



Architectural Review Board Meeting Agenda

Thursday, July 11, 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: Bono Duplex Addition & Remodel, Project 23-2237-CUP/CDP/ARB
Address: 4788 & 4792 Dorrance Way
Applicant: Dylan Chappell, architect, for Brandon Bono
Planner: Syndi Souter

Request of Dylan Chappell, architect for Brandon Bono, to consider Project 23-2237-CUP/CDP/ARB for final review of a proposal to construct a new 371 square-foot second-story addition to the existing 1,781 square-foot single-story duplex and to convert the existing 354 square-foot carport into a two-car garage. The resultant duplex would be 1,798 square feet in size with an attached 354 square-foot two-car garage, for a total size of 2,152 square feet. The maximum height of the duplex would be 21.5 feet above existing grade. The property is a 4,400 square-foot parcel zoned Planned Residential Development (PRD-20), and shown as APN 003-435-006, addressed as 4788 and 4792 Dorrance Way.

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

Request of Jon Starr, designer, for Mark and Megan Pfaff, to consider Project 23-2209-ARB/CDP for continued preliminary review of a proposal for a new 2,631 square-foot two-story single-family residence with an attached 401 square-foot two-car garage on a vacant lot, for a total size of 3,032 square feet. The height would reach a maximum of 20.7-feet above finished grade. The proposal also includes new landscaping, hardscape, fencing, and walls. The property is a 7,583 square foot parcel zoned Single Family Residential (6-R-1) and shown as APN 003-382-012, addressed as 5559 Calle Arena.

3. Project: Johnson Garage, Project 24-2285-CDP/ARB
Address: 4975 Sawyer Avenue
Applicant: Briana Rios, Sherry & Associates, Architects
Planner: Brian Banks

Request of Briana Rios, Sherry & Associates, for Aaron Johnson, to consider Project 24-2285-CDP/ARB for preliminary and final review of a request to demolish all unpermitted accessory structures and to construct a new 471 square-foot two-car garage and 64 square foot spa. The existing driveway and landscaping are proposed to remain. The maximum building height would reach 13 feet-3 inches. The property is a 6,970 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-153-017, addressed as 4975 Sawyer Avenue.

OTHER BUSINESS

CONSENT CALENDAR

3. Action Minutes of the Architectural Review Board Meeting of May 30, 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, July 25, 2024.

NOTES

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

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Lorena Esparza in the Community Development Department at (805) 755-4410 (LorenaE@carpinteriaca.gov) or the California Relay Service at (866) 735-2929. Notification 2 business days prior to the meeting will enable the City to make reasonable arrangements for accessibility to this meeting.

This agenda was posted on Wednesday, July 3, 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 July 11, 2024**

Agenda Item #1

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 23-2237-CUP/CDP/ARB **Planner:** Syndi Souter
Address: 4788 & 4792 Dorrance Way
APN: 003-435-006
Zoning: Planned Residential Development District (PRD-20)
Applicant: Dylan Chappell, architect, for Brandon Bono

Project Review: ☐ Conceptual
☐ Preliminary
☒ Final

PROJECT DESCRIPTION

The proposed project would allow the construction of a new 371 square-foot second-story addition to an existing 1,781 square-foot single-story duplex and the conversion of an existing 354 square-foot attached carport into a two-car garage. The resultant duplex would be 1,798 square feet in size with an attached 354 square-foot two-car garage, for a total size of 2,152 square feet. The project would benefit the unit addressed as 4788 Dorrance Way with the addition of a new primary suite and an interior remodel. The maximum height of the duplex would be 21.5-feet above existing grade. New exterior finishes, doors, and windows are also proposed for the entire structure. New landscaping, hardscape, and fencing is proposed for the entire parcel.

Final architectural plans are included in Attachment A, and the final proposed colors and materials are shown in Attachment B.

PROJECT HISTORY

On April 27, 2023, the Architectural Review Board (ARB) reviewed a conceptual proposal for this property (Project #23-2199-CON). The scope of the concept was very similar to the current proposal and included a new 371 square-foot second-story addition to the existing 1,781 square-foot single-story duplex with the 354 square-foot carport proposed to remain. The Board's reaction to the conceptual proposal was generally positive, with comments to enclose the carport to become a two-car garage, add a deck/balcony to the front of the second-story addition, include a landscaping plan with the formal application submittal, support for the proposed blue entry doors, and to be mindful of Sea Level Rise and flooding impacts with the project design.

As part of this project's formal application submittal, the plans were revised to address the ARB's comments from the conceptual review and included: 1.) conversion of the carport to a garage, 2.) the addition of a balcony to the front of the second-story addition, 3.) keeping the blue entry doors, and 4.) a new hardscape/landscaping plan for the property. The project received preliminary review by the ARB on December 14, 2023 and the Board was supportive of the revisions to the plans as proposed. The main

comment from the Board was to study the addition of vines along the fences fronting Dorrance Way and Holly Avenue, and along the northern property line.

The Planning Commission reviewed the project at their April 1, 2024 meeting. Prior to that meeting, the landscaping plans were revised to include vines on the front fences along Dorrance Way and Holly Avenue (the addition of vines to the fence on the northern property line was determined to be infeasible by the project's landscape architect). At the meeting, the Planning Commission voted 4-0 (Benefield recused) to approve the project as presented.

The ARB Meeting Minutes from April 27, 2023 and December 14, 2023 are included as Attachment C, and excerpted sheets from the Preliminary Architectural Plans are in Attachment D.

PROJECT ANALYSIS

The final plans have been revised in response to the ARB's comments to include vines on the front fences along Dorrance Way and Holly Avenue. The project's landscape architect determined that the addition of vines to the fence along the northern property line would be infeasible. The architectural details for the project can be found on Sheets A6.0 and A6.1, and the structural details can be found on Sheets S101, S102, and S301. The proposed exterior light fixture and specifications are shown on Sheet G1.0. Overall, staff is supportive of the project as proposed and believes it has satisfactorily responded to the ARB's previous comments.

The Board's comments on the revisions to the plans in response to their preliminary review comments would be appreciated.

SUMMARY OF ISSUES

- Architectural style and detailing;
- Compatibility with the neighborhood and the "small beach town" character;
- Views from street frontages, including the proposed garage doors;
- Proposed exterior light fixture and "night-sky" compliance; and
- Fencing, landscaping, and hardscape improvements.

RECOMMENDATION

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

ATTACHMENTS

Attachment A- Final Architectural Plans

Attachment B- Proposed Final Colors and Materials Board

Attachment C- ARB Meeting Minutes from April 27, 2023 and December 14, 2023

Attachment D- Excerpted Sheets from the Preliminary Architectural Plans (Superseded)

Attachment A
Final Architectural Plans

Bono Duplex Addition & Remodel
Final ARB Review
July 11, 2024

CITY CASE NUMBER
PROJECT #

LOT COVERAGE DATA	PROPOSED (SF)
SITE	4,400
BUILDING FOOTPRINT (LOT COVERAGE)	1,781
MAX LOT COVERAGE ALLOWED	40%
HARDSCAPE (IMPERVIOUS)	2,200
LANDSCAPE	138
	30%
	30%
NEW OR REPLACED IMPERVIOUS SURFACES	1,271

GRADING STAYS
ON-SITE: ☐ CY CUT, ☐ CY FILL, ☐ CY EXPORT

SCOPE OF WORK

ANY 160 FT. RELATION TO AN EXISTING 1-427 SQ. SINGLE STORY OUTLET, WITH
AN EXISTING 24 SQ. FT. CAPTOP TO ADD A SECOND STORY, ADDITION OF 21
SQ. FT. AND CONVERT THE CAPTOP TO A GARAGE. THERE WILL BE ELECTRICAL
MECHANICAL PLUMBING WORK AND SILL WORK.

GENERAL	
Q10	THIS SPACE
Q20	DATE OF ENTRY
Q30	CONDITIONS OF APPLICANT
Q40	QUALITY CODE

DATE	QUANTITY CODE	QUANTITY
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ARCHITECTURAL

A1-6	INTERIORS
A2-0	FLOOR PLANS
A3-1	ROOF PLAN / STORY POLE
A3-6	ELEVATIONS
A4-6	SECTION / SCHEDULE

STRUCTURAL	
A6 0	DETAIL3
A6 1	DETAIL3

ELECTRICAL
ELECTRON RESONANCE TUNING

LANDSCAPE	
L1.1	LANDSCAPE PLAN
L1.2	PLAN/SECTION

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

**2022 CALIFORNIA GREEN BUILDING STANDARDS
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January, 2023)**

[illegible]



CITY CASE NUMBER
PROJECT #

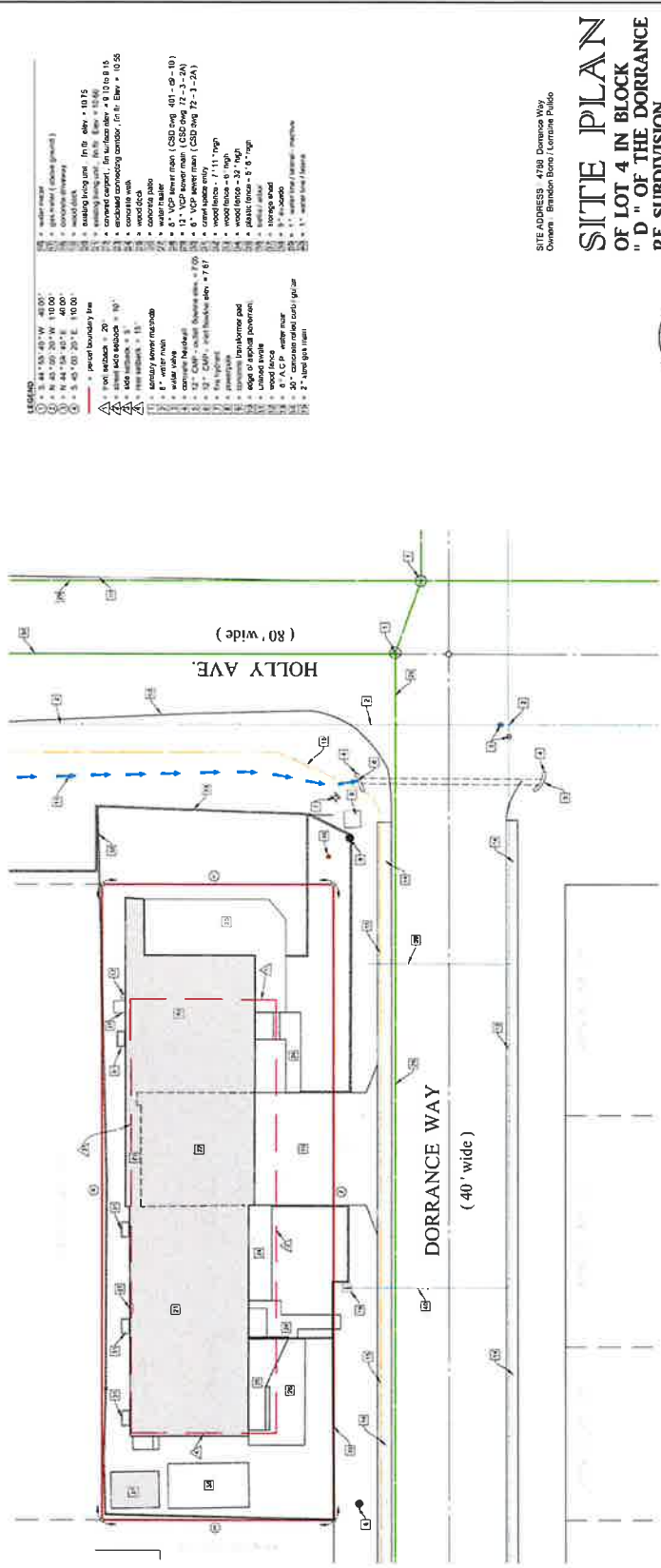
DORRANCE DUPLEX
4788 & 4792 DORRANCE
CARPINTERIA, CA 93013
PLANNING COMMISSION SUBMITTAL 07/12/23

REVISION	NO	DESCRIPTION	DATE
	1	11/11/2023	11/11/2023

SURVEY
C1.0



AREA MAP
NO SCALE



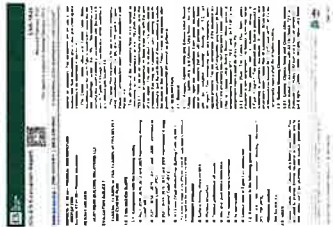
SITE PLAN
OF LOT 4 IN BLOCK
"D" OF THE DORRANCE
RE-SUBDIVISION
CITY OF CARPINTERIA
COUNTY OF SANTA BARBARA
OCTOBER 2022
SCALE: 1" = 8'



DAVID J. CHAPPELL
REGISTERED PROFESSIONAL ENGINEER
NO. 12547
MECHANICAL ENGINEERING
EXPIRATION DATE 12/31/2024

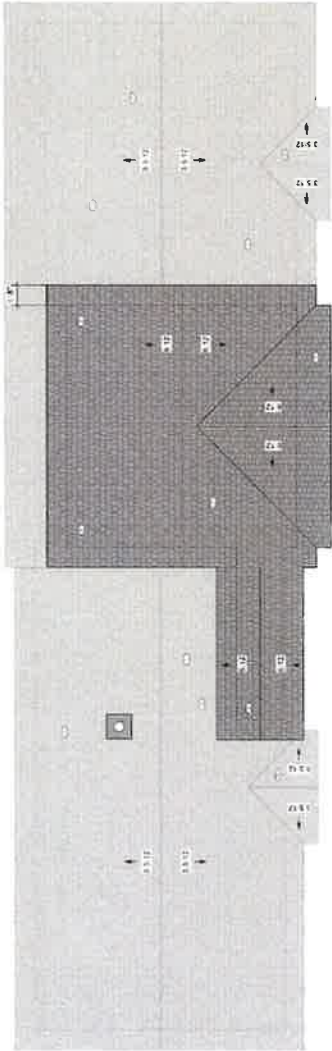


ICC REPORTS



ROOF KEY NOTES

- 1. ROOF MATERIAL: GLASS & CERTIFIED PRECASTING SHAKE
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ROOF PLAN
SCALE: 1/8" = 1' - 0"

ROOF PLAN
A2.1

REVISION	NO.	DESCRIPTION	DATE
1	1	ISSUED FOR PERMIT	07/12/23

DORRANCE DUPLEX
4788 & 4792 DORRANCE
CARPINTERIA, CA 93013
PLANNING COMMISSION SUBMITTAL 07/12/23



CITY CASE NUMBER
PROJECT #

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4788 & 4792 DORRANCE
CARPINTERIA, CA 93013

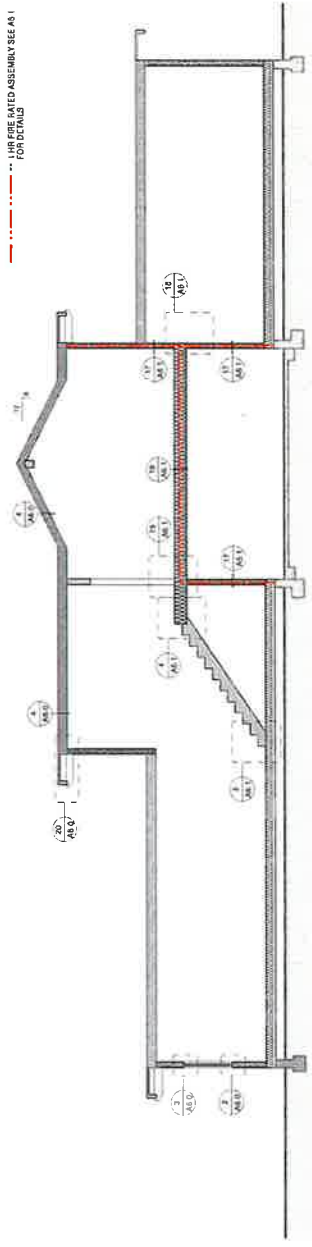


DOOR SCHEDULE									
Material Data			LOCAL INFO			Door Data			
Mark	Width	Height	Thickness	Door	Accessories	Model No.	Accessories	Comments	Symbol
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2	3'0"	6'8"	1 3/4"	1 3/4" Fiberglass Solid Core	1 3/4" Fiberglass Solid Core				
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14	3'0"	6'8"	1 3/4"	1 3/4" Fiberglass Solid Core	1 3/4" Fiberglass Solid Core				

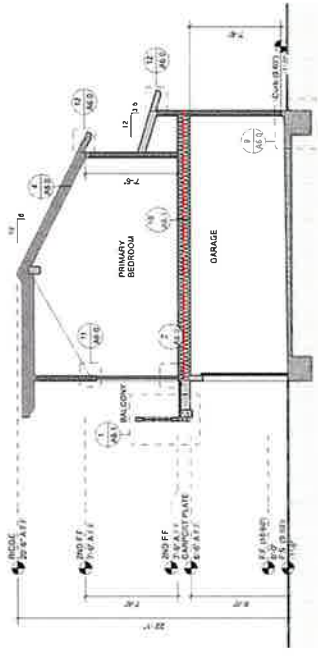
WINDOW SCHEDULE									
Material Data			LOCAL INFO			Window Data			
Mark	Width	Height	Thickness	Window	Accessories	Model No.	Accessories	Comments	Symbol
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3	3'0"	6'8"	1 3/4"	1 3/4" Fiberglass Solid Core	1 3/4" Fiberglass Solid Core				
4	3'0"	6'8"	1 3/4"	1 3/4" Fiberglass Solid Core	1 3/4" Fiberglass Solid Core				
5	3'0"	6'8"	1 3/4"	1 3/4" Fiberglass Solid Core	1 3/4" Fiberglass Solid Core				
6	3'0"	6'8"	1 3/4"	1 3/4" Fiberglass Solid Core	1 3/4" Fiberglass Solid Core				
7	3'0"	6'8"	1 3/4"	1 3/4" Fiberglass Solid Core	1 3/4" Fiberglass Solid Core				
8	3'0"	6'8"	1 3/4"	1 3/4" Fiberglass Solid Core	1 3/4" Fiberglass Solid Core				
9	3'0"	6'8"	1 3/4"	1 3/4" Fiberglass Solid Core	1 3/4" Fiberglass Solid Core				
10	3'0"	6'8"	1 3/4"	1 3/4" Fiberglass Solid Core	1 3/4" Fiberglass Solid Core				
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14	3'0"	6'8"	1 3/4"	1 3/4" Fiberglass Solid Core	1 3/4" Fiberglass Solid Core				

SECTION NOTES

- 1. All doors shall be 1 3/4" thick.
- 2. All windows shall be 1 3/4" thick.
- 3. All doors shall be 1 3/4" thick.
- 4. All windows shall be 1 3/4" thick.
- 5. All doors shall be 1 3/4" thick.
- 6. All windows shall be 1 3/4" thick.
- 7. All doors shall be 1 3/4" thick.
- 8. All windows shall be 1 3/4" thick.
- 9. All doors shall be 1 3/4" thick.
- 10. All windows shall be 1 3/4" thick.
- 11. All doors shall be 1 3/4" thick.
- 12. All windows shall be 1 3/4" thick.
- 13. All doors shall be 1 3/4" thick.
- 14. All windows shall be 1 3/4" thick.



LONGITUDINAL SECTION 2



CROSS SECTION 1

WINDOW AND DOOR GENERAL NOTES

- 1. All windows shall be 1 3/4" thick.
- 2. All doors shall be 1 3/4" thick.
- 3. All windows shall be 1 3/4" thick.
- 4. All doors shall be 1 3/4" thick.
- 5. All windows shall be 1 3/4" thick.
- 6. All doors shall be 1 3/4" thick.
- 7. All windows shall be 1 3/4" thick.
- 8. All doors shall be 1 3/4" thick.
- 9. All windows shall be 1 3/4" thick.
- 10. All doors shall be 1 3/4" thick.
- 11. All windows shall be 1 3/4" thick.
- 12. All doors shall be 1 3/4" thick.
- 13. All windows shall be 1 3/4" thick.
- 14. All doors shall be 1 3/4" thick.

EGRESS NOTES

- 1. All egress doors shall be 1 3/4" thick.
- 2. All egress windows shall be 1 3/4" thick.
- 3. All egress doors shall be 1 3/4" thick.
- 4. All egress windows shall be 1 3/4" thick.
- 5. All egress doors shall be 1 3/4" thick.
- 6. All egress windows shall be 1 3/4" thick.
- 7. All egress doors shall be 1 3/4" thick.
- 8. All egress windows shall be 1 3/4" thick.
- 9. All egress doors shall be 1 3/4" thick.
- 10. All egress windows shall be 1 3/4" thick.
- 11. All egress doors shall be 1 3/4" thick.
- 12. All egress windows shall be 1 3/4" thick.
- 13. All egress doors shall be 1 3/4" thick.
- 14. All egress windows shall be 1 3/4" thick.

