition to direct truck traffic to Palm Avenue rather than Walnut Avenue which also serves the residential neighborhood. He suggested flipping the loading doors to the rear of the project facing the railroad tracks.

Boardmember Johnson commented that the architecture of the addition is appropriate and an improvement over the existing condition. He agreed with Chair Stein that the loading door locations are an appropriate concern, but because of the relatively large distance of the addition from the adjacent residences and the siting of the addition at the rear corner of the site rather than closer to Sixth Street, the conceptual addition location is acceptable. He agreed that a strategy to keep truck traffic off Walnut Avenue is a good approach. He expressed concerns that the loading doors may be too "ambitious" and they could be made smaller, but overall, he thought the concept was good.

Boardmember Blakemore cautioned the Landscape Architect that the WELO calculations should include the existing landscape areas and not just the proposed landscape areas. She discouraged the use of Canary Island date palms because of the prevalence of a fungus which is impacting this species in our area. She further commented that the parking area nearest the existing office area is crowding the road or easement that serves the properties to the west. Boardmember Blakemore concluded her comments by expressing concern about the location of the loading doors facing the Walnut Avenue

residences and the parking aisle that dead-ends at the front of the addition (Sixth Street elevation) should be addressed.

The Boardmembers in attendance all indicated that the overall size, bulk and scale of the project would be appropriate if the entire site is zoned for industrial use.

ACTION: N/A (conceptual comments only)

VOTE: N/A (conceptual comments only)

OTHER BUSINESS: None

CONSENT CALENDAR:

5. Action Minutes of the Architectural Review Board Meeting of April 11, 2024.

*Minor edits provided by Boardmember Blakemore's comments for Item No. 2 were made.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember O'Connor, to approve the minutes with corrections made by Boardmember Blakemore.

VOTE: 5-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: None

ADJOURNMENT

Chair Stein adjourned the meeting at 7: 15 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, May 30, 2024. All Boardmembers present indicated they expect to be in attendance.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board