SCALE 3/8" = 1'-0" 4 ROOF ASSEMBLY TYP.	SCALE 3/8" = 1'-0" 12 SIDING @ EAVE TYP.	SCALE 3/8" = 1'-0" 7 STONE @ WINDOW HEAD / DOOR SIM.	SCALE 3/8" = 1'-0" 3 SIDING @ WINDOW HEAD
SCALE 3/8" = 1'-0" 20 SIDING @ RAKE TYP.	SCALE 3/8" = 1'-0" 11 SIDING @ DOOR HEAD	SCALE 3/8" = 1'-0" 6 TYP. HARDIE BOARD AND BATT SIDING	SCALE 3/8" = 1'-0" 2 SIDING @ WINDOW BILL
SCALE 3/8" = 1'-0" 1 TYP. HARDIE HORIZONTAL LAP SIDING	SCALE 1/2" = 1'-0" 5 TYP. STONE VENEER EXTERIOR WALL	SCALE 1/2" = 1'-0" 9 TYP. WOOD SIDING EXTERIOR WALL @ GRADE	SCALE 1/2" = 1'-0" 13 TYP. WOOD SIDING EXTERIOR WALL @ HARDSCAPE
SCALE 1/2" = 1'-0" 18 TRIM DETAIL @ HOR. SIDING AND SHINGLES	SCALE 1/2" = 1'-0" 17 TRIM DETAIL @ SIDING AND STONE VENEER	SCALE 1/2" = 1'-0" 14 TYP. STONE VENEER EXTERIOR WALL @ HARDSCAPE	SCALE 1/2" = 1'-0" 19 EXTERIOR WALL SCONCE: KICHLER - RIPLEY
SCALE 1/2" = 1'-0" 19 EXTERIOR WALL SCONCE: KICHLER - RIPLEY	SCALE 1/2" = 1'-0" 18 TRIM DETAIL @ HOR. SIDING AND SHINGLES	SCALE 1/2" = 1'-0" 17 TRIM DETAIL @ SIDING AND STONE VENEER	SCALE 1/2" = 1'-0" 18 TRIM DETAIL @ HOR. SIDING AND SHINGLES



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	07/11/23

16 PERPENDICULAR ASSEMBLY INTERSECTION

SCALE 3/4" = 1'-0"

UNIT
GARAGE
FIRE
ACoustic/FIRE SEALANT
TO MAINTAIN STC AND FIRE
RATING TYP.

PROVIDE BLOCKING PER
STRUCT. AND FIRE BLOCKING

ACoustic/FIRE SEALANT
TO MAINTAIN STC AND FIRE
RATING TYP.

UNIT
GARAGE
FIRE
ACoustic/FIRE SEALANT
TO MAINTAIN STC AND FIRE
RATING TYP.

PROVIDE BLOCKING PER
STRUCT. AND FIRE BLOCKING

15 PARALLEL ASSEMBLY INTERSECTION

SCALE 3/4" = 1'-0"

UNIT
GARAGE
FIRE
ACoustic/FIRE SEALANT
TO MAINTAIN STC AND FIRE
RATING TYP.

PROVIDE BLOCKING PER
STRUCT. AND FIRE BLOCKING

ACoustic/FIRE SEALANT
TO MAINTAIN STC AND FIRE
RATING TYP.

UNIT
GARAGE
FIRE
ACoustic/FIRE SEALANT
TO MAINTAIN STC AND FIRE
RATING TYP.

PROVIDE BLOCKING PER
STRUCT. AND FIRE BLOCKING

18 GARAGE CEILING ASSEMBLY

SCALE 3/4" = 1'-0"

UNIT
GARAGE
FIRE
ACoustic/FIRE SEALANT
TO MAINTAIN STC AND FIRE
RATING TYP.

PROVIDE BLOCKING PER
STRUCT. AND FIRE BLOCKING

ACoustic/FIRE SEALANT
TO MAINTAIN STC AND FIRE
RATING TYP.

UNIT
GARAGE
FIRE
ACoustic/FIRE SEALANT
TO MAINTAIN STC AND FIRE
RATING TYP.

PROVIDE BLOCKING PER
STRUCT. AND FIRE BLOCKING

17 INTERIOR DEMISING WALL ASSEMBLY - TYPE C

SCALE 3/4" = 1'-0"

UNIT
GARAGE
FIRE
ACoustic/FIRE SEALANT
TO MAINTAIN STC AND FIRE
RATING TYP.

PROVIDE BLOCKING PER
STRUCT. AND FIRE BLOCKING

ACoustic/FIRE SEALANT
TO MAINTAIN STC AND FIRE
RATING TYP.

UNIT
GARAGE
FIRE
ACoustic/FIRE SEALANT
TO MAINTAIN STC AND FIRE
RATING TYP.

PROVIDE BLOCKING PER
STRUCT. AND FIRE BLOCKING

18 RATED PARTITION - ADJACENT ELECTRICAL BOXES

SCALE 3/4" = 1'-0"

UNIT
GARAGE
FIRE
ACoustic/FIRE SEALANT
TO MAINTAIN STC AND FIRE
RATING TYP.

PROVIDE BLOCKING PER
STRUCT. AND FIRE BLOCKING

ACoustic/FIRE SEALANT
TO MAINTAIN STC AND FIRE
RATING TYP.

UNIT
GARAGE
FIRE
ACoustic/FIRE SEALANT
TO MAINTAIN STC AND FIRE
RATING TYP.

PROVIDE BLOCKING PER
STRUCT. AND FIRE BLOCKING

1 HANDRAIL AND GUARDS NOTES

SCALE 1/16" = 1'-0"

UNIT
GARAGE
FIRE
ACoustic/FIRE SEALANT
TO MAINTAIN STC AND FIRE
RATING TYP.

PROVIDE BLOCKING PER
STRUCT. AND FIRE BLOCKING

ACoustic/FIRE SEALANT
TO MAINTAIN STC AND FIRE
RATING TYP.

UNIT
GARAGE
FIRE
ACoustic/FIRE SEALANT
TO MAINTAIN STC AND FIRE
RATING TYP.

PROVIDE BLOCKING PER
STRUCT. AND FIRE BLOCKING

2 BALCONY AND GUARDRAIL DETAIL, TYP.

SCALE 1/16" = 1'-0"

UNIT
GARAGE
FIRE
ACoustic/FIRE SEALANT
TO MAINTAIN STC AND FIRE
RATING TYP.

PROVIDE BLOCKING PER
STRUCT. AND FIRE BLOCKING

ACoustic/FIRE SEALANT
TO MAINTAIN STC AND FIRE
RATING TYP.

UNIT
GARAGE
FIRE
ACoustic/FIRE SEALANT
TO MAINTAIN STC AND FIRE
RATING TYP.

PROVIDE BLOCKING PER
STRUCT. AND FIRE BLOCKING

3 TYP. INTERIOR STAIR LANDING @ BOTTOM

SCALE 1/16" = 1'-0"

UNIT
GARAGE
FIRE
ACoustic/FIRE SEALANT
TO MAINTAIN STC AND FIRE
RATING TYP.

PROVIDE BLOCKING PER
STRUCT. AND FIRE BLOCKING

ACoustic/FIRE SEALANT
TO MAINTAIN STC AND FIRE
RATING TYP.

UNIT
GARAGE
FIRE
ACoustic/FIRE SEALANT
TO MAINTAIN STC AND FIRE
RATING TYP.

PROVIDE BLOCKING PER
STRUCT. AND FIRE BLOCKING

4 TYP. INTERIOR STAIR LANDING @ TOP

SCALE 1/16" = 1'-0"

UNIT
GARAGE
FIRE
ACoustic/FIRE SEALANT
TO MAINTAIN STC AND FIRE
RATING TYP.

PROVIDE BLOCKING PER
STRUCT. AND FIRE BLOCKING

ACoustic/FIRE SEALANT
TO MAINTAIN STC AND FIRE
RATING TYP.

UNIT
GARAGE
FIRE
ACoustic/FIRE SEALANT
TO MAINTAIN STC AND FIRE
RATING TYP.

PROVIDE BLOCKING PER
STRUCT. AND FIRE BLOCKING

STAIR NOTES

SCALE 1/16" = 1'-0"

UNIT
GARAGE
FIRE
ACoustic/FIRE SEALANT
TO MAINTAIN STC AND FIRE
RATING TYP.

PROVIDE BLOCKING PER
STRUCT. AND FIRE BLOCKING

ACoustic/FIRE SEALANT
TO MAINTAIN STC AND FIRE
RATING TYP.

UNIT
GARAGE
FIRE
ACoustic/FIRE SEALANT
TO MAINTAIN STC AND FIRE
RATING TYP.

PROVIDE BLOCKING PER
STRUCT. AND FIRE BLOCKING

STAIR NOTES

SCALE 1/16" = 1'-0"

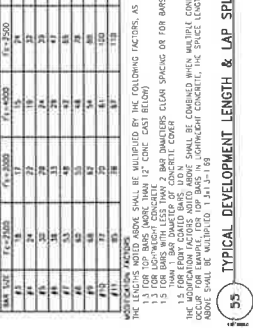
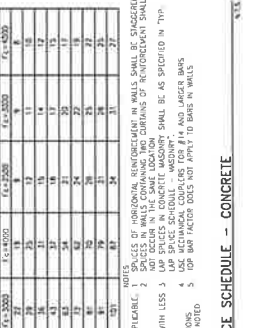
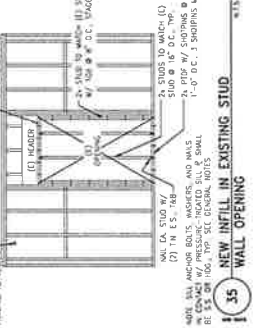
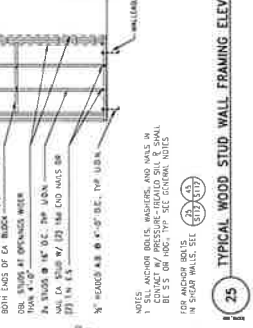
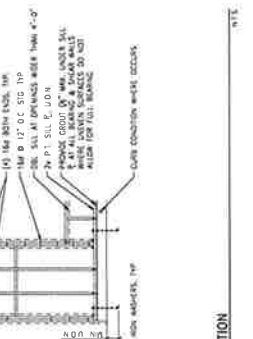
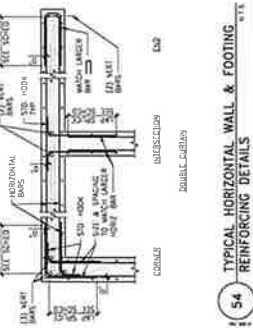
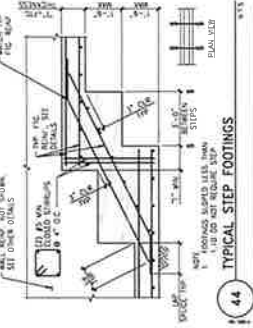
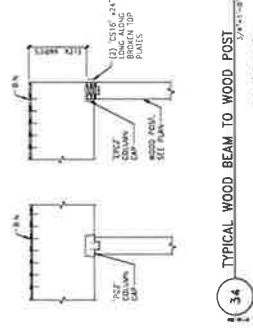
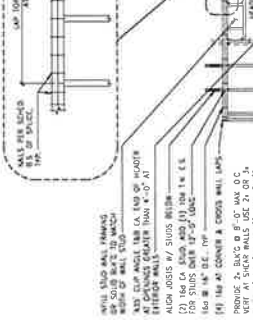
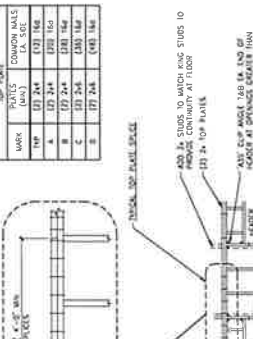
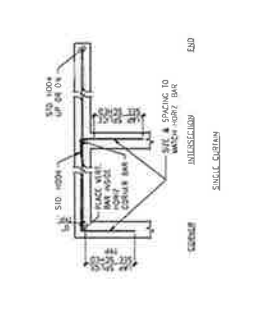
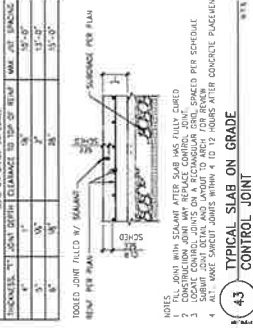
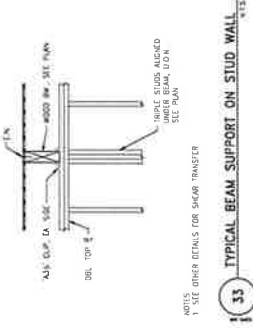
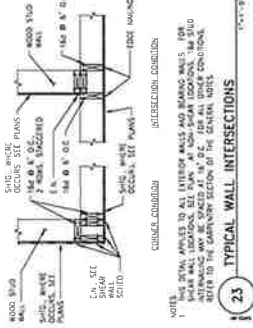
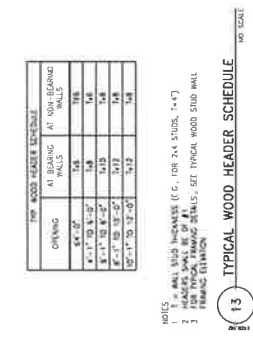
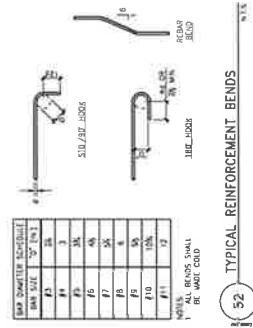
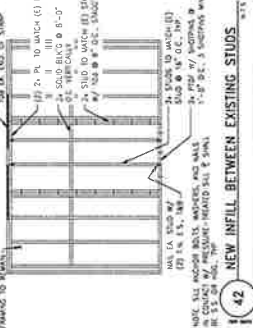
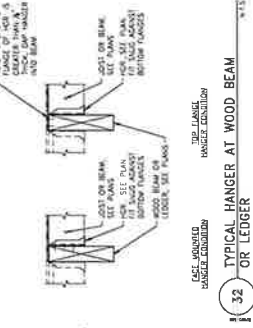
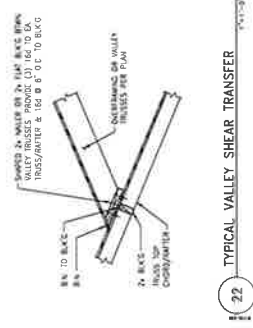
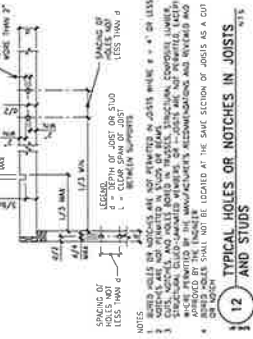
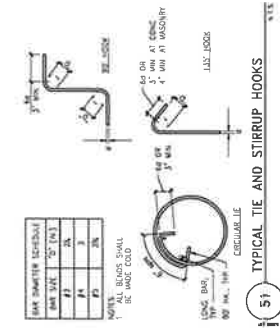
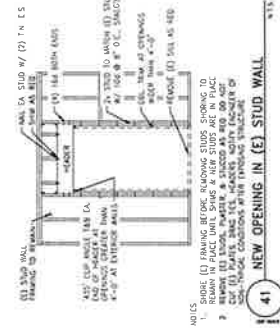
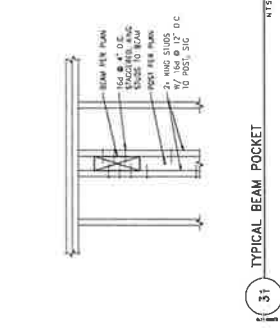
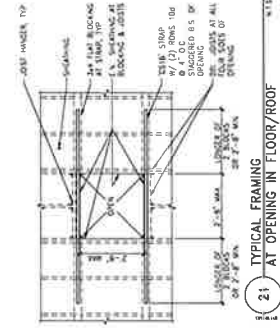
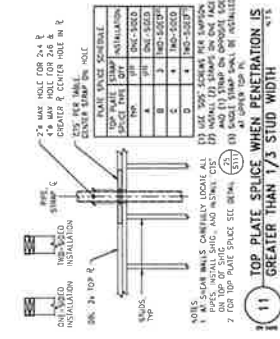
UNIT
GARAGE
FIRE
ACoustic/FIRE SEALANT
TO MAINTAIN STC AND FIRE
RATING TYP.

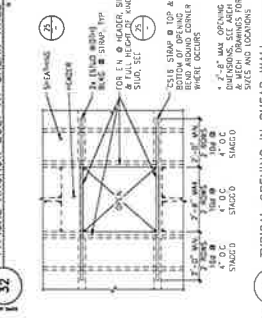
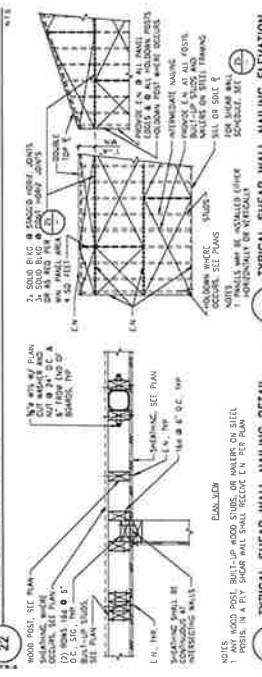
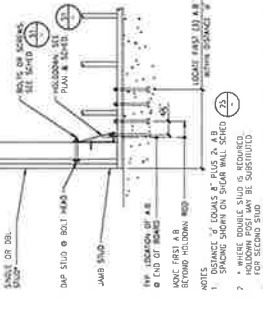
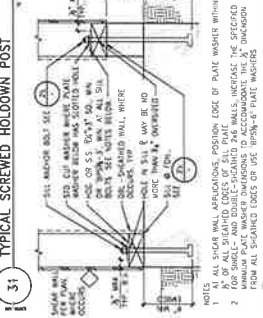
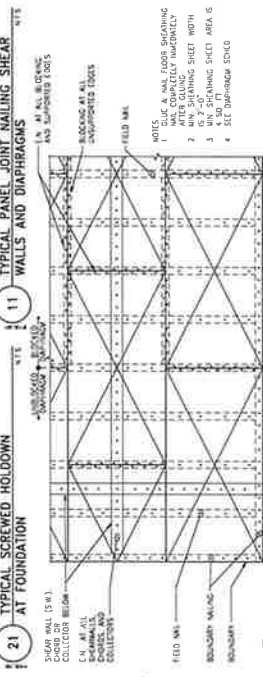
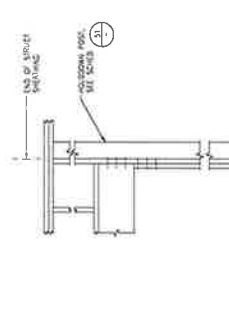
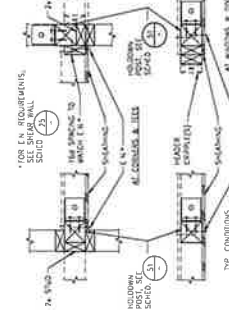
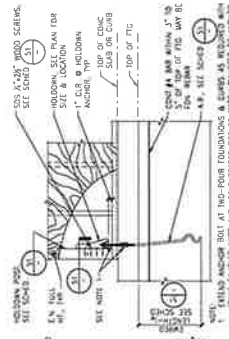
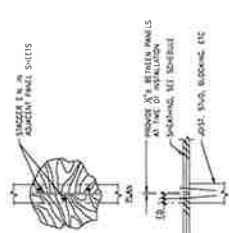
PROVIDE BLOCKING PER
STRUCT. AND FIRE BLOCKING

ACoustic/FIRE SEALANT
TO MAINTAIN STC AND FIRE
RATING TYP.

UNIT
GARAGE
FIRE
ACoustic/FIRE SEALANT
TO MAINTAIN STC AND FIRE
RATING TYP.

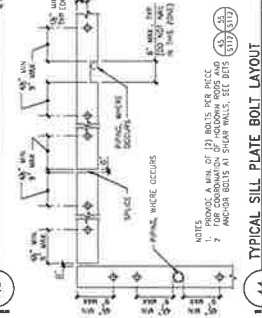
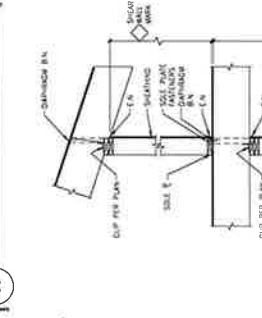
PROVIDE BLOCKING PER
STRUCT. AND FIRE BLOCKING





35 TYPICAL SHEAR WALL SCHEDULE

PLAN MARK	CAPACITY	SPACING AND ATTACHMENTS	SILL PL. ANCHORS	SILL PL. SILL
1	112 KIP	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS
2	112 KIP	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS
3	112 KIP	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS
4	112 KIP	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS
5	112 KIP	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS
6	112 KIP	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS
7	112 KIP	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS
8	112 KIP	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS
9	112 KIP	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS
10	112 KIP	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS
11	112 KIP	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS
12	112 KIP	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS	1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS



35 TYPICAL SHEAR WALL SCHEDULE

NOTES:
1. SHEAR WALL SCHEDULE SHALL BE REINFORCED WITH 2 #4 BARS AT JOINT.
2. SHEAR WALL SCHEDULE SHALL BE REINFORCED WITH 2 #4 BARS AT JOINT.

35 TYPICAL SHEAR WALL SECTION

NOTES:
1. SHEAR WALL SECTION SHALL BE REINFORCED WITH 2 #4 BARS AT JOINT.
2. SHEAR WALL SECTION SHALL BE REINFORCED WITH 2 #4 BARS AT JOINT.

44 TYPICAL SILL PLATE BOLT LAYOUT

NOTES:
1. SILL PLATE BOLTS SHALL BE 1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS.
2. SILL PLATE BOLTS SHALL BE 1/2" DIA. A307 STEEL BOLTS WITH 1/2" DIA. WASHERS AND 1/2" DIA. NUTS.



FIRST FLOOR/ROOF FRAMING PLAN
 1/8" = 1' - 0"

STRONG WALL SCHEDULE

-  SIMPSON WSW 18x9 W/ WSW-AB1
ANCHOR BOLT W/ SEE FIG WIDTH d=11"

KEY NOTES

- ① 2-#8 BALLOON STUDS @ 16" O.C.
- ② DRAG TRUSS ADJ. TO WALL W/ BN EL TO RESIST 3000#
- ③ #412 OUTRIGGER S.A.D. AND
- ④ PROVIDE "C51814" FROM POST ABOVE TO POST BELOW
- ⑤ "BP#" INDICATES BASIC PLATE PER 21/54
- ⑥ PROVIDE 4'-0" LONG 2-#4 NAILER TO DRAG TRUSS 9011T CHORD W/ (2) ROWS 16# @ 3" O.C. STD
- ⑦ "C518" STRAP T.P. TO T.P.

PLAN NOTES

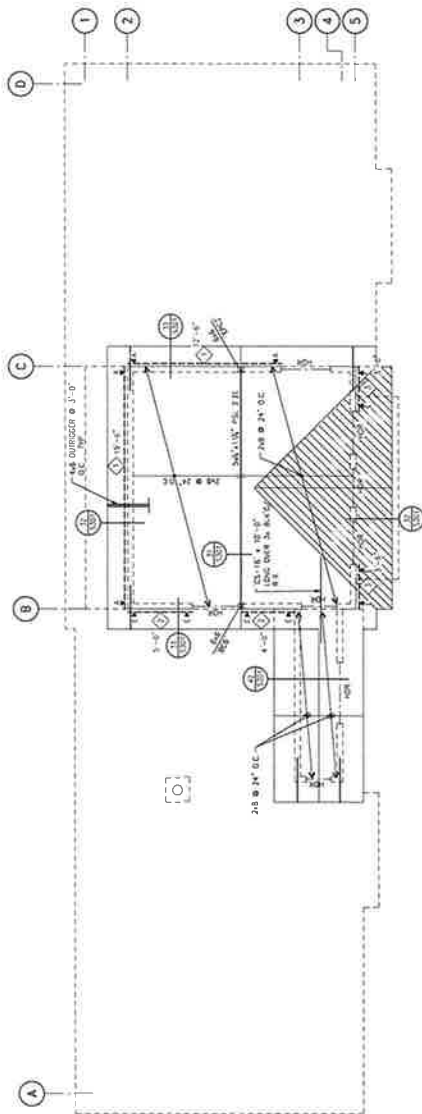
- [illegible]

HOLDOWN/STRAP SCHEDULE

- [illegible]

PLAN LEGEND

- [illegible]



ROOF FRAMING PLAN



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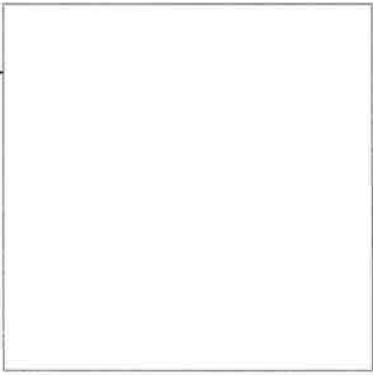
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Attachment B
Proposed Final Colors and Materials Board

Bono Duplex Addition & Remodel
Final ARB Review
July 11, 2024

EXT. TRIM



MANUFACTURER:
DUNN-EDWARDS
COLOR:
CLASSIC WHITE
DEHW08

ROOF SHINGLES



MANUFACTURER:
CERTANTEED
PRESIDENTIAL
SHAKE
COLOR:
COUNTRY GRAY

DARKSKY
LIGHT FIXTURE



MANUFACTURER:
KICHLER
MODEL:
RIPLEY
LED:
1-8 WATT INTEGRATED

EXT. WOOD
STAIN



MANUFACTURER:
CABOT
COLOR:
CHESTNUT
BROWN

ENTRY DOORS



MANUFACTURER:
TM COBB, GREENE DF
COLOR:
AGE OF AQUARIUS
DEFD45

EXT. SIDING



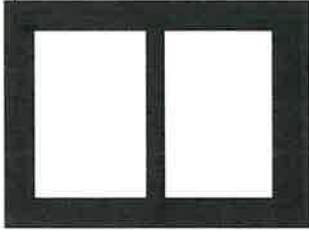
MANUFACTURER:
JAMES HARDIE
COLOR:
CEDERMILL
COLOR:
CLASSIC WHITE
DEHW08

SANTA BARBARA
SANDSTONE



MANUFACTURER:
NATURAL STONE
5 POINT DESIGN

WINDOWS &
DOORS



MANUFACTURER:
ANDERSON A-SERIES
COLOR:
BLACK



PROJECT: **DORRANCE DUPLEX**

LOCATION: 4788 & 4792 DORRANCE CARPINTERIA, CA 93013

OWNER: BRANDON & LORRAINE BONO

MATERIAL BOARD

07/17/2023

Attachment C
ARB Meeting Minutes from April 27, 2023 and
December 14, 2023

Bono Duplex Addition & Remodel
Final ARB Review
July 11, 2024

Boardmember Blakemore suggested the use of *Arbutus marina* for the two front yard trees. She also suggested the applicants may want to consider some vertical landscaping along the rear yard for privacy and screening from neighbors' properties.

Boardmember Stein commented that it is a great project and he liked the look of it as presented. He was glad to see the project would utilize existing grades and raised floor foundation to address flood hazards rather than a raised fill pad, and that building heights were measured from existing grade.

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

VOTE: 3-0

- 4) Project: Bono Duplex Addition & Remodel, Project 23-2199-CON
Address: 4788 & 4792 Dorrance Way
Applicant: Dylan Chappell, architect for Brandon Bono
Planner: Syndi Souter

Request of Dylan Chappell, architect for Brandon Bono, to consider Project 23-2199-CON for conceptual review of a proposal to construct a new 371 square-foot second-story addition to the existing 1,781 square-foot single-story duplex. The resultant duplex would be 1,798 square feet in size with an attached 354 square-foot two-car carport, for a total size of 2,152 square feet. The maximum height of the duplex would be 21.58 feet above existing grade. The property is a 4,400 square-foot parcel zoned Planned Residential Development (PRD-20), and shown as APN 003-435-006, addressed as 4788 and 4792 Dorrance Way.

No ex parte communications were disclosed.

Syndi Souter described the conceptual proposal which included a second-story addition and interior remodel of the existing duplex. She noted that the proposed height was kept lower by maintaining the eight-foot plate height on the first floor and a plate height of 7.5 feet with open beam ceilings on the second floor. She explained that several portions of the duplex are legal non-conforming in relation to the required front, side, and rear setbacks. She added that the new owner has already begun to clean up the appearance of the property, but that the fencing on the property needs a cohesive design.

Boardmember Stein asked why Holly Avenue was considered the front yard when both of the front doors and addresses were on Dorrance Way, and staff responded that it is unusual, but that is how the Municipal Code defines the setbacks.

After the presentation, a discussion occurred between staff, the applicant, and the Boardmembers regarding an oversight on the plans where the front "pop-out" over the garage was not accurately drawn on the east elevation.

Dylan Chappell, architect, explained that the project would include exterior architectural articulation and details for both units, including outlookers, rafter tails, knee braces, and beams. The front (smaller) unit would have a simple interior remodel with new cabinets and paint, and the larger unit would be significantly remodeled and become the primary dwelling for the owners. He shared that

they would like to add a garage door to the front of the open carport. He added that the lot is very small, and it is challenging to meet all the required setbacks and solar setbacks.

Public Comment: None

Boardmember Discussion:

Boardmember Stein expressed a preference for the carport to be enclosed into a garage, if feasible. He cautioned the applicant team about the impacts of Sea Level Rise and flooding on the design of the project.

Boardmember Johnson suggested the applicants could explore opportunities to incorporate a small second floor deck or balcony over the carport into the proposed plans, and he liked the blue doors.

Boardmember Blakemore liked the project and would like to see a landscaping plan as part of the formal submittal.

ACTION: Public comment received and conceptual feedback provided to the applicant.

VOTE: N/A

OTHER BUSINESS: None

CONSENT CALENDAR:

5. Action Minutes of the Architectural Review Board Meeting of March 16, 2023

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

VOTE: 3-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

- 4690 Carpinteria Avenue- Windows and Door Replacements: Architect for the business owner explained the need for upgraded windows and doors for security purposes, including the replacement of the glass door and side lights on the building's west parking lot-facing elevation with a pair of solid French doors instead. The Board consented to the door swap out, but recommended the architect select a pair of higher quality 4-panel doors instead of the 6-panel style shown. Window replacements would be with new vinyl clad, double pane windows with integrated dividers. No objections were raised to the window replacements.
- Dow Building, 4904 Carpinteria Avenue- Exterior Stair Tiles: Pursuant to the ARB's prior recommendation for approval of a series of exterior improvements to the subject property, the project contractor provided samples of the proposed replacement tiles to be used on the reconstruction of the exterior stairway. The Board agreed that the selected replacement tiles were a very close match appearance-wise and looked to be of high quality. Boardmember Johnson noted that the new decorative tiles are slightly larger than the original tiles used on the stairs and thus the tile seams would not line up perfectly with the Saltillo tile seams. The Board

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

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

Boardmember Discussion:

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

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

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

All Boardmembers expressed their overall support for the project.

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

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

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

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

Ex Parte Communications Disclosure: None.

Staff Comments:

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

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

Applicant Comments:

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

Public Comment: None.

Boardmember Discussion:

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

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

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

The ARB summarized their main comments:

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

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

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

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

Attachment D

Excerpted Sheets from the Preliminary Architectural Plans
(Superseded)

Bono Duplex Addition & Remodel
Final ARB Review
July 11, 2024

[illegible][illegible]

EXISTING WALL TO REMAIN	EXISTING ALL TO BE REMOVED	NEW 2X STUD WALL @ 16" O.C.	AREA OF REMODEL	AREA OF ADDITION

(W1) (E) 2X4 WALL BRIDGE TO 1071
ALL EXTERIOR WALLS U N O

(W2) (E) 2X4 WALL ADD R 13 INSULATION WHERE POSSIBLE

(W3) (N) 2X6 WALL ADD WITH R 19 INSULATION

KEY NOTES

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. ☐

Architectural floor plan of the second floor. The plan includes the following rooms and features:

- Primary Bedroom:** Located on the left side of the plan, featuring a bed, dresser, and closet. Dimensions: 12'-0" (width) x 12'-0" (depth).
- Bath:** Located adjacent to the Primary Bedroom, containing a bathtub, toilet, and sink. Dimensions: 7'-0" (width) x 7'-0" (depth).
- Vest Room:** Located on the right side of the plan, featuring a closet and a door leading to the balcony. Dimensions: 7'-0" (width) x 7'-0" (depth).
- Balcony:** Accessible from the Vest Room, with a railing and stairs leading down. Dimensions: 20'-0" (width) x 7'-0" (depth).
- Staircase:** Located in the center of the plan, providing access to the upper and lower floors. Dimensions: 7'-0" (width) x 7'-0" (depth).
- Overall Dimensions:**
 - Overall width: 20'-0"
 - Overall depth: 24'-0"

A large red "REDACTED" stamp is visible in the bottom right corner of the image.

The floor plan illustrates the second floor of a building, divided into two main units and a central common area. Unit #2, located on the left, features a Living Room with a fireplace, a Kitchen, a Dining area, and a Bedroom #2. Unit #3, located on the right, includes a Living Room, a Kitchen, a Bedroom, and a Bath. A central staircase provides access between the units. The plan also shows a large parking area labeled '10' x 10' PARKING AREA' and various storage spaces. Dimensions for rooms and overall unit sizes are provided throughout the plan.

The floor plan shows a two-story house with a central hallway. The first floor features a large front porch, a living room, a kitchen, a dining room, and two bedrooms. The second floor features a living room, a kitchen, a dining room, and two bedrooms. The house has a central hallway and a large front porch.

○

A2.1

CITY CASE NUMBER
PROJECT #

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

Agenda Item #2

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 23-2209-ARB/CDP
Address: 5559 Calle Arena
APN: 003-382-012
Zoning: Single Family Residential (6-R-1)
Applicant: Jonathan Starr, designer, for Mark and Megan Pfaff

Planner: Syndi Souter

Project Review: ☐ Conceptual
☒ Preliminary (continued)
☐ Final

PROJECT DESCRIPTION

This is a continued preliminary review of a proposal to construct a new 2,631 square-foot two-story single-family residence with an attached 401 square-foot two-car garage on a vacant lot, for a total size of 3,032 square feet. The first floor would contain 2,304 square feet of enclosed living space with a 238 square-foot covered patio, and the second floor would contain 729 square feet of enclosed living space. The height would reach a maximum of 20.7-feet above finished grade. The proposal also includes new landscaping, hardscape, fencing, and walls.

Revised preliminary plans are included as Attachment A. Note that the civil sheets included in the plan set have not been updated to reflect the current design.

PROJECT HISTORY

On September 29, 2022, the Architectural Review Board (ARB) reviewed a conceptual proposal for this property (Project 22-2174-CON). The concept proposal was similar to the current proposal and included a new 2,632 square-foot two-story single-family residence with an attached 401 square-foot two-car garage, for a total size of 3,033 square feet with a maximum height of 26.5-feet. At the meeting, seven neighbors spoke during the public comment period. Six of the public commenters expressed concerns about the size and height of the proposal. One neighbor spoke in support of the proposal. Three public comment letters were also received for the concept proposal; two of the letters were in support of the project and one letter reiterated the author's verbal comments.

The Board's comments on the conceptual proposal related primarily to reducing the size, bulk, and scale of the proposal with direction to relocate the second story over the central portion of the ground floor in the typical "wedding cake" fashion. Other comments included exploring a split-level design, reducing the plate heights to reduce the overall height, and eliminating the large windows so that the residence would not look like a lighthouse at night. The Board encouraged the

applicant to review the design guidelines and listen to their neighbors' comments for a smoother process should the project move forward.

The applicant team revised the plans and submitted a formal application that received preliminary review by the ARB on August 17, 2023. For that meeting, the plans included a new 3,032 square-foot two-story single-family residence with the same layout as the current design and a maximum height of 25 feet above finished grade. At the meeting, seven neighbors spoke during the public comment period. Five of the public commenters expressed concerns about the size and height of the proposal. Two neighbors spoke in support of the proposal. Five public comment letters were also received for the preliminary review, all of which expressed concerns about the height and two-story design of the residence.

The Board's comments on the preliminary design were similar to their comments at the conceptual review in regard to the height and asymmetrical massing of the second story. They continued to have concerns about the large windows and impacts of night light spill-over into the neighborhood, suggested lowering the plate heights on both levels, and suggested taller plants along the side property lines for privacy. The Board voted 5-0 to continue the project with direction to revise the project based on the ARB comments.

The September 29, 2022 and August 17, 2023 ARB Meeting Minutes are included as Attachment B, excerpted sheets from the Conceptual Plans are included as Attachment C, and excerpted sheets from the Preliminary Plans are included as Attachment D.

PROJECT ANALYSIS

The plans have been revised to address some of the Board's comments. The changes in response to the ARB comments are summarized below:

- The overall maximum height has been lowered from 25 feet to 20.7 feet;
- The plate heights are now 9 feet on the first floor and 7.5 feet on the second floor, resulting in a 1.5-foot reduction in height;
- The finished floor of the residence has been lowered by one foot to an elevation of 36.75 feet above sea level (NAVD 88);
- The roof pitch has been lowered from 4:12 to 3:12, resulting in an additional approximately 1-foot reduction in height;
- The roof over the entry has been changed to a pitched roof instead of a flat roof;
- A Carolina Cherry Laurel hedge is now proposed along both sides of the property for additional privacy;
- Gravel cutouts have been added under the proposed olive tree locations; and
- An outdoor lighting plan has been developed and is included on Sheet L-4 of the revised plans.

Additional changes to the plans since the last preliminary review include:

- The front entry has been redesigned to be more residential in nature with a more noticeable pathway to the entrance and windows on each side of the front door;

- The proposed roof material has been changed from a dark gray standing seam metal roof to a gray corrugated metal roof; and
- Vertical Accoya wood siding, stained black, and Tuscan Silver stone with black metal windows and doors are now proposed for the exterior finishes of the body (see Sheet A3.3).

The applicant's written response to the ARB and neighbors' comments is included in Attachment E.

One recurring ARB and neighbor comment that was not addressed in the revised plans is in regard to the size of the proposed windows and the amount of glazing. The windows facing the street, although now proposed with multiple lights, are still larger than the typical residential scale. Additionally, at night the large windows would be illuminated and could spill light out into the neighborhood.

In considering the revised project, the following Community Design Element and Design Subarea 5 ("Concha Loma Neighborhood") Objectives and Policies, and Concha Loma Neighborhood Residential Design Guidelines that speak to size, bulk and scale, attractive frontage designs, and preserving the City's "small beach town" image are particularly relevant and should be used to inform the ARB's deliberations:

Citywide Community Design Objectives and Policies

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

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

The contemporary style of the proposed residence would remain a departure from the typical architecture found in the neighborhood. The neighborhood contains a variety of homes of different ages and styles, but the general architectural themes are more of ranch or cottage styles. The proposal is more of a contemporary style, and the layout is not centralized on the property like other homes in the neighborhood. The height of the proposed residence has been lowered by approximately four feet, via lowering the roof pitch, lowering the plate heights on both the first and second stories, and lowering the finished floor elevation. The revised proposed maximum height of 20.7 feet is more consistent with the heights of other two-story homes in the neighborhood. Additionally, the maximum height of the residence as experienced from the street would be 19.7 feet due to the downward slope of the property. In summary, the architectural style is atypical for the neighborhood, but the reduced height is now in-line with other surrounding two-story homes.

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

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

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

The front entry has been redesigned to appear more residential in scale and more obvious from the street. The pathway to the entrance has been widened, and the front door now has side lights. The entry now has a hipped roof, which helps to visually tie the two sides of the residence together. Additionally, the exterior siding is now proposed to be stained black, which would be much darker than other homes in the vicinity. As discussed above, the architectural style and the proposed materials would be a contrast to existing homes in the neighborhood.

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 proposed large gable end windows, especially the ones on the second story, could spill light out onto the surrounding area. The windows have been modified to include more lights, but the window sizes remain the same. The windows on the north elevation, facing the street, are the primary concern. Measures should be taken to either reduce the amount of glazing or to provide dark tinting on the gable end windows to prevent spillover.

In response to the ARB comments, a lighting plan has been prepared for the property. The plan, as shown on Sheet L-4, includes site and pathway lighting for the new residence. The plan does not specify any exterior light fixtures for the residence. The lighting plan does include directional up-lights along the sides of the residence, which would illuminate the residence at night. The up-lights, combined with the light spillover from the large windows, may cause photo pollution in the neighborhood.

The Board should provide comments on the proposed windows and lighting plan.

Subarea 5 Objectives and Policies

Objective CDS5-2: *Preserve the existing residential neighborhoods and their unique characteristics, and ensure that new development enhances the neighborhood character.*

Objective CDS5-3: *Ensure that new development is sensitive to the scale and character of the existing neighborhoods and consistent with the City's "small beach town" image.*

As mentioned previously, the contemplated architectural style would be a departure from the development pattern found in the neighborhood. Also, two-story development, while allowed in this neighborhood by the City, continues to be controversial. On recent projects, significant effort has

been put into trying to minimize the visual prominence of new two-story construction through careful placement, massing, “nestling,” and use of split-level plans with the topography, in an effort to preserve the largely single-story character of the neighborhood. The current revised proposal significantly lowers the height of the residence, but the design remains asymmetrical with the second-story on only one side of the structure.

Concha Loma Neighborhood Residential Design Guidelines

DG 7: *Where unique or varied architectural styles are proposed, design review should ensure compatibility with the neighborhood. Variation in architecture is not discouraged in the Concha Loma Neighborhood, but should be compatible with the established mass and scale.*

DG 8: *The size, scale and form of buildings, and their placement on a parcel, should be sensitive to the scale and character of the predominantly one-story character of the Concha Loma neighborhood.*

DG 9: *Existing one-story buildings should be preserved. Where second floors are proposed, they should be set back from the first-floor façade and should include extensions of one-story roof elements or other suitable architectural elements that reinforce the one-story scale of the façade. Architectural components should feature articulated roof and wall planes as appropriate.*

As mentioned above, the architectural style and massing of the second story of the proposed residence would be out of character with other homes in the area. The proposal could be revised to have a more centralized layout, possibly with split levels to integrate into the topography, to become more compatible with the other existing homes in the neighborhood. A revised design could also explore placing more of the living area on the ground floor, thereby reducing the overall size of the second-floor mass.

DG 11: *Windows and doors should be consistent in design with the theme of a house and when appropriate should draw from elements in the existing neighborhood.*

DG 12: *The use of bay windows, dormers, balconies, covered porches and other decorative elements providing building articulation is encouraged when appropriate to the architecture, particularly when these elements are oriented toward a public street or break up a façade of more than 20 feet.*

The proposed residence contains several large windows, most of which face toward the street/north, south/ocean, or inner rear courtyard. The large windows are consistent with the architectural style of the proposal, but would appear large in comparison to other homes in the neighborhood. Windows and doors on the side elevations are limited, in an effort to avoid direct privacy conflicts with neighbors. The large gable end windows, if left untreated, would also spill light into the neighborhood at night.

The Board should comment on the architectural style, height, massing, glazing, fenestration, colors and materials, and neighborhood compatibility of the revised preliminary design for the residence.

SUMMARY OF ISSUES

- Revised height and massing of the proposed residence;
- Second story prominence, placement, and design;
- Window sizes and locations;
- Night lighting and proposed lighting plan;
- Architectural style and materials; and
- Neighborhood compatibility.

RECOMMENDATION

The Board should receive public testimony and provide comments to the applicant and staff. If the Board feels the project meets the applicable design criteria, the Board may recommend preliminary approval to the Community Development Director.

ATTACHMENTS

Attachment A- Revised Preliminary Plans

Attachment B- ARB Meeting Minutes from September 29, 2022 and August 17, 2023

Attachment C- Conceptual Plans (Superseded)

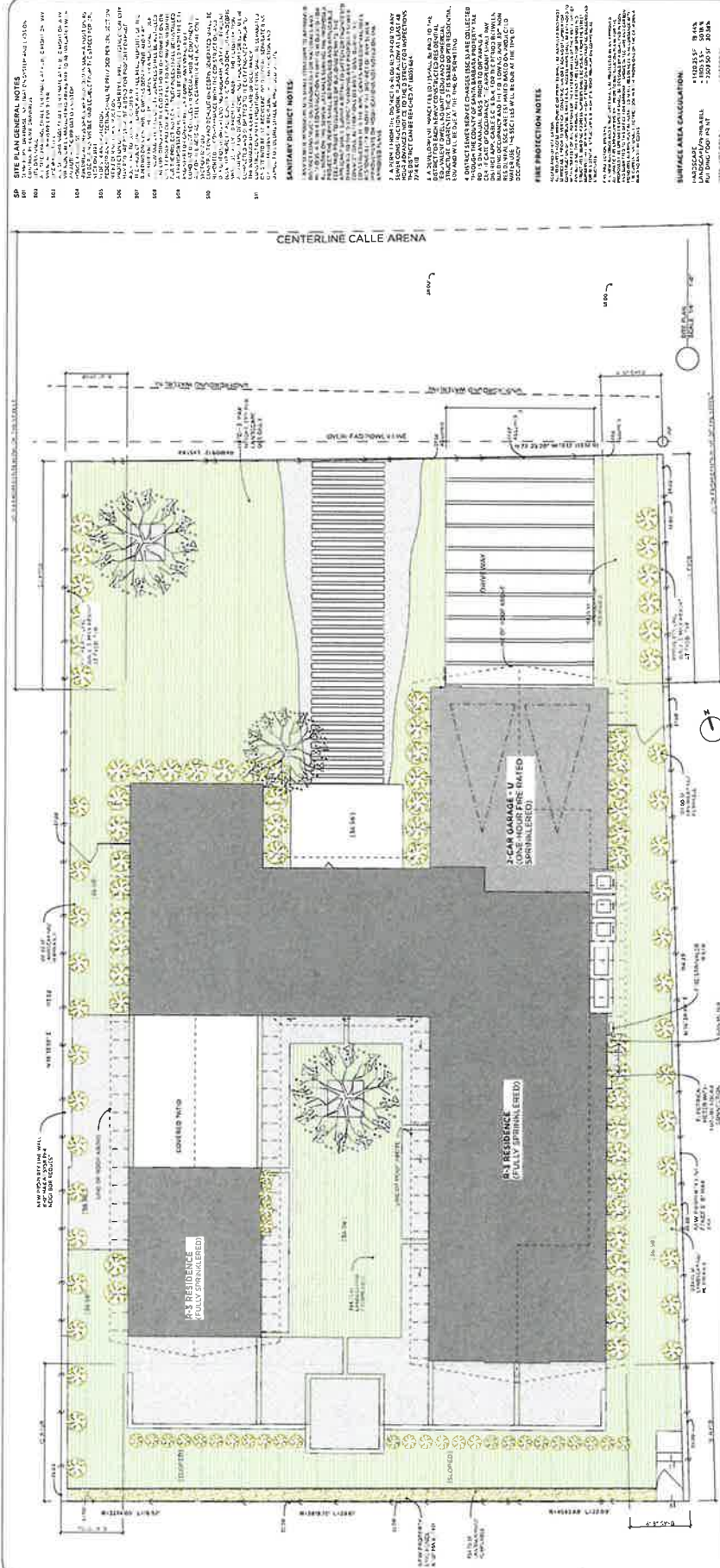
Attachment D- Preliminary Plans (Superseded)

Attachment E- Applicant's Responses to Comments

Attachment A
Revised Preliminary Plans

Pfaff New Residence
Project #23-2209-ARB/CDP
Continued Preliminary ARB Review
July 11, 2024





50 SITE PLAN GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA FIRE CODE (CFC).
- 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING CODE (CPC) AND THE CALIFORNIA MECHANICAL CODE (CMC).
- 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE (CEC) AND THE CALIFORNIA GAS CODE (CGC).
- 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LAND DEVELOPMENT CODE (CLDC) AND THE CALIFORNIA ZONING ORDINANCE (CZO).
- 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENVIRONMENTAL CODE (CEC) AND THE CALIFORNIA WATER CODE (CWC).
- 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE PREVENTION CODE (CFPC) AND THE CALIFORNIA FIRE PROTECTION CODE (CFPTC).
- 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE ALARM CODE (CFAC) AND THE CALIFORNIA FIRE SMOKE DETECTION CODE (CFSDC).
- 8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE EXTINGUISHING CODE (CFEC) AND THE CALIFORNIA FIRE SUPPRESSION CODE (CFSPC).
- 9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE INVESTIGATION CODE (CFIC) AND THE CALIFORNIA FIRE ANALYSIS CODE (CFAC).
- 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE PREVENTION AND PROTECTION CODE (CFPPC) AND THE CALIFORNIA FIRE INVESTIGATION AND ANALYSIS CODE (CFIAC).

51 SANITARY DISTRICT NOTES

- 1. ALL SANITARY DISTRICT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA SANITARY DISTRICT CODE (CSDC) AND THE CALIFORNIA SANITARY DISTRICT ZONING ORDINANCE (CSDZO).
- 2. ALL SANITARY DISTRICT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA SANITARY DISTRICT PLUMBING CODE (CSDPC) AND THE CALIFORNIA SANITARY DISTRICT MECHANICAL CODE (CSDMC).
- 3. ALL SANITARY DISTRICT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA SANITARY DISTRICT ELECTRICAL CODE (CSDEC) AND THE CALIFORNIA SANITARY DISTRICT GAS CODE (CSDGC).
- 4. ALL SANITARY DISTRICT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA SANITARY DISTRICT LAND DEVELOPMENT CODE (CSDLDC) AND THE CALIFORNIA SANITARY DISTRICT ZONING ORDINANCE (CSDZO).
- 5. ALL SANITARY DISTRICT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA SANITARY DISTRICT ENVIRONMENTAL CODE (CSDC) AND THE CALIFORNIA SANITARY DISTRICT WATER CODE (CSDWC).
- 6. ALL SANITARY DISTRICT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA SANITARY DISTRICT FIRE PREVENTION CODE (CSDPC) AND THE CALIFORNIA SANITARY DISTRICT FIRE PROTECTION CODE (CSDPTC).
- 7. ALL SANITARY DISTRICT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA SANITARY DISTRICT FIRE ALARM CODE (CSDAC) AND THE CALIFORNIA SANITARY DISTRICT FIRE SMOKE DETECTION CODE (CSDSDC).
- 8. ALL SANITARY DISTRICT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA SANITARY DISTRICT FIRE EXTINGUISHING CODE (CSDEC) AND THE CALIFORNIA SANITARY DISTRICT FIRE SUPPRESSION CODE (CSDSPC).
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52 FIRE PROTECTION NOTES

- 1. ALL FIRE PROTECTION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE PROTECTION CODE (CFPC) AND THE CALIFORNIA FIRE PROTECTION ZONING ORDINANCE (CFPZO).
- 2. ALL FIRE PROTECTION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE PROTECTION PLUMBING CODE (CFPPC) AND THE CALIFORNIA FIRE PROTECTION MECHANICAL CODE (CFPMC).
- 3. ALL FIRE PROTECTION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE PROTECTION ELECTRICAL CODE (CFPEC) AND THE CALIFORNIA FIRE PROTECTION GAS CODE (CFPGC).
- 4. ALL FIRE PROTECTION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE PROTECTION LAND DEVELOPMENT CODE (CFPLDC) AND THE CALIFORNIA FIRE PROTECTION ZONING ORDINANCE (CFPZO).
- 5. ALL FIRE PROTECTION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE PROTECTION ENVIRONMENTAL CODE (CFPC) AND THE CALIFORNIA FIRE PROTECTION WATER CODE (CFWC).
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- 10. ALL FIRE PROTECTION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE PROTECTION FIRE PREVENTION AND PROTECTION CODE (CFPPPC) AND THE CALIFORNIA FIRE PROTECTION FIRE INVESTIGATION AND ANALYSIS CODE (CFPFIAC).

53 SURFACE AREA CALCULATION

LANDSCAPE	110,335 SF	10.4%
ASPHALT DRIVEWAY	2,000 SF	0.2%
TOTAL	112,335 SF	10.6%

54 DRIVEWAY SLOPE PROFILES



55 LEGEND

- NON-LIQUID WASTEWATER PLANTS, PERMEABLE
- R-1 RESIDENCE
- U-1 GARAGE
- PERMEABLE CURBS & 1/2\"/>

NOT FOR CONSTRUCTION

DATE	01/15/2024
PROJECT NAME	Platt Residence
PROJECT NUMBER	2024-001
PROJECT LOCATION	1000 1st Ave, San Francisco, CA 94103
PROJECT DESCRIPTION	Residential construction of a single-family home with a garage and driveway.

PROJECT NAME

Platt Residence

PROJECT NUMBER

2024-001

PROJECT LOCATION

1000 1st Ave, San Francisco, CA 94103

PROJECT DESCRIPTION

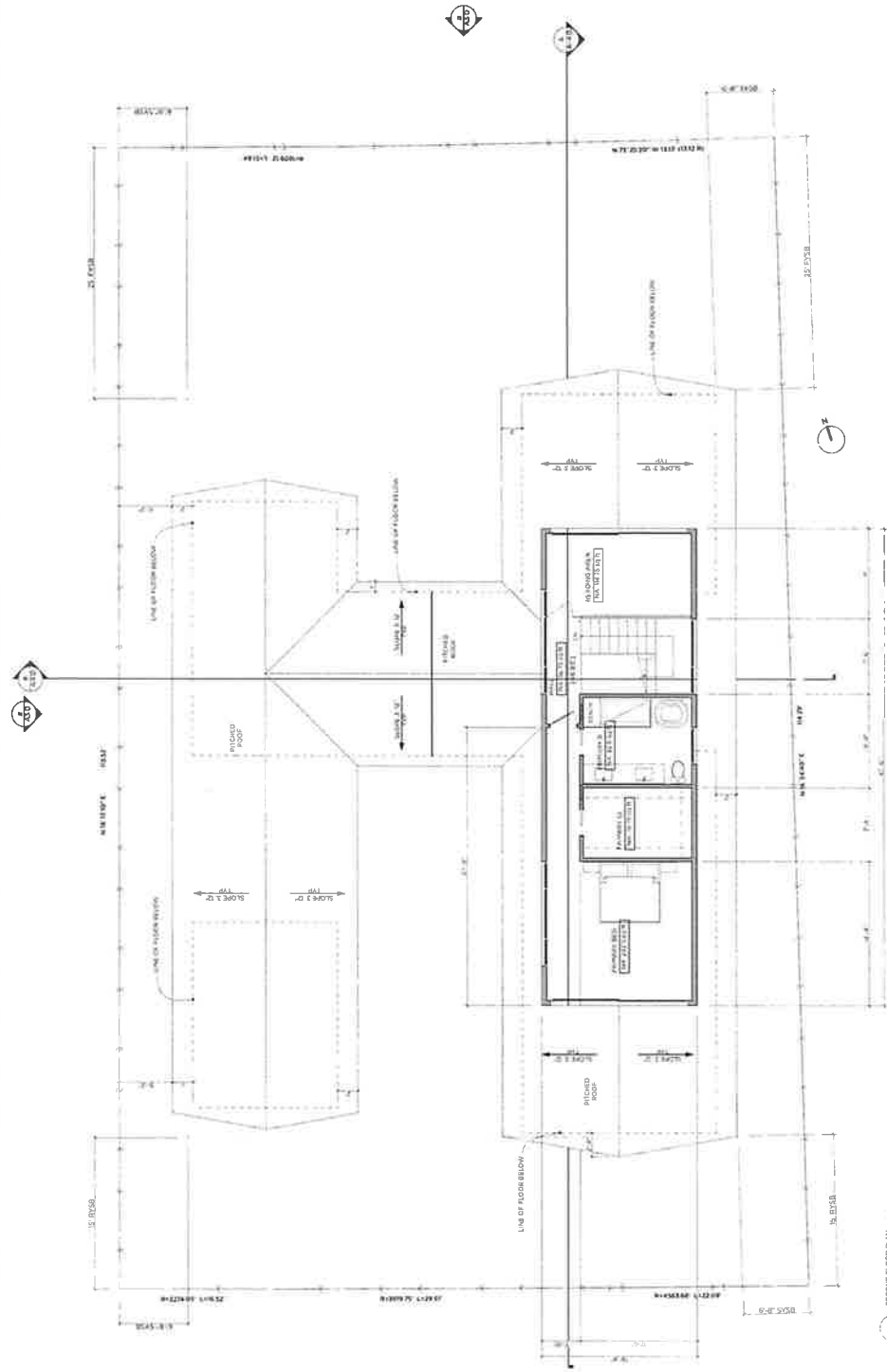
Residential construction of a single-family home with a garage and driveway.

SITE PLAN

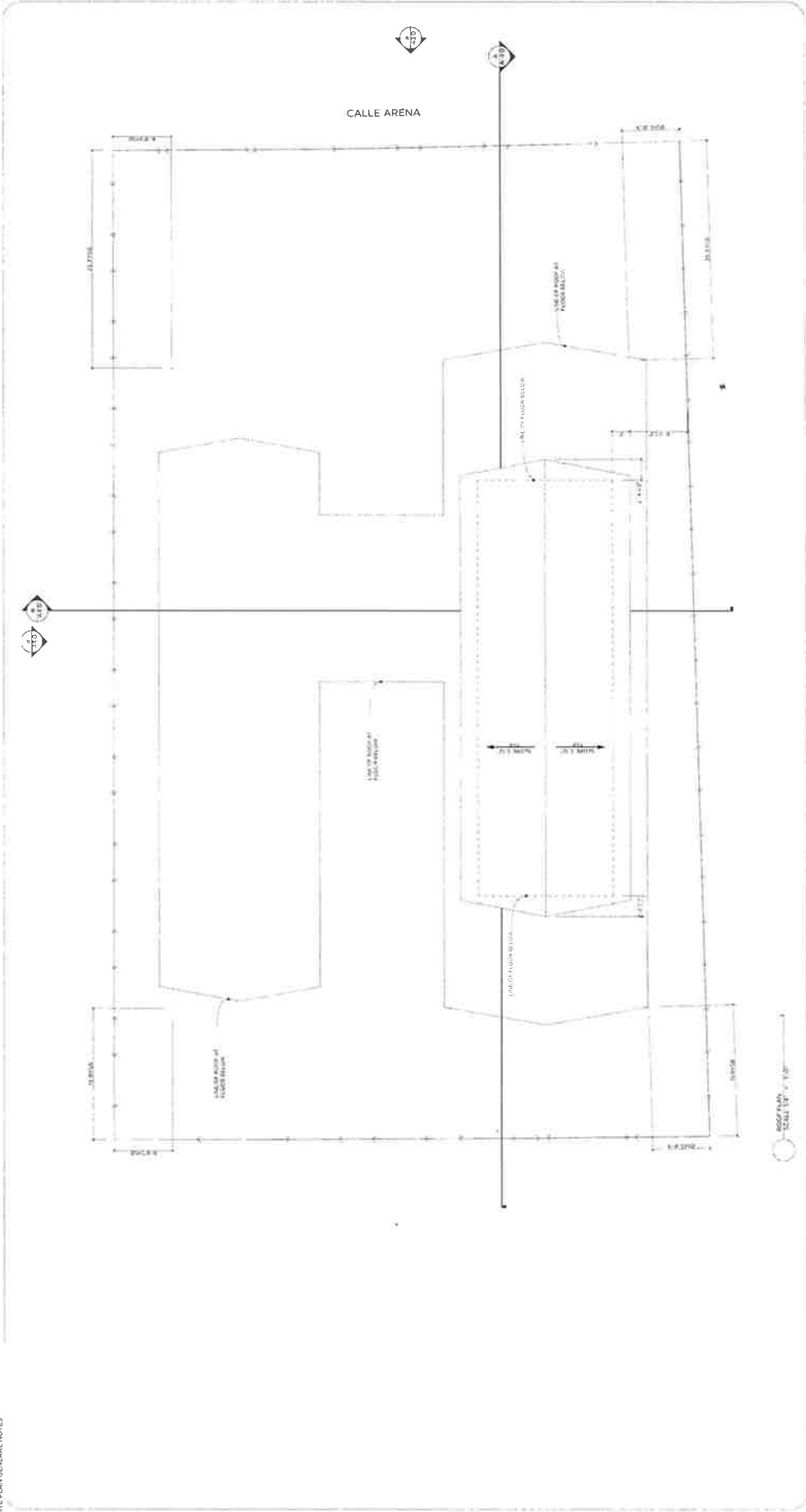
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SDC+

312.75.33.33



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



SDG+
 1000 10th Street, Suite 100
 San Diego, CA 92161
 Tel: 619.594.1000
 Fax: 619.594.1001
 Email: info@sdg.com

NOT FOR CONSTRUCTION

DATE	01/12/14
PROJECT	Plaff Residence
DESIGNER	SDG+
CLIENT	Plaff Residence
LOCATION	1000 10th Street, Suite 100, San Diego, CA 92161
PROJECT NO.	1000 10th Street, Suite 100, San Diego, CA 92161
PROJECT NAME	Plaff Residence
PROJECT ADDRESS	1000 10th Street, Suite 100, San Diego, CA 92161
PROJECT PHONE	619.594.1000
PROJECT FAX	619.594.1001
PROJECT EMAIL	info@sdg.com
PROJECT WEBSITE	www.sdg.com

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PROJECT EMAIL	info@sdg.com
PROJECT WEBSITE	www.sdg.com

ROOF PLAN

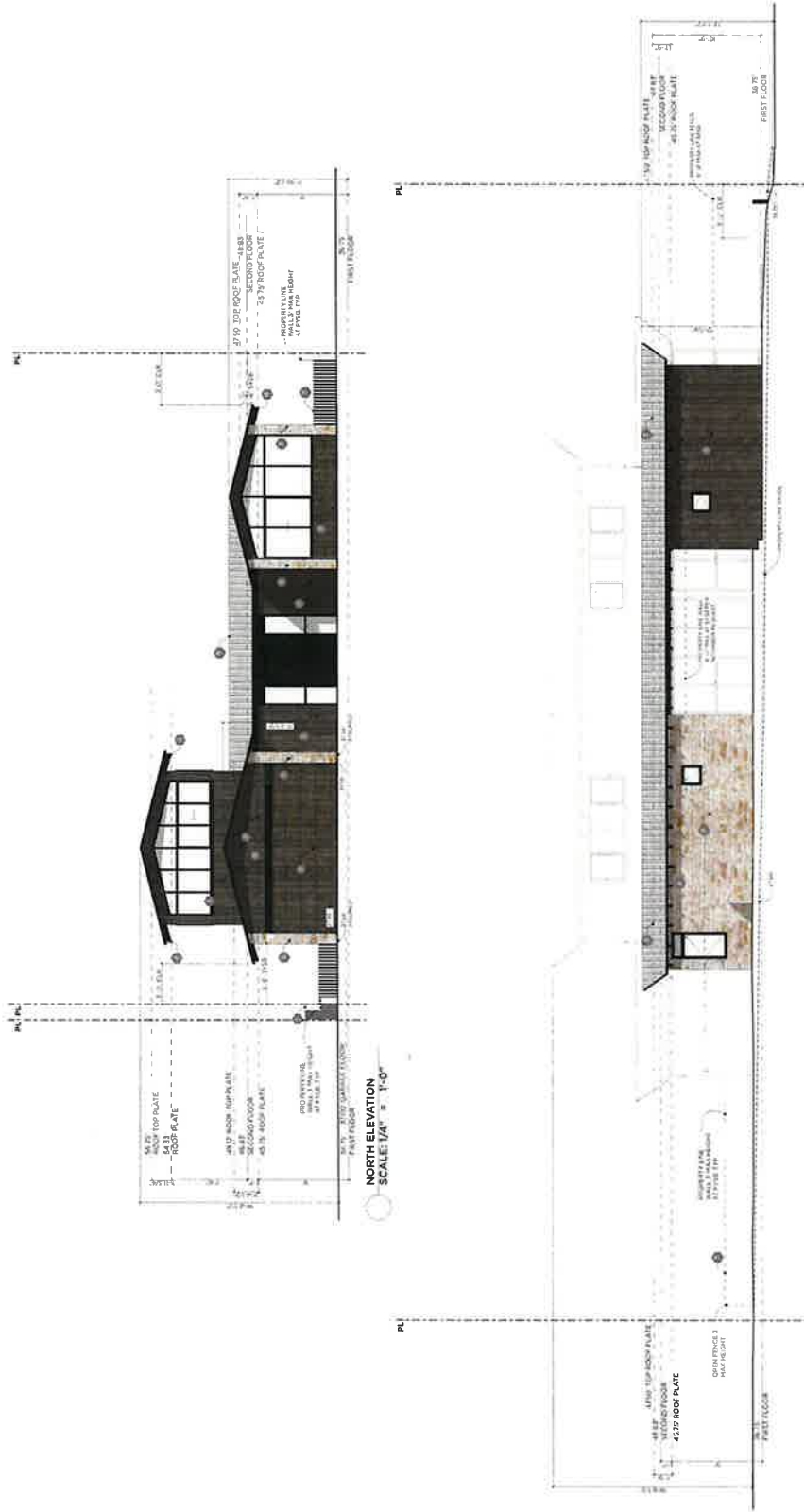
Sheet Number A1.2

MATERIAL KEY

- 1 FENCE / WALL
- 2 SIDING
- 3 STANDING SEAM METAL ROOFING
- 4 WOOD EAVES AND TRIM
- 5 STONE VENEER
- 6 SHEET METAL CLADDING TO MATCH WINDOWS

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

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



- 1 FENCE / WALL
- 2 SOUND
- 3 CORRUGATED METAL ROOFING
- 4 WOOD EAVES AND TRIM
- 5 STONE VENER
- 6 SHEET METAL CLADDING TO MATCH WINDOWS

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

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

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A3.1

<http://dx.doi.org/10.1016/j.sbsbs.2013.05.001>



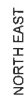
attention from the business community and the academic world.



[http://www.austlii.edu.au/other/australia.liif.com/copyright/worked.html](http://www.austlii.edu.au/au/other/australia.liif.com/copyright/worked.html)



www.kublerwindows.com/solutions/style-design/exterior-colors
Sheet Metal to be matched

[illegible][illegible]

Abstract

[illegible]

Source: U.S. Bureau of Economic Analysis, *Real Gross Domestic Product*, 1997.

Pfaff Residence

ACKNOWLEDGMENTS

PROJECT NUMBER
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Contents
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MATERIAL BOARD

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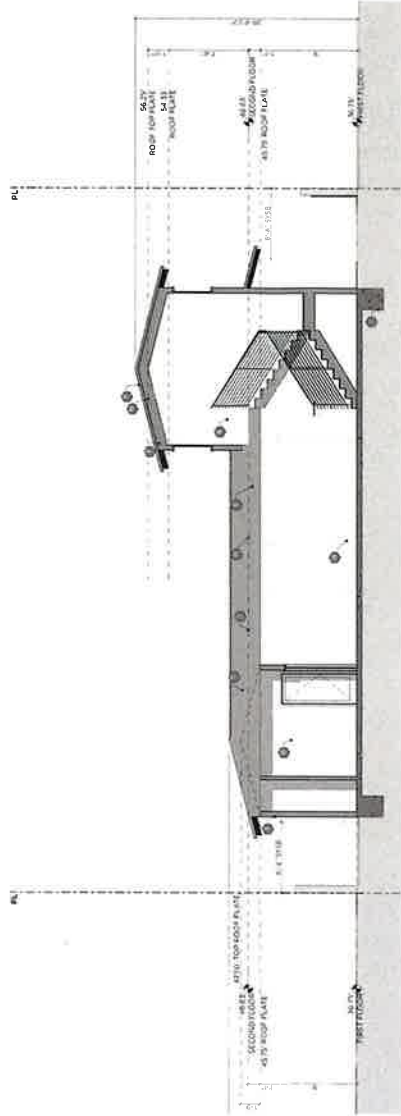
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CONSTRUCTION

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PROJECT NUMBER	PLAFF-001
PROJECT LOCATION	PLAFF, TEXAS
PROJECT OWNER	PLAFF, TEXAS
PROJECT ARCHITECT	PLAFF, TEXAS
PROJECT ENGINEER	PLAFF, TEXAS
PROJECT CONTRACTOR	PLAFF, TEXAS
PROJECT SUBMITTER	PLAFF, TEXAS

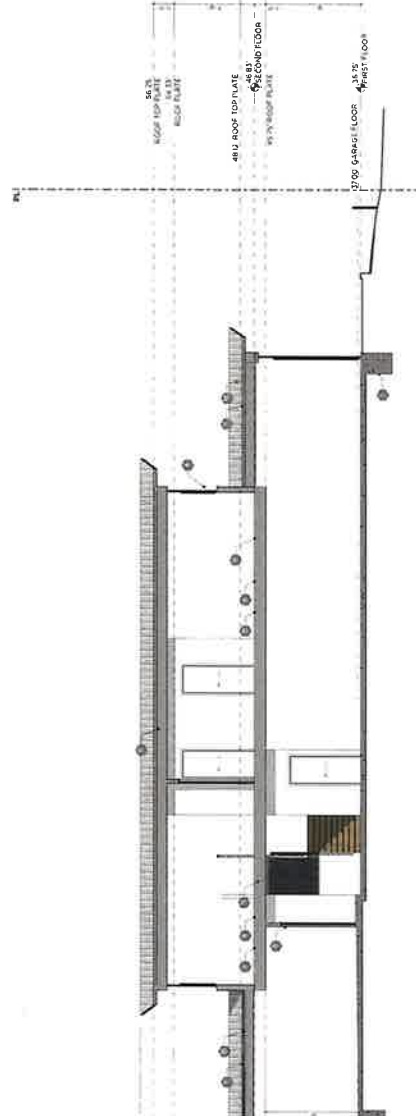
PLAFF RESIDENCE

BUILDING
SECTIONS

SECTION A4.0

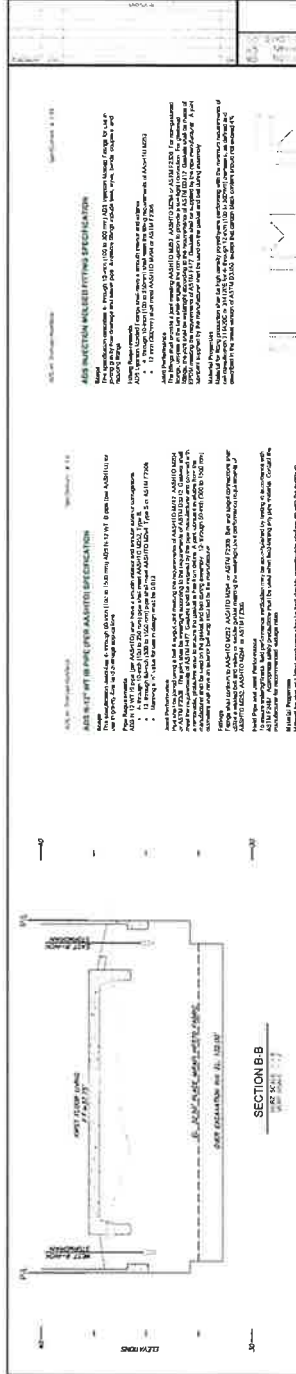


SECTION A
SCALE 1/4" = 1'-0"



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

1. CONCRETE SHALL BE CAST IN PLACE. SEE STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
2. EXTERIOR FLOOR SLAB SHALL BE CAST IN PLACE WITH REINFORCING BARS AND CHAIRS. SEE STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
3. EXTERIOR WALLS SHALL BE CAST IN PLACE WITH REINFORCING BARS AND CHAIRS. SEE STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
4. EXTERIOR ROOF SHALL BE CAST IN PLACE WITH REINFORCING BARS AND CHAIRS. SEE STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
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20. EXTERIOR ROOF SHALL BE CAST IN PLACE WITH REINFORCING BARS AND CHAIRS. SEE STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.



SECTION B-B
 12' x 12' TRENCH
 12' x 12' PIPE

SECTION B-B
 12' x 12' TRENCH
 12' x 12' PIPE



UNDER-GRATE PIPE

SECTION B-B

SECTION B-B

SECTION B-B & PIPE SPECIFICATIONS
 5559 CALLE ARENA - CARPINTERIA, CA 93013

5559 CA
 5559 CA
 5559-2
 C-2 5

Christopher T. Wall, P.E.
 4000 E. Highway 101
 Suite 100
 Carpinteria, CA 93013
 805.438.1111
 www.ctwall.com





LEGEND

EXISTING SITE SLOPE

EXISTING SURFACE DRAINAGE DIRECTION

EXISTING SITE SLOPE

EXISTING SURFACE DRAINAGE DIRECTION

EXISTING SITE SLOPE

EXISTING SURFACE DRAINAGE DIRECTION

FEMA Flood Map Service Center

5559 CALLE ARENA - CARPINTERIA, CA 93013

EXISTING SITE INFORMATION



5559 CA
5559 CA
5559 CA
5559 CA



Christopher T. Wall, P.E.
1000 S. Main Street
Carpinteria, CA 93013
Tel: 805.438.1234
Fax: 805.438.1235
Email: ctwall@ctwall.com

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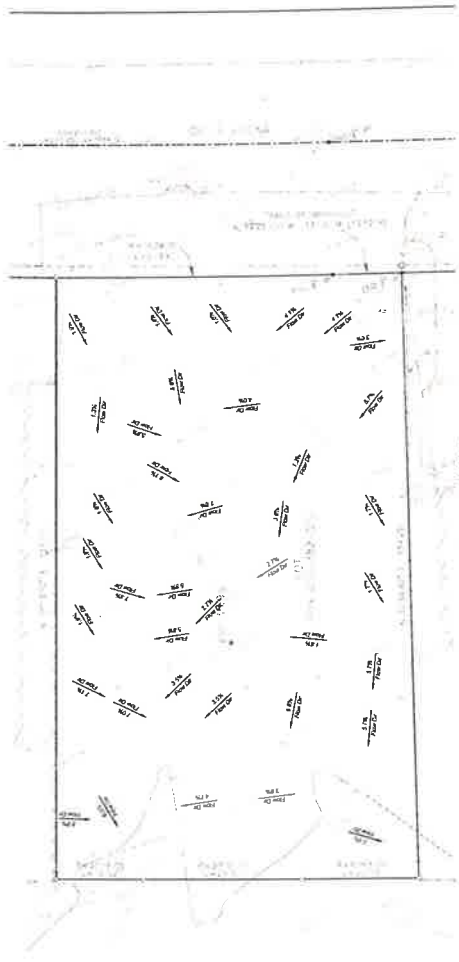
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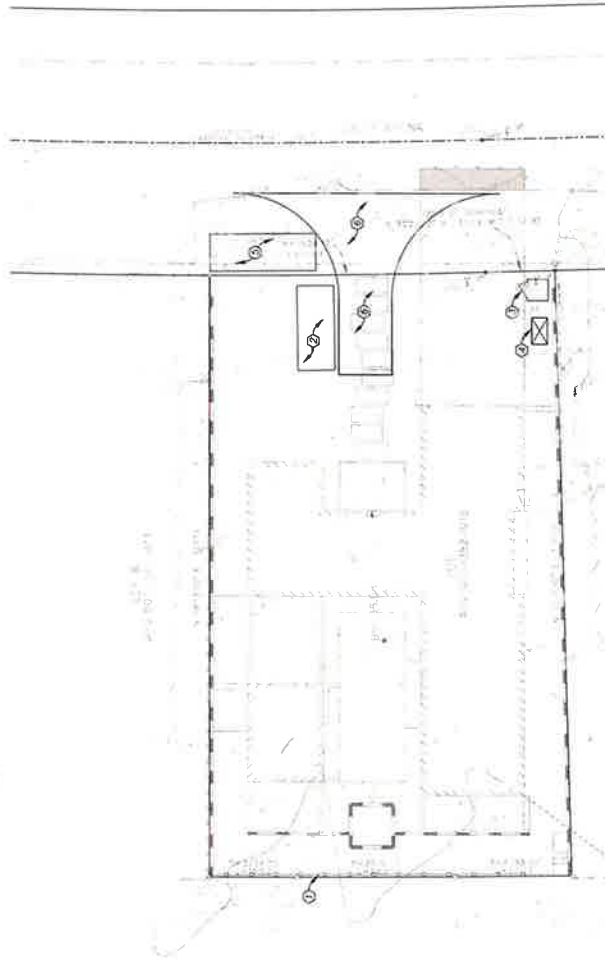
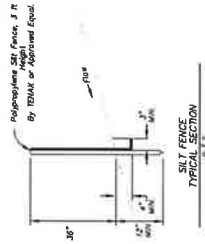
EXISTING SITE SLOPE LABELS AND SURFACE DRAINAGE DIRECTION



⑥ Stabilized Construction Entrance / Exit.



References



CITY SUBMIT

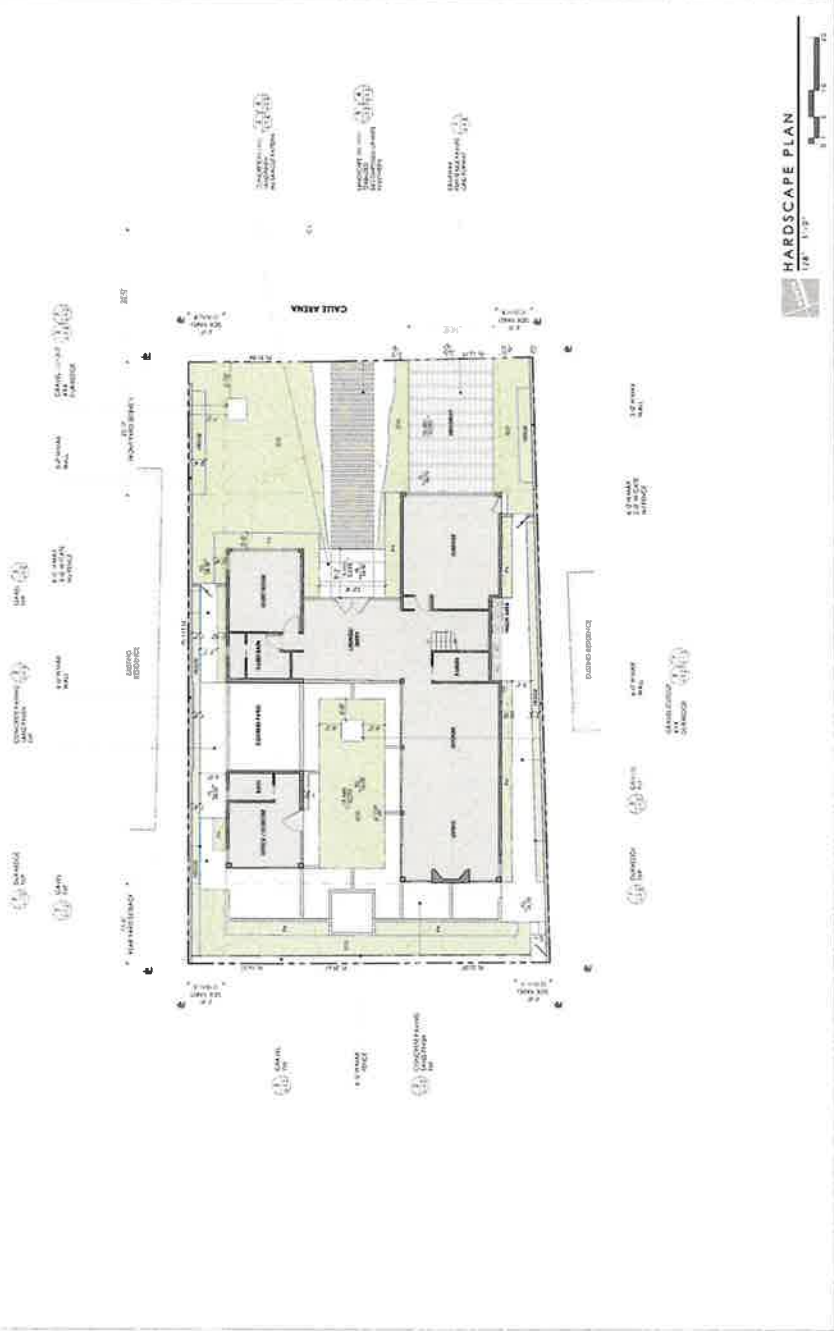
NOTES:
1. ALL EXISTING AND PROPOSED PLANTING SHALL BE SHOWN ON THIS PLAN.
2. ALL EXISTING AND PROPOSED PLANTING SHALL BE SHOWN ON THIS PLAN.
3. ALL EXISTING AND PROPOSED PLANTING SHALL BE SHOWN ON THIS PLAN.

PAFF RESIDENCE
5555 CALLE ARENA
CARPENTARIA
CALIFORNIA 93013

DATE: 04/09/2024
DRAWN BY: JQ
CHECKED BY: JQ
APPROVED BY: JQ

NO.	DESCRIPTION
1	EXISTING PLANTING
2	PROPOSED PLANTING
3	EXISTING PLANTING
4	PROPOSED PLANTING

L-1
HARDSCAPE PLAN
1/8" = 1'-0"



DATE: 03/23/2023
SCALE: AS SHOWN
(DRAWN BY: J. L. L. L.)

L-3.1
IRRIGATION PLAN

5559 CALLE ARENA
CARPENTRIA
CALIFORNIA 93013

PAFF RM RESIDENCE

5559 CALLE ARENA
CARPENTRIA
CALIFORNIA 93013

5559 CALLE ARENA
CARPENTRIA
CALIFORNIA 93013

PAFF RM RESIDENCE

5559 CALLE ARENA
CARPENTRIA
CALIFORNIA 93013

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CALIFORNIA 93013

PAFF RM RESIDENCE

5559 CALLE ARENA
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CALIFORNIA 93013

PAFF RM RESIDENCE

5559 CALLE ARENA
CARPENTRIA
CALIFORNIA 93013

5559 CALLE ARENA
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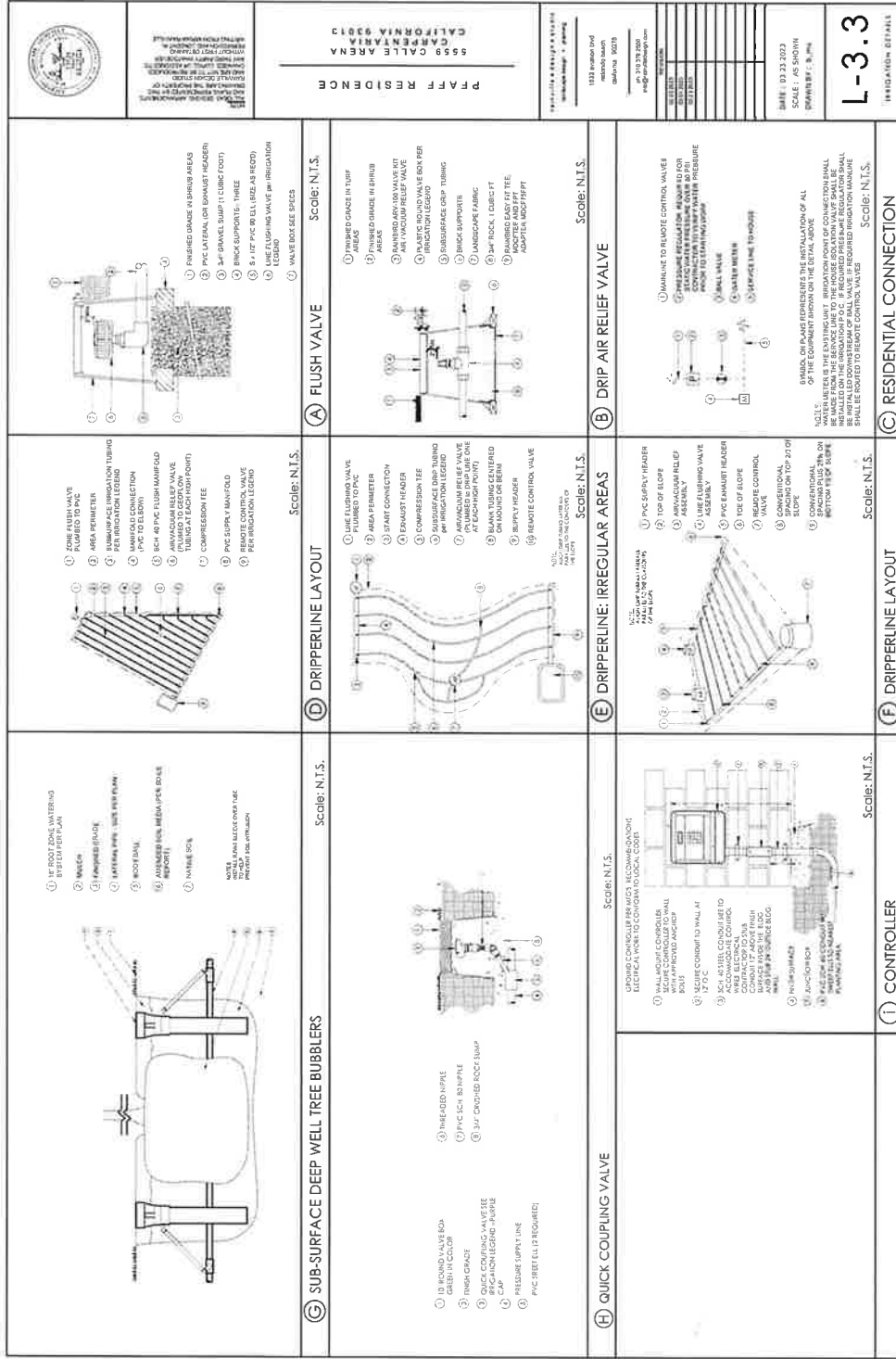
PAFF RM RESIDENCE

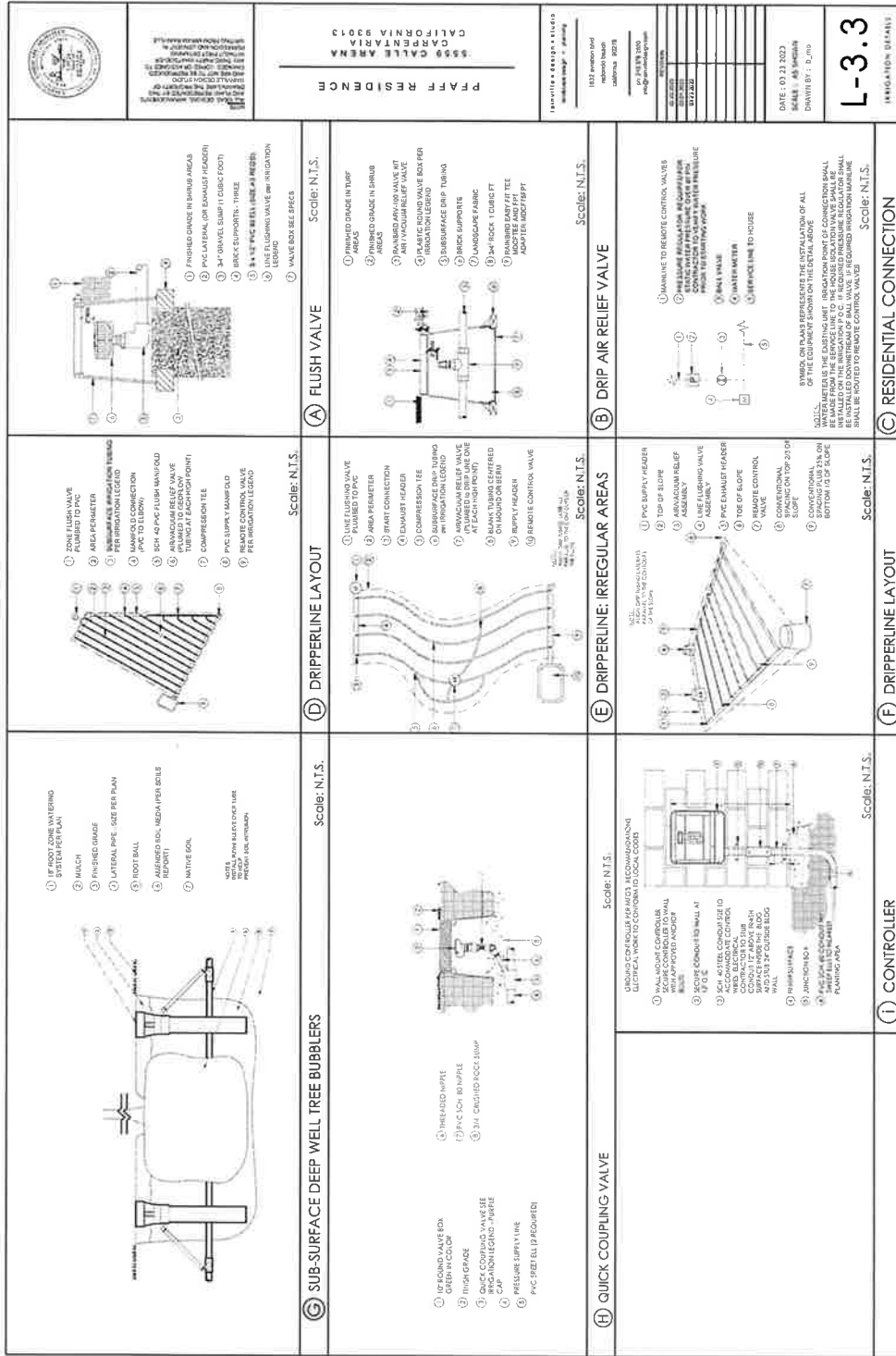
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5559 CALLE ARENA
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CALIFORNIA 93013

PAFF RM RESIDENCE

5559 CALLE ARENA
CARPENTRIA
CALIFORNIA 93013





 5559 CALLE ARENA LOS ANGELES, CALIFORNIA 90013 PATRICK RESIDENCE		Scale: N.T.S. ⑤ SUB-SURFACE DEEP WELL TREE BUBBLERS
Scale: N.T.S. ④ DRIPPERLINE LAYOUT		Scale: N.T.S. ⑥ DRIPPERLINE: IRREGULAR AREAS
	Scale: N.T.S. ③ FLUSH VALVE	Scale: N.T.S. ① CONTROLLER
Scale: N.T.S. ③ FLUSH VALVE	Scale: N.T.S. ③ FLUSH VALVE	Scale: N.T.S. ③ FLUSH VALVE

Note to ARB: Sheet L-4 is only in your packet set of plans.

Attachment B
ARB Meeting Minutes from September 29, 2022
and August 17, 2023

Pfaff New Residence
Project #23-2209-ARB/CDP
Continued Preliminary ARB Review
July 11, 2024

- 3) Project: Pfaff New Residence Concept, Project 22-2174-CON
Address: 5559 Calle Arena
Applicant: Jon Starr, designer, for Mark and Megan Pfaff
Planner: Syndi Souter

Request of Jon Starr, designer, for Mark and Megan Pfaff, to consider Project 22-2174-CON for conceptual review of a proposal for a new 2,632 square foot two-story single-family residence with a maximum height of 26.5 feet and an attached 401 square-foot two-car garage, for a total size of 3,033 square feet. The property is a 7,583 square foot parcel zoned Single Family Residential (6-R-1) and shown as APN 003-382-012, addressed as 5559 Calle Arena.

No ex parte communications were disclosed.

Syndi Souter presented the project, including an overview of the surrounding area. She noted that the proposal contains three covered patios that do not count towards the floor area of the residence, but do add to the perceived size of the residence. Additionally, she described how the lot would be filled to maintain a single ground floor elevation, which would add to the height of the structure. She highlighted the objectives, policies, and design guidelines that were most pertinent to the proposal regarding size, bulk, scale, placement of second stories, and neighborhood compatibility. Boardmember Reginato asked about the difference between the street and finished grade/finished floor elevations, and staff responded that the finished floor would be 1.5 feet above the street. He also asked about the height of the newly constructed Hawkins residence down the street, and staff responded the Hawkins project had a maximum height of 23 feet above the street elevation.

Mark Pfaff, applicant, described his family and connection to Carpinteria, and shared that he and his wife are looking forward to moving to Carpinteria when they retire in a few years. He added that Jon Starr designed his family's current residence.

Jon Starr, architect, explained that the architectural inspiration for the design was Sea Ranch, as a modernistic interpretation of a simple beach cottage. He added that the exterior materials would be cedar siding and Santa Barbara stone, with glazing to embrace the ocean and mountain views.

Public Comment:

Gail Marshall commented that the design looks like something you would see in Manhattan Beach, not in the Concha Loma beach neighborhood. She asked if the project team did any research or consulted the Concha Loma guidelines. She said the design is out of character for the city and neighborhood. She added that 60% of the Concha Loma residents prefer only single-story homes in the neighborhood.

David Tucker thought the design was beautiful, but that the top looks like a lighthouse. He added that the height is a concern and the second story needs to be "wedding-caked" like other two-story homes.

Tyler Mayer (next door neighbor) said he was excited to see new development on the vacant parcel, and that he likes the design and style, but not the height. He was concerned about the raised grade, the plate heights, drainage issues from raising the pad, and noise/loss of privacy from the open courtyard that opens directly next to his bedrooms and bathrooms. He also pointed out how the street improvements in front of the Hawkins residence have impacted parking on Calle Arena because

people do not drive over the rolled curb to park on the shoulder as they should, but instead park in the street blocking traffic.

Sue Skenderian commented that the design with all the windows would light up at night and impact the neighborhood. She added that the design does not fit in the neighborhood, and the house is too tall.

Jason Lusk said the grade of the filled pad is too high, and the plate heights are too high, which make the house too dominant. He added that the design fits “above,” not “in” with other homes in the neighborhood.

Laurie Stout (across the street) shared that she likes the architecture and the offset second story because it would not block the view from her second story.

Tate McCallister commented that Concha Loma contains a mix of home styles, so the design is not out of character. He did have concerns about the raised grade and height of the proposal.

Public comment letters were submitted prior to the meeting by the following individuals. Their comments are summarized here; copies of the letters are on file with the Community Development Department.

Tyler Mayer submitted a comment letter, with photographs, that largely mirrored the verbal comments (summarized above) made during the meeting.

Nathan Wood submitted a letter indicating his support for the project.

Tate McCallister submitted a letter expressive of his support for the project and selected materials.

Boardmember Discussion:

Boardmember Johnson began the discussion by confirming that the fill on the site was not required for flood elevation purposes, and that the pad could go lower. He suggested a split-level design. He said that the drainage should be addressed, as the entire neighborhood drains south towards the railroad tracks and ultimately the ocean. He was open to the contemporary architectural style, but thought the design was too massive and too tall for the neighborhood. He likened the style to a house built out of shipping containers stacked and put together. He commented that the second story should be centralized and “wedding-caked” like most of the other two-story homes in the neighborhood, and long linear elevations should be broken up and articulated. He appreciated the use of natural materials on the exterior, but warned that the Light Reflective Value (LRV) of the metal roof should be 60 or less. He commented that the project will need to meet all of the water efficiency and stormwater management regulations. He advised the applicant to lower the design, center the second story, significantly lower the plate heights, and to modulate the elevations.

Boardmember Reginato agreed with the neighbors’ and Boardmember Johnson’s comments, especially about centering the second story. He added that the eastern elevation is too tall and too massive. He thought the architecture was okay with the natural materials, but was concerned about all the glass lighting up at night (like a lighthouse). He urged the applicants to have night-sky friendly lighting, and not to allow any light to go over the property lines. He directed the architect to review the Concha Loma design guidelines. He suggested the front fence should be moved back from the street to allow for landscaping in front and space for car doors to open, and that taller side yard

fences/walls could help with privacy for the neighbors. The Board and staff had a discussion with the applicant about wall/fence heights and drainage issues and patterns in the neighborhood. He advised the applicant to review the design guidelines and listen to their neighbors to get thorough the review process faster.

Boardmember Blakemore applauded the applicant for working with their neighbors on the design process. She agreed with the other Boardmember's comments that the size, bulk, and scale is an issue. She liked the architecture and thought it could work in the neighborhood, but just not with the proposed size or amount of glazing. She added that the design is "maxed out" and is only 0.20 square feet away from the 40% maximum. She suggested to pull the design back from the property lines to let more air and green into the project.

ACTION: Public comment received and conceptual feedback provided to the applicant.

VOTE: N/A

OTHER BUSINESS: Staff introduced newly appointed ARB Boardmember Patrick O'Connor. Boardmember O'Connor will join the ARB for deliberations beginning the next scheduled meeting.

CONSENT CALENDAR: None

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

- 5595 Calle Arena Residence Vacation Rental: Boardmember Reginato alleged that this residence is being used for illegal vacation rentals and asked the City to investigate. Staff explained that they have received similar inquiries concerning this property previously, which has a Home Stay license from the City, and are looking into the matter further.
- Pacific Health Foods, 944 Linden Ave: Boardmember Reginato raised concerns about the blocking of the storefront windows. Staff noted the matter had previously been referred to Building & Safety for follow-up.
- Motel 6 Lighting & Landscaping Violation Status: Boardmember Reginato inquired about the status of the compliance efforts for the lighting and landscaping violations. Staff explained that, following the last ARB review of the project, the property was sold. The new owner has been given time to become familiar with the project and assemble a consultant team to either carry out the project as previously approved or to submit proposed revisions.

ADJOURNMENT

Vice Chair Blakemore adjourned the meeting at 7:30 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, October 13, 2022. All Boardmembers indicated they expected to be present.

Chair, Architectural Review Board

ATTEST:

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

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

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

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

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

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

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

VOTE: 4-0

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

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

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

Recusals: None

Ex Parte Communications Disclosure: None

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

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

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

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

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

Public Comment:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VOTE: 5-0

OTHER BUSINESS: None

CONSENT CALENDAR:

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

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

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

VOTE: 4-0 (Johnson abstain)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: None

ADJOURNMENT

Attachment C
Excerpted Sheets from Conceptual Plans (Superseded)

**Pfaff New Residence
Project #23-2209-ARB/CDP
Continued Preliminary ARB Review
July 11, 2024**

PROJECT CONTACTS

OWNER:
City of Los Angeles
100 N. Main St., 9th Floor
Los Angeles, CA 90012

ARCHITECT:
SICG+
100 N. Main St., 9th Floor
Los Angeles, CA 90012

ENGINEER:
SICG+
100 N. Main St., 9th Floor
Los Angeles, CA 90012

GENERAL CONTRACTOR:
SICG+
100 N. Main St., 9th Floor
Los Angeles, CA 90012

PROJECT SUMMARY

PROJECT NAME:
City of Los Angeles
100 N. Main St., 9th Floor
Los Angeles, CA 90012

PROJECT NUMBER:
SICG+
100 N. Main St., 9th Floor
Los Angeles, CA 90012

PROJECT DATE:
SICG+
100 N. Main St., 9th Floor
Los Angeles, CA 90012

PROJECT LOCATION:
SICG+
100 N. Main St., 9th Floor
Los Angeles, CA 90012

OCCUPANCY & FLOOR AREA CALC.

FLOOR AREA:
SICG+
100 N. Main St., 9th Floor
Los Angeles, CA 90012

FLOOR AREA:
SICG+
100 N. Main St., 9th Floor
Los Angeles, CA 90012

FLOOR AREA:
SICG+
100 N. Main St., 9th Floor
Los Angeles, CA 90012

LEGEND

LEGEND:
SICG+
100 N. Main St., 9th Floor
Los Angeles, CA 90012

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Los Angeles, CA 90012

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Los Angeles, CA 90012

SEPARATE SUBMITTALS

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SICG+
100 N. Main St., 9th Floor
Los Angeles, CA 90012

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Los Angeles, CA 90012

CITY NOTES & REQUIREMENTS

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SICG+
100 N. Main St., 9th Floor
Los Angeles, CA 90012

CITY NOTES & REQUIREMENTS:
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100 N. Main St., 9th Floor
Los Angeles, CA 90012

CITY NOTES & REQUIREMENTS:
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100 N. Main St., 9th Floor
Los Angeles, CA 90012

REQUIRED SPECIAL FEATURES

REQUIRED SPECIAL FEATURES:
SICG+
100 N. Main St., 9th Floor
Los Angeles, CA 90012

REQUIRED SPECIAL FEATURES:
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100 N. Main St., 9th Floor
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REQUIRED SPECIAL FEATURES:
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100 N. Main St., 9th Floor
Los Angeles, CA 90012

OPEN SPACE & LOT COVERAGE DIAGRAMS AND CALC.

OPEN SPACE & LOT COVERAGE DIAGRAMS AND CALC.

OPEN SPACE & LOT COVERAGE DIAGRAMS AND CALC.

OPEN SPACE & LOT COVERAGE DIAGRAMS AND CALC.

FIRST FLOOR

FIRST FLOOR:
SICG+
100 N. Main St., 9th Floor
Los Angeles, CA 90012

FIRST FLOOR:
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100 N. Main St., 9th Floor
Los Angeles, CA 90012

FIRST FLOOR:
SICG+
100 N. Main St., 9th Floor
Los Angeles, CA 90012

SECOND FLOOR

SECOND FLOOR:
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Los Angeles, CA 90012

SECOND FLOOR:
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SECOND FLOOR:
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100 N. Main St., 9th Floor
Los Angeles, CA 90012

SHEET INDEX

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100 N. Main St., 9th Floor
Los Angeles, CA 90012

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100 N. Main St., 9th Floor
Los Angeles, CA 90012

SHEET INDEX:
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100 N. Main St., 9th Floor
Los Angeles, CA 90012

COVER SHEET

COVER SHEET:
SICG+
100 N. Main St., 9th Floor
Los Angeles, CA 90012

COVER SHEET:
SICG+
100 N. Main St., 9th Floor
Los Angeles, CA 90012

COVER SHEET:
SICG+
100 N. Main St., 9th Floor
Los Angeles, CA 90012

RENDERING

RENDERING:
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100 N. Main St., 9th Floor
Los Angeles, CA 90012

RENDERING:
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100 N. Main St., 9th Floor
Los Angeles, CA 90012

RENDERING:
SICG+
100 N. Main St., 9th Floor
Los Angeles, CA 90012

SUPERSEDED

512C+

1 SITE PLAN GENERAL NOTES
2 SEE ALL NOTES ON SHEET 512C+
3 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA FIRE CODE (CFC).
4 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE (CEC) AND THE CALIFORNIA MECHANICAL CODE (CMC).
5 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING CODE (CPC) AND THE CALIFORNIA GAS CODE (CGC).
6 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA SOILS AND FOUNDATIONS CODE (CSF) AND THE CALIFORNIA WIND CODE (CWC).
7 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LANDSCAPE ARCHITECTURE CODE (CLAC) AND THE CALIFORNIA ARCHAEOLOGICAL CODE (CAC).
8 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA HISTORIC PRESERVATION CODE (CHPC) AND THE CALIFORNIA CULTURAL RESOURCES CODE (CCRC).
9 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENVIRONMENTAL CODE (CEC) AND THE CALIFORNIA CLIMATE CHANGE CODE (CCC).
10 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA SUSTAINABLE DESIGN CODE (CSDC) AND THE CALIFORNIA GREEN BUILDING CODE (CGB).
11 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENERGY CODE (CEC) AND THE CALIFORNIA SOLAR CODE (CSC).
12 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA WATER CODE (CWC) AND THE CALIFORNIA IRRIGATION CODE (CIC).
13 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FLOOD CONTROL CODE (CFC) AND THE CALIFORNIA DAM SAFETY CODE (CDS).
14 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA EARTHQUAKE SAFETY CODE (CESC) AND THE CALIFORNIA SEISMIC RETROFIT CODE (CSRC).
15 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA AIR QUALITY CODE (CAQC) AND THE CALIFORNIA CLIMATE CHANGE CODE (CCC).
16 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA SOILS AND FOUNDATIONS CODE (CSF) AND THE CALIFORNIA WIND CODE (CWC).
17 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LANDSCAPE ARCHITECTURE CODE (CLAC) AND THE CALIFORNIA ARCHAEOLOGICAL CODE (CAC).
18 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA HISTORIC PRESERVATION CODE (CHPC) AND THE CALIFORNIA CULTURAL RESOURCES CODE (CCRC).
19 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENVIRONMENTAL CODE (CEC) AND THE CALIFORNIA CLIMATE CHANGE CODE (CCC).
20 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA SUSTAINABLE DESIGN CODE (CSDC) AND THE CALIFORNIA GREEN BUILDING CODE (CGB).
21 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENERGY CODE (CEC) AND THE CALIFORNIA SOLAR CODE (CSC).
22 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA WATER CODE (CWC) AND THE CALIFORNIA IRRIGATION CODE (CIC).
23 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FLOOD CONTROL CODE (CFC) AND THE CALIFORNIA DAM SAFETY CODE (CDS).
24 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA EARTHQUAKE SAFETY CODE (CESC) AND THE CALIFORNIA SEISMIC RETROFIT CODE (CSRC).
25 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA AIR QUALITY CODE (CAQC) AND THE CALIFORNIA CLIMATE CHANGE CODE (CCC).

NOT FOR CONSTRUCTION

DATE: 07/20/22

PROJECT: 512C+ SITE DEVELOPMENT

PROJECT NUMBER: 512C+ SITE DEVELOPMENT

PROJECT LOCATION: 512C+ SITE DEVELOPMENT

PROJECT DESCRIPTION: 512C+ SITE DEVELOPMENT

PROJECT OWNER: 512C+ SITE DEVELOPMENT

PROJECT ARCHITECT: 512C+ SITE DEVELOPMENT

PROJECT ENGINEER: 512C+ SITE DEVELOPMENT

PROJECT SURVEYOR: 512C+ SITE DEVELOPMENT

PROJECT LANDSCAPE ARCHITECT: 512C+ SITE DEVELOPMENT

PROJECT HISTORIC PRESERVATION: 512C+ SITE DEVELOPMENT

PROJECT ENVIRONMENTAL: 512C+ SITE DEVELOPMENT

PROJECT SUSTAINABLE DESIGN: 512C+ SITE DEVELOPMENT

PROJECT ENERGY: 512C+ SITE DEVELOPMENT

PROJECT WATER: 512C+ SITE DEVELOPMENT

PROJECT FLOOD CONTROL: 512C+ SITE DEVELOPMENT

PROJECT EARTHQUAKE SAFETY: 512C+ SITE DEVELOPMENT

PROJECT AIR QUALITY: 512C+ SITE DEVELOPMENT

PROJECT CLIMATE CHANGE: 512C+ SITE DEVELOPMENT

PROJECT SOILS AND FOUNDATIONS: 512C+ SITE DEVELOPMENT

PROJECT WIND: 512C+ SITE DEVELOPMENT

PROJECT LANDSCAPE ARCHITECTURE: 512C+ SITE DEVELOPMENT

PROJECT ARCHAEOLOGICAL: 512C+ SITE DEVELOPMENT

PROJECT HISTORIC PRESERVATION: 512C+ SITE DEVELOPMENT

PROJECT CULTURAL RESOURCES: 512C+ SITE DEVELOPMENT

PROJECT ENVIRONMENTAL: 512C+ SITE DEVELOPMENT

PROJECT SUSTAINABLE DESIGN: 512C+ SITE DEVELOPMENT

PROJECT ENERGY: 512C+ SITE DEVELOPMENT

PROJECT WATER: 512C+ SITE DEVELOPMENT

PROJECT FLOOD CONTROL: 512C+ SITE DEVELOPMENT

PROJECT EARTHQUAKE SAFETY: 512C+ SITE DEVELOPMENT

PROJECT AIR QUALITY: 512C+ SITE DEVELOPMENT

PROJECT CLIMATE CHANGE: 512C+ SITE DEVELOPMENT

1 SURFACE AREA CALCULATION:
2 TOTAL SITE AREA: 100,000 SQ FT
3 TOTAL BUILDING AREA: 10,000 SQ FT
4 TOTAL DRIVEWAY AREA: 10,000 SQ FT
5 TOTAL PARKING AREA: 10,000 SQ FT
6 TOTAL LANDSCAPE AREA: 10,000 SQ FT
7 TOTAL OPEN SPACE AREA: 10,000 SQ FT
8 TOTAL TOTAL AREA: 100,000 SQ FT

1 LEGEND:
2 NON-HIGH-WATER USE PLANTS: PERMEABLE
3 RT - RESIDENCE
4 RT - GARAGE
5 RT - WALLS, CURBS & FENCE
6 CONCRETE / NOT PERMEABLE
7 POOL

1 SCALE: 1" = 10' 0"

1 DRIVEWAY SLOPE PROFILES

1 DRIVEWAY SLOPE PROFILES

1 DRIVEWAY SLOPE PROFILES

1 DRIVEWAY SLOPE PROFILES

1 DRIVEWAY SLOPE PROFILES

1 DRIVEWAY SLOPE PROFILES

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1 DRIVEWAY SLOPE PROFILES

1 DRIVEWAY SLOPE PROFILES

1 DRIVEWAY SLOPE PROFILES

1 DRIVEWAY SLOPE PROFILES

1 DRIVEWAY SLOPE PROFILES

SUPERSEDED

SDC+
 10000 10th Avenue / San Diego, CA 92121
 619.594.8888
 619.594.8888

NOT FOR CONSTRUCTION

DATE	11/20/11
PROJECT NAME	10000 10th Avenue
PROJECT NUMBER	10000 10th Avenue
PROJECT LOCATION	10000 10th Avenue
PROJECT OWNER	10000 10th Avenue
PROJECT ARCHITECT	10000 10th Avenue
PROJECT ENGINEER	10000 10th Avenue
PROJECT LANDSCAPE ARCHITECT	10000 10th Avenue
PROJECT MECHANICAL ENGINEER	10000 10th Avenue
PROJECT ELECTRICAL ENGINEER	10000 10th Avenue
PROJECT PLUMBING ENGINEER	10000 10th Avenue
PROJECT FIRE ENGINEER	10000 10th Avenue
PROJECT SPECIALTIES	10000 10th Avenue

Platt Residence

PROJECT NUMBER: 10000 10th Avenue

PROJECT LOCATION: 10000 10th Avenue

PROJECT OWNER: 10000 10th Avenue

PROJECT ARCHITECT: 10000 10th Avenue

PROJECT ENGINEER: 10000 10th Avenue

PROJECT LANDSCAPE ARCHITECT: 10000 10th Avenue

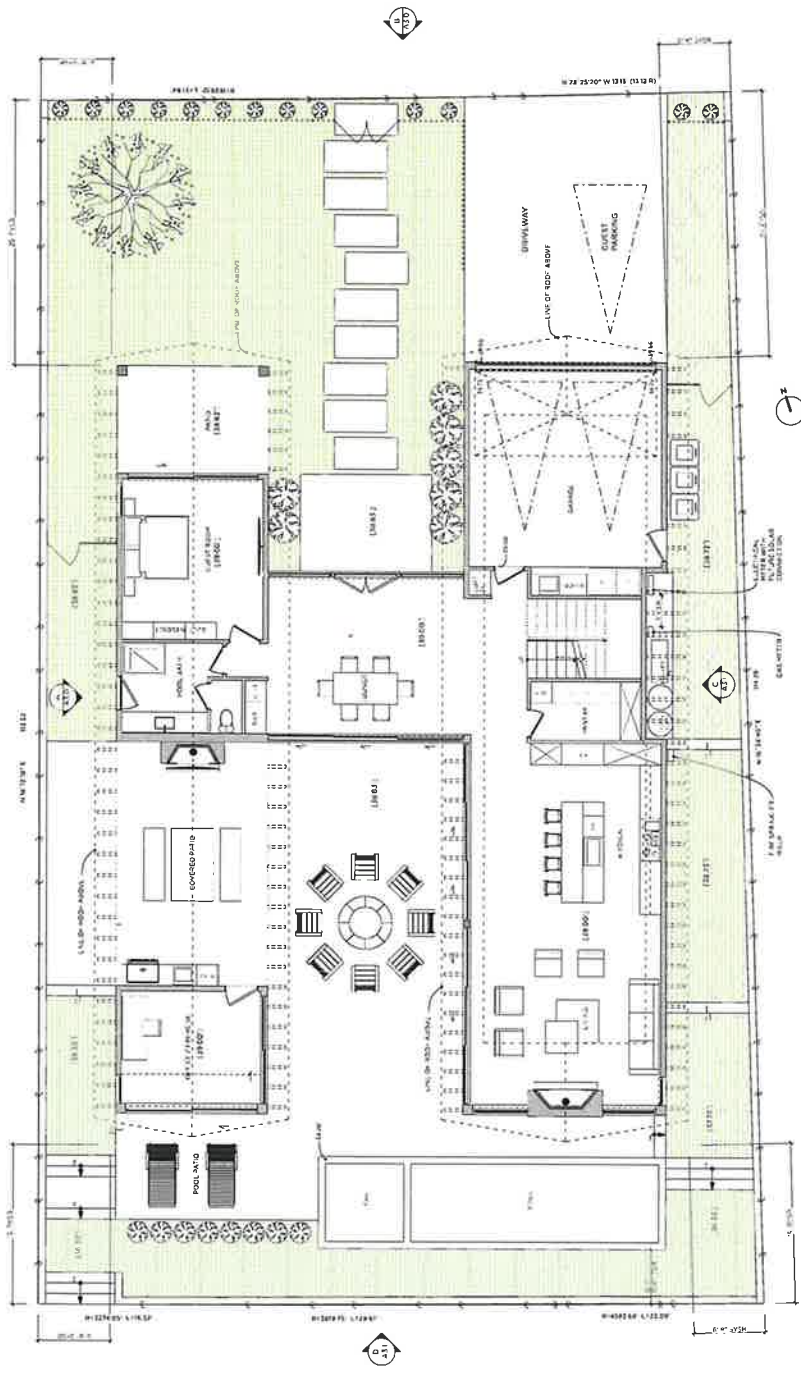
PROJECT MECHANICAL ENGINEER: 10000 10th Avenue

PROJECT ELECTRICAL ENGINEER: 10000 10th Avenue

PROJECT PLUMBING ENGINEER: 10000 10th Avenue

PROJECT SPECIALTIES: 10000 10th Avenue

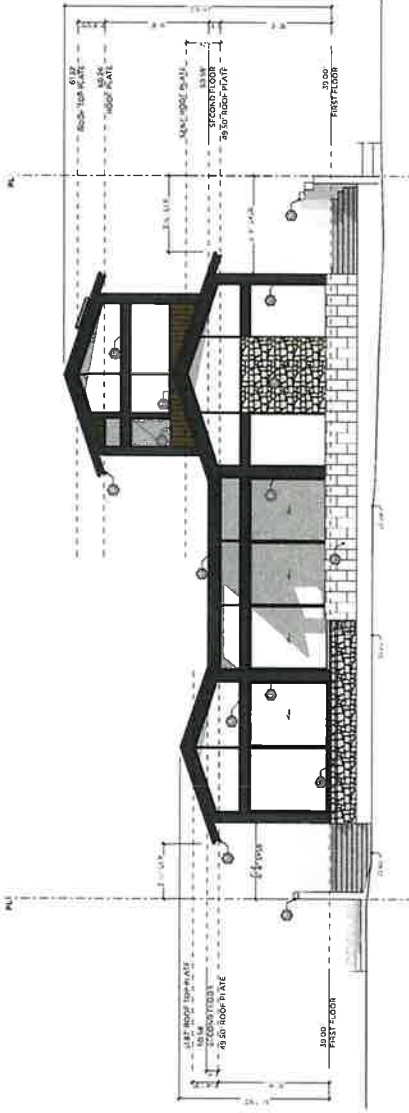
FIRST FLOOR PLAN



SUPERSEDED

MATERIAL KEY

1	GUARDRAIL: MIN 42" PER STRUCTURAL DWG
2	BARNWOOD SIDING
3	CORRUGATED METAL ROOFING
4	WOOD EAVES AND TRIM
5	STONE VENEER
6	SHEET METAL GLAZING TO MATCH WINDOWS
7	TILE / STONE
8	FENCE / WALL



WEST ELEVATION



SOUTH ELEVATION

SUPERS EDED

SIDG+

**NOT FOR
CONSTRUCTION**

DATE	07/29/22
PHASE	DRELLING AND SCHEMATIC
PROJECT NUMBER	6-18-2021 1st 2nd 3rd
SUBMITTER'S REFERENCE	
DESIGNER'S REFERENCE	
APPROVED BY:	JAMES DAVIS 12/20/2020

Pfaff Residence

8400 E. 1st AVE #1119
 33231 Coral Gables

BREAST NAME

EXTERIOR ELEVATIONS

Video number **A3.1**



NORTH WEST



NORTH EAST



SOUTH WEST



SOUTH EAST

SUPERSEDED

SIDG+
 50176 6987
 1415 17th Street, Suite 100, San Francisco, CA 94103
 415.774.8888

NOT FOR
 CONSTRUCTION

DATE
 07/26/22

PHASE
 PRELIMINARY DESIGN

PROJECT NUMBER
 2022-001

CLIENT
 Mr. & Mrs. Pfaff

ARCHITECT
 SIDG+

PROJECT NAME
 Pfaff Residence

PROJECT ADDRESS
 1111 California Street

CITY
 San Francisco

STATE
 CA

COUNTY
 SF

ZIP CODE
 94103

PROJECT NAME
 Pfaff Residence

PROJECT ADDRESS
 1111 California Street

CITY
 San Francisco

STATE
 CA

COUNTY
 SF

ZIP CODE
 94103

PROJECT NAME
 Pfaff Residence

PROJECT ADDRESS
 1111 California Street

CITY
 San Francisco

STATE
 CA

COUNTY
 SF

ZIP CODE
 94103

PROJECT NAME
 Pfaff Residence

PROJECT ADDRESS
 1111 California Street

CITY
 San Francisco

STATE
 CA

COUNTY
 SF

Attachment D

Excerpted Sheets from Preliminary Plans (Superseded)

Pfaff New Residence
Project #23-2209-ARB/CDP
Continued Preliminary ARB Review
July 11, 2024

A0	SURVEY
A02	SOLAR PANEL SITE PLAN
A06	SITE PLAN
A05	SOLAR PANEL FIRST FLOOR PLAN
A07	FIRST FLOOR PLAN
A10	SECOND FLOOR PLAN
A11	EXTERIOR ELEVATIONS
A13	EXTERIOR ELEVATIONS
A31	RENDERINGS
A32	MATERIAL BOARD
A33	BUILDING SECTIONS
A40	GARDEN AND DRAINAGE
C-1	SECTION
C-2	SECTION
C-3	SECTION
C-4	DRAINAGE MANAGEMENT
C-5	CONSTRUCTION PHASE
L-0	CONCEPT IMAGES
L-01	ILLUSTRATION MASTER PLAN
L-2	PLANTING DETAILS
L-22	IRRIGATION PLAN
L-30	IRRIGATION PLAN
L-31	IRRIGATION PLAN
L-32	IRRIGATION DETAILS
L-33	IRRIGATION DETAILS
L-34	IRRIGATION SPECIFICATIONS

[illegible][illegible][illegible][illegible][illegible]

Source: *U.S. Bureau of Economic Analysis*.

[illegible]

REC'D-5/23/82 FAX
FBI - MEMPHIS
TOTAL PROPOSED FARE \$207.00 SF
\$11.00 SF

MARKHAM BUILDING CONTRACT, 400 S. 7TH ST., - 1971-1972
427 S. 7TH ST. - 1971-1972. NEW CAR IN 1971-1972 (1/7/71, 0/7/71)
1971-1972. NEW CAR IN 1971-1972 (1/7/71, 0/7/71)

[illegible]

SUPERSEDED



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[illegible]

Staff Residence

KEEP NAME

11 July 2012

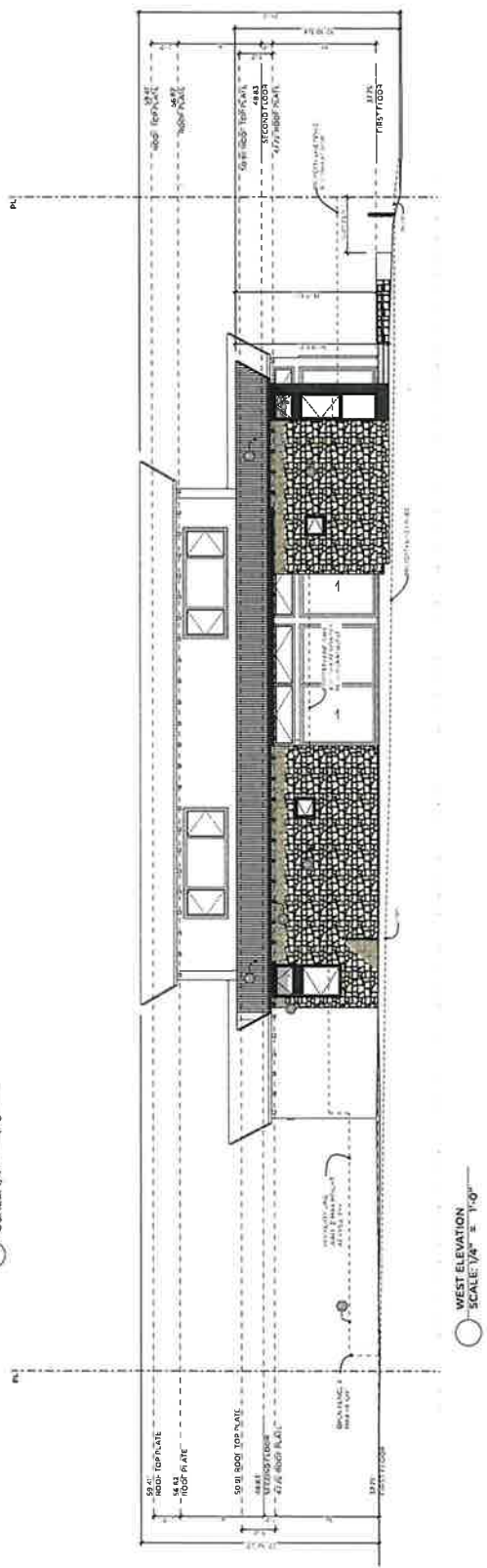
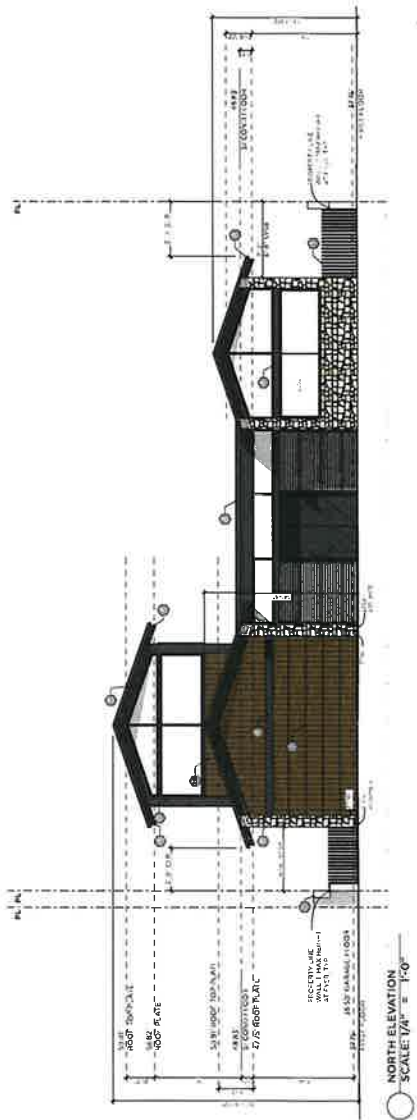
AI.1

SIDC+

15206

MATERIAL KEY

- 1 FENCE / WALL
- 2 BARNWOOD SIDING
- 3 STANDING SEAM METAL ROOFING
- 4 WOOD SHAKES AND TRIM
- 5 STONE VENEER
- 6 SHEET METAL GLAZINGS TO MATCH WINDOWS



SIDG+

102.28.0057
S&P Architects, Inc. / 102.28.0057
102.28.0057

NOT FOR CONSTRUCTION

DATE	0-0-21
PROJECT	PLATF RESIDENCE
PROJECT NUMBER	102.28.0057
PROJECT ADDRESS	102.28.0057
PROJECT CITY	102.28.0057
PROJECT STATE	102.28.0057
PROJECT ZIP	102.28.0057
PROJECT PHONE	102.28.0057
PROJECT FAX	102.28.0057
PROJECT EMAIL	102.28.0057
PROJECT WEBSITE	102.28.0057
PROJECT SOCIAL MEDIA	102.28.0057
PROJECT VIDEO	102.28.0057
PROJECT AUDIO	102.28.0057
PROJECT TEXT	102.28.0057
PROJECT IMAGE	102.28.0057
PROJECT PDF	102.28.0057
PROJECT PPT	102.28.0057
PROJECT DOC	102.28.0057
PROJECT XLS	102.28.0057
PROJECT XML	102.28.0057
PROJECT JSON	102.28.0057
PROJECT YML	102.28.0057
PROJECT CSS	102.28.0057
PROJECT JS	102.28.0057
PROJECT PHP	102.28.0057
PROJECT PERL	102.28.0057
PROJECT PYTHON	102.28.0057
PROJECT RUBY	102.28.0057
PROJECT GO	102.28.0057
PROJECT JAVA	102.28.0057
PROJECT C#	102.28.0057
PROJECT VB	102.28.0057
PROJECT F#	102.28.0057
PROJECT Swift	102.28.0057
PROJECT Kotlin	102.28.0057
PROJECT Rust	102.28.0057
PROJECT Haskell	102.28.0057
PROJECT Scala	102.28.0057
PROJECT Clojure	102.28.0057
PROJECT Erlang	102.28.0057
PROJECT Lua	102.28.0057
PROJECT Nim	102.28.0057
PROJECT D	102.28.0057
PROJECT Julia	102.28.0057
PROJECT Fortran	102.28.0057
PROJECT MATLAB	102.28.0057
PROJECT Octave	102.28.0057
PROJECT R	102.28.0057
PROJECT SAS	102.28.0057
PROJECT SPSS	102.28.0057
PROJECT STATA	102.28.0057
PROJECT XRD	102.28.0057
PROJECT YML	102.28.0057
PROJECT JSON	102.28.0057
PROJECT XML	102.28.0057
PROJECT CSS	102.28.0057
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PROJECT PHP	102.28.0057
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PROJECT PYTHON	102.28.0057
PROJECT RUBY	102.28.0057
PROJECT GO	102.28.0057
PROJECT JAVA	102.28.0057
PROJECT C#	102.28.0057
PROJECT VB	102.28.0057
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PROJECT Julia	102.28.0057
PROJECT Fortran	102.28.0057
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PROJECT Octave	102.28.0057
PROJECT R	102.28.0057
PROJECT SAS	102.28.0057
PROJECT SPSS	102.28.0057
PROJECT STATA	102.28.0057
PROJECT XRD	102.28.0057

PLATF Residence

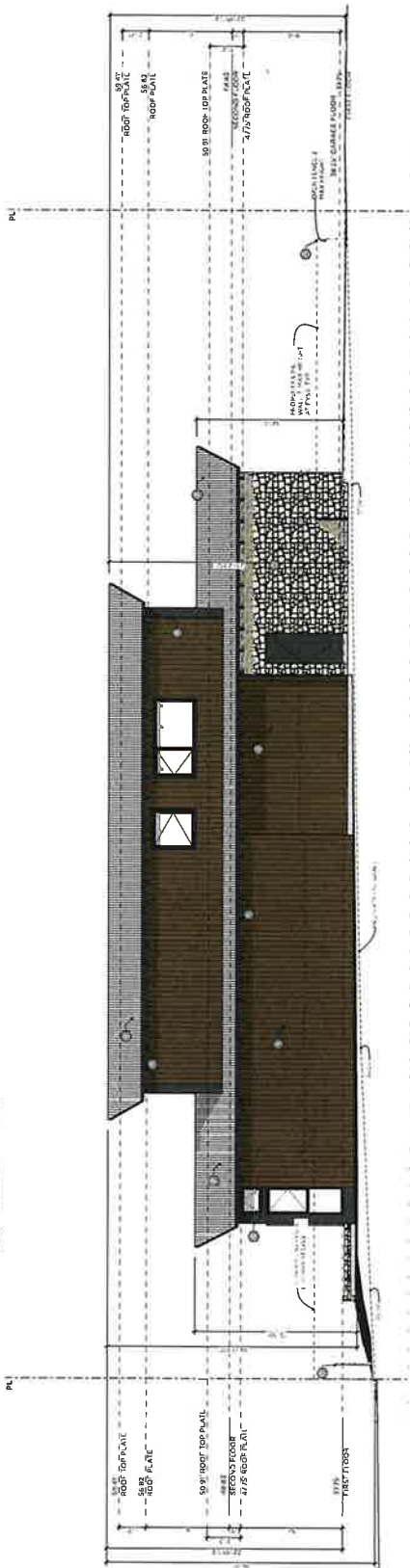
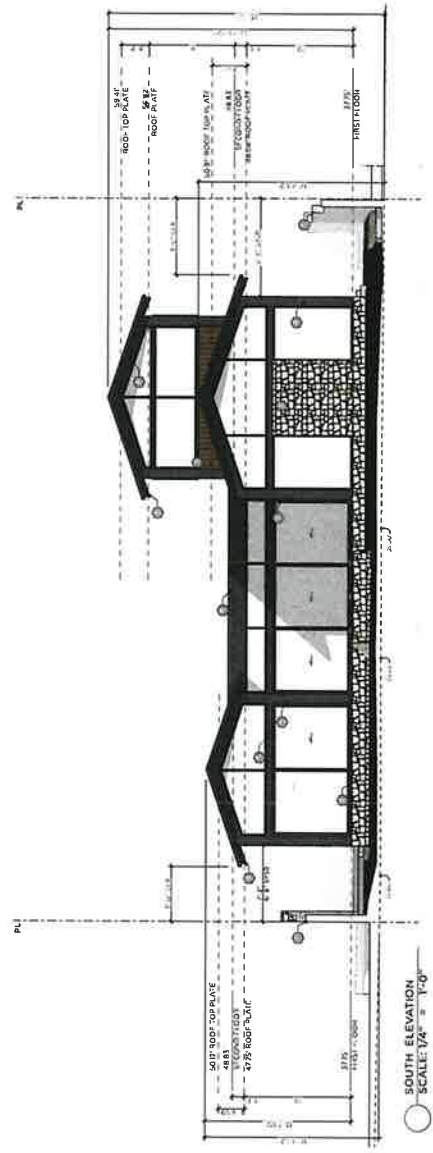
EXTERIOR ELEVATIONS

SHEET NUMBER A3.0

SUPERSEDED

MATERIAL KEY

- 1 FENCE / WALL
- 2 BARNWOOD SIDING
- 3 STANDING SEAM METAL ROOFING
- 4 WOOD SHAKES AND TRIM
- 5 STONE VENEER
- 6 SHEET METAL BLINDING TO MATCH WINDOWS



SUPERSEDED

NOT FOR CONSTRUCTION

DATE	03.13.21
PROJECT NAME	Pfaff Residence
PROJECT NUMBER	
PROJECT LOCATION	
PROJECT ARCHITECT	

CLIENT NAME	
CLIENT ADDRESS	
CLIENT PHONE	
CLIENT EMAIL	
CLIENT WEBSITE	
CLIENT SOCIAL MEDIA	
CLIENT NOTES	

DATE	03.13.21
PROJECT NAME	Pfaff Residence
PROJECT NUMBER	
PROJECT LOCATION	
PROJECT ARCHITECT	

PROJECT NUMBER	
PROJECT NAME	Pfaff Residence
PROJECT LOCATION	
PROJECT ARCHITECT	

PROJECT NAME	Pfaff Residence
PROJECT LOCATION	
PROJECT ARCHITECT	
PROJECT NUMBER	

PROJECT NAME	Pfaff Residence
PROJECT LOCATION	
PROJECT ARCHITECT	
PROJECT NUMBER	

SDG+

6141 Gentry Avenue / West Hollywood, CA 90014

1. Grey Barn Wood Vertical

<https://www.woodworkusa.com/wood-products/vertical-grain-wood-panels.aspx>



2. Santa Barbara Stone

<https://www.cvs.com/products/santa-barbara-stone>



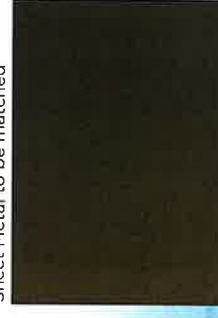
3. Standing Seam Charcoal Gray

<https://www.westernstatesheetmetal.com/standing-seam-charcoal-gray>



4. Window and Door Profiles Dark Bronze

<https://www.southwestaluminum.com/finishes/bronze>



NORTH EAST

SUPERSEDED

NOT FOR CONSTRUCTION	
DATE	07/18/18
PROJECT NAME	Platt Residence
PROJECT NUMBER	Platt 18-018
PROJECT LOCATION	10000 N. 100th Ave., Suite 100, Redmond, WA 98073
PROJECT OWNER	Platt Family
PROJECT ARCHITECT	Platt Family
PROJECT ENGINEER	Platt Family
PROJECT LANDSCAPE ARCHITECT	Platt Family
PROJECT INTERIOR ARCHITECT	Platt Family
PROJECT EXTERIOR ARCHITECT	Platt Family
PROJECT FURNITURE	Platt Family
PROJECT LIGHTING	Platt Family
PROJECT PAINT	Platt Family
PROJECT HARDWARE	Platt Family
PROJECT MATERIAL BOARD	Platt Family
PROJECT NUMBER	A3.3

512C+

CITY SUBMIT

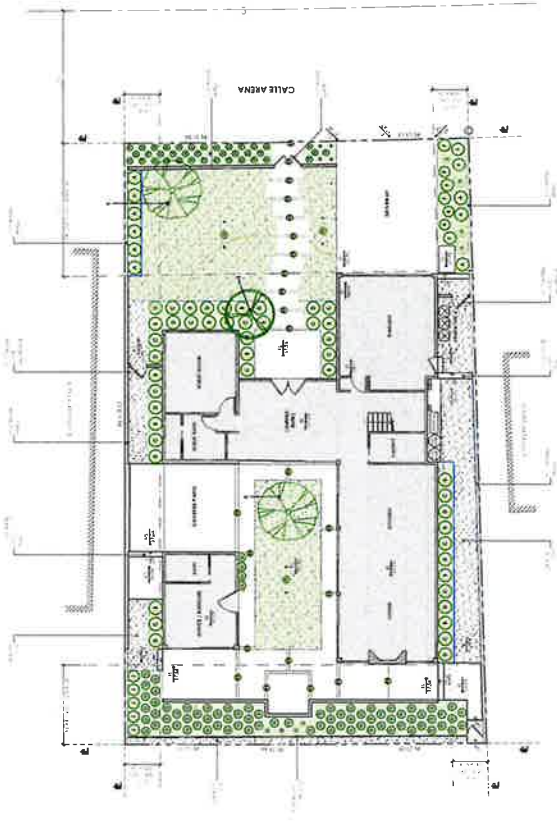


NOTE: SEE SHEET L-2 FOR PLANTING PLAN. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LOS ANGELES PLANTING SPECIFICATIONS. THE PLANTING PLAN SHALL BE SUBMITTED WITH THE PLANNING AND CARE INSTRUCTIONS. THE PLANTING PLAN SHALL BE SUBMITTED WITH THE PLANNING AND CARE INSTRUCTIONS.

PPAFF RESIDENCE
5555 CALLE ARENA
CAMPBELL, CA 95013

DATE: 03/22/2023
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 03/22/2023
DRAWN BY: [Signature]
CHECKED BY: [Signature]

L-2



THE PLANNING AND CARE INSTRUCTIONS

1. The planting plan shall be installed in accordance with the City of Los Angeles Planting Specifications. The planting plan shall be submitted with the planning and care instructions. The planting plan shall be submitted with the planning and care instructions.

PLANT/TREE LEGEND

PLANT	USE	ARRANGEMENT	SCIENTIFIC NAME	COMMON NAME	HEIGHT (FT)	WIDE (FT)	MOUL
1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9
10	10	10	10	10	10	10	10
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14	14	14	14	14	14	14	14
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16	16	16	16	16	16	16	16
17	17	17	17	17	17	17	17
18	18	18	18	18	18	18	18
19	19	19	19	19	19	19	19
20	20	20	20	20	20	20	20

PLANNING NOTE

1. The planting plan shall be installed in accordance with the City of Los Angeles Planting Specifications. The planting plan shall be submitted with the planning and care instructions. The planting plan shall be submitted with the planning and care instructions.

PLANTING PLAN

SUPERSEDED

Attachment E
Applicant's Responses to Comments

**Pfaff New Residence
Project #23-2209-ARB/CDP
Continued Preliminary ARB Review
July 11, 2024**



sdg design development starr design group

643 CYPRESS AVENUE + HERMOSA BEACH + CA + 90254
+1.310.376.6997 STARR-DESIGN.COM

In response to previous submittals, we have addressed some of the issues brought up both by the board and neighboring residents. We have dropped the first floor slab height a further 12" down, which is now 2.25 feet lower than the first concept submittal. The plate height of the first floor has been lowered to 9 feet, 1.5 feet lower than the first submittal. The height of the second floor had also been dropped to 7.5 feet, down 2.17' from the original submittal. This makes the total height drop from the first concept submittal 5.92', and is 2.37' lower than the previous ARB presentation of 08.17.23, as can be seen on the story pole diagram, to an overall height of 20'-8".

We have modified the entry path by placing railroad ties set in a gravel bed that decreases in size and clearly leads to the entry, which has now also been modified with a pitch roof perpendicular to the main roofs with a solid entry door and smaller divided sidelights to minimize light spillage and create a smaller scale entry feel.

The driveway has been reduced to 16' and the concrete has been replaced with permeable pavers to reduce impermeable surfaces.

Gravel beds have been placed beneath the olive trees to remove some water needs, and the site plans and renderings have been modified to match the newly updated landscape plan.

To Sue Skenderian's comments on grading increasing the visual size of the home, we have dropped the first floor slab 1 foot, where the main floor actually sits slightly below the street level. This also address one of the concerns of Robert Dutch and Elizabeth Pretzinger. Lorie Stout was also concerned about the height of the home, and we believe that this has been addressed by both the change of the slab height as well as the decrease in plate heights on both floors.

We agree with Jim Taylor that it would now be unfair to tell a resident that they cannot have a two-story home, but to mitigate the effect of the house, we have dropped the height considerably. We have also divided the windows of the home throughout to drop the apparent scale of them.

We have addressed Laura Mickelson's comments by nesting the upper floor deeper into the roof of the first floor, and have limited the glass at the entry. As dark color recedes visually, especially when surrounded by planting, we have decided to keep a darker tone, instead of using light materials, which will make the house seem larger and will reflect light and heat back onto the neighbors and the street.

In response to Boardmember Johnson, we have dropped the floor of the house, and will ensure that drainage is properly maintained to avoid flow onto neighboring properties. We have divided the larger windows to bring down the scale as requested, and note that as shown in the building sections A4.0, we have upper floor sill heights at 3'-6" (although sinking the floor down into the lower roof may make them appear lower). We have lowered height on both floors as suggested, which also addresses some of Boardmember Little, Boardmember O'Connor, and Chair Stein's concerns over height. We also note that other than the garage, the main mass of the house is set back 35' from the property line, in order to create a less imposing street presence. We have also removed the more modern flat roof of the center entry area with a pitched roof to break up the unidirectional nature of the roofs.

To Vice Chair Blakemore's concerns, we will increase the height of plants along the sides of the home, and have coordinated the site plan and renderings more fully with the landscape set. As suggested, we are removing some of the lawn under the olive trees, and are coordinating outdoor lighting both on the residence and in the landscape.

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

Agenda Item #3

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 24-2285-CDP/ARB **Planner:** Brian Banks
Address: 4975 Sawyer Avenue
APN: 003-153-017
Zoning: PRD-20
Applicant: Briana Rios, Sherry & Associates, for Aaron Johnson

Project Review: ☐ Conceptual
☒ Preliminary/Final

PROJECT DESCRIPTION

This is a preliminary and final review of a request to demolish all unpermitted rear yard accessory structures and to construct a new 471 square-foot two-car garage. The existing driveway, fences/gates and landscaping are proposed to remain. The garage would reach a maximum height of 13 feet-3 inches. A separate application for an Accessory Dwelling Unit attached to the proposed garaged is being processed separately and is not subject to review by the Architectural Review Board pursuant to state law and local ordinance.

Preliminary/final architectural plans are attached as Exhibit A, and Color and Material information is attached as Exhibit C.

PROJECT SETTING

The project site is located in the Downtown / Old Town neighborhood, near the Downtown Core, and consists of a 6,970 square foot corner lot at the intersection of Linden Avenue and Sawyer Avenue. The property is developed with a one-story single-family residence and several unpermitted accessory structures including storage sheds, storage containers, wet bar structure and sauna. A site photograph exhibit is attached as Exhibit B.

The neighborhood is made up of a variety of residential and commercial uses. Immediately adjacent to the subject property are a multi-unit condominium development to the west, a multi-unit residential development across Linden Avenue to the east, a multi-unit residential development to the south, and the “Beach Walk” condominiums across Sawyer Avenue to the north.

The site is zoned Planned Residential Development (PRD-20) and has a Medium Density Residential (MDR) Land Use Designation. The property is not subject to any overlay districts.

Project History

As a result of an enforcement investigation regarding unpermitted construction and the presence of unpermitted structures, Community Development Department (CDD) staff met with the new property owner at the site on October 11, 2023 to view the potentially unpermitted structures and to determine options to abate any identified code violations. As zoning and building violations were confirmed upon the site inspection, a formal code enforcement case (CE-23-0512) was subsequently opened on November 1, 2023. In response to the enforcement action, the property owner engaged an architectural firm to prepare the required plans and application materials, which were submitted on March 15, 2024.

The proposed demolition/removal of the unpermitted structures will cure the outstanding violations. In addition, the proposed two-car garage would satisfy the covered parking requirement for the property because the previously existing garage that served the existing single-family residence no longer exists (having been demolished by a previous owner).

PROJECT ANALYSIS

Carpinteria Municipal Code

Pursuant to Carpinteria Municipal Code (CMC) § 14.54.40.1.a - Parking, two parking spaces within a garage are required to serve a lot developed with a single-family residence. While development within the PRD zone typically requires approval of a Development Plan in addition to a Coastal Development Permit (CDP), pursuant to CMC § 14.14.20.1, a Development Plan shall not be required for accessory structures on single-family lots or in multiple developments of less than five units. In the instant case, the lot is developed with only a single-family residence and the proposed two-car garage would replace a garage which previously existed on the site. Therefore, approval of a CDP for the proposed two-car garage would bring the property into conformance with the required parking standard.

The following table identifies the project’s conformance with applicable Planned Residential Development (PRD) zone district requirements:

Standard	Requirement/Allowance	Proposal
Setbacks (CMC 14.14.060)		
Front (East) Linden Ave	50 feet from centerline of street or <u>20 feet from property line</u> , whichever is greater. (20 ft.)	109 feet.
Street Side (North) Sawyer Avenue	<u>25% of lot width</u> or 15 feet from the property line, whichever is lesser. (12.5 ft.)	20 feet.

Side (South)	5 feet	5 feet.
Rear (East)	15 feet	10 feet*
Height (CMC 14.14.090)	30 feet	13 feet - 3 inches
Building Coverage (CMC 14.14.080)	50% max. (3,485 square feet)	31.4% (2,191 square feet)
Open Space/Landscape (CMC 14.14.110)	20% min. (1,394 square feet)	56.6% (3,941 square feet)
Density (CMC 14.14.100)	3 Units max. (20 units/acre)	1 Unit (existing single-family res.)
Parking (CMC 14.54.040)	2 Covered	2 Covered (garage)
Driveway Width (CMC 14.54.100)	16 feet max.	20 feet*
Number of Driveways (CMC 14.54.100)	1 Driveway per 65 feet of frontage (138.5 feet of frontage = 2 driveways)	3 Existing driveways*
Fences, Walls, and Hedges (CMC 14.50.050)	When a Development Plan is not required, CDD may condition a fence and/or hedge proposal or refer any proposals to the ARB if the following findings can be made: a) That the design and materials of the fence is compatible with adjacent property fences and the surrounding neighborhood; and b) That the fence shall not impede vision or create a hazardous condition for motor vehicles, bicyclists or pedestrians.	<u>Sawyer Ave. Frontage:</u> Approx. 6 ft fence and approx. 8 ft hedge.* <u>Linden Ave. Frontage:</u> Approx. 8 ft hedge.*
Vision Clearance (CMC 14.50.060)	A vision clearance area of not less than ten feet shall be provided	The required vision clearance is depicted on the plans, which requires reducing the hedge at the corner of Sawyer Ave. & Linden Ave. to not exceed the existing 38" wall height within the vision clearance "triangle".

* See Zoning discussion below for driveway, fence/hedge, and accessory structure location requirements.

Accessory Structure Location / Setbacks / Separation

The proposed garage must comply with the provisions of CMC § 14.50.020 - Accessory Structures, which specifies the allowed uses and locations of accessory structures on a lot. The relevant provisions are specified below:

§ 14.50.020.3. Accessory structures shall conform to the height requirements and the front and side yard setback regulations of the district. An accessory structure may be located in the required rear yard setback; provided, that it is located no closer than ten feet to the principal structure and that it occupies no more than forty percent of the rear yard.

§ 14.50.020.4. No accessory structure on a corner lot shall be located closer to the street right-of-way than the principal building on that parcel, nor within any side or front yard setback area.

§ 14.50.020.5. For a corner lot backing on a key lot, no accessory structure shall be located closer than ten feet to the rear property line.

The proposed garage complies with each of the requirements listed above. The garage would comply with the required side yard setback of 5 feet along the southern property line, is not located within the front yard setback, is located approximately 69 feet from the principal building (the existing residence), and is set back from Sawyer Avenue approximately 7 feet further than the residence. The garage would be partially located within the 15-foot rear yard setback along the western portion of the property, but meets the required 10 feet distance from the rear property line which abuts a key lot, and the approximately 125 square feet of the garage located within the setback area totals approximately 17% of the rear yard setback area; less than the 40% maximum.

In addition to the requirements of CMC § 14.50.020, a garage must also meet the requirements of CMC § 14.50.070 - General Yard Regulations. The relevant provisions are specified below:

§ 14.50.70.3. In all residential districts, non-habitable detached structures may be permitted within the rear yard setback, if the community development department determines that such structures are compatible with surrounding uses.

§ 14.50.70.4. In all residential districts, no garage shall be so oriented that there is less than twenty feet of unobstructed driveway space within the property on which to park a car outside of the garage.

As discussed above, approximately 125 square feet of the proposed garage would be located within the rear yard setback area. This location is compatible with surrounding uses considering the approximately 15-foot separation from the proposed garage and the residential development to the west, and by virtue of the garage design which proposes the garage door oriented north towards Sawyer Avenue and away from the adjacent residential uses. In addition, the existing driveway and gate that would serve the garage would remain unchanged; continuing the historic

vehicular access pattern for the lot. Finally, the proposed garage would be located to provide the required 20 feet of unobstructed driveway space within the property on which to park a car outside of the garage, but located entirely on private property.

Driveway Design

The subject property is currently improved with three de-facto driveways on the Sawyer Avenue frontage, comprised of one apron directly in front of the residence and two driveway gates into the rear yard. City records suggest this has been an unpermitted, nonconforming condition dating back to well before the most recent two owners. In 2018, the previous owner demolished and replaced the rear yard fence along the Sawyer Avenue frontage with the current six foot wood fence and two sliding electrical gates, without permits. The City sent a compliance order to the former owner documenting the unpermitted reconstruction and explaining that the property is limited to a maximum of two driveways, and that one of the driveways must be removed and restored as public on-street parking area, pursuant to CMC § 14.54.100(a). The former owner agreed at the time to block off the westernmost driveway and gate with potted plants, thereby eliminating its use as a driveway and allowing for public on-street parking to occur in front of it, however this “interim solution” became an ongoing enforcement challenge and it appears the potted plants were eventually removed.

As part of the current proposed project, the proposed garage would be served by the existing (still unpermitted) westernmost approximately 20-foot-wide concrete driveway and approximately 14-foot-wide electric sliding vehicular gate. Pursuant to CMC § 14.54.100, a residential driveway shall have a maximum width of 16-feet. The existing driveway could be reduced in width to meet the 16-foot maximum width and still provide adequate access to the new garage, although the driveway presently does not extend into the right-of-way of Sawyer Avenue. As part of this project, the unpermitted electric vehicle gate will also require an after-the-fact building permit.

To remedy the outstanding zoning violation related to the number of driveways, the project must either abandon the existing concrete apron in front of the residence and replace this area with landscaping, and/or abandon and remove the eastern driveway gate in the Sawyer Ave fence line. With the placement of the proposed new garage aligning with the existing westernmost gate, neither the existing apron in front of the house or the eastern gate are no longer needed to provide vehicular access to off-street parking areas. Removal of at least one of these driveways would correct this outstanding zoning violation and restore capacity for public on-street parking.

Linden Avenue and Sawyer Avenue Fence and Hedge

CMC § 14.50.050 - Fences, Walls, and Landscape Plantings, stipulates that fence/hedge proposals in zone districts subject to a Development Plan (such as the subject project) shall be reviewed by the Community Development Director (Director) for consistency with the following findings:

- a. *That the design and materials of the proposed fence is compatible with adjacent property fences and the surrounding neighborhood; and*

- b. That the proposed fence shall not impede vision or create a hazardous condition for motor vehicles, bicyclists or pedestrians.*

The Director may condition projects which include fences, walls and landscape plantings such as permitter hedges, or refer these projects to the Architectural Review Board (ARB). The ARB is asked to review the proposed project against applicable design policies (see General Plan/Coastal Plan section, below) and the required findings for approval (above), and make a recommendation to the Director.

The subject property features a 6–8-foot hedge and low CMU wall along its Linden Avenue frontage, and a 6–8-foot hedge with a 6-foot wood fence and gates behind the hedge on its Sawyer Avenue frontage. While the existing low wall is permitted, the most recent permit plans to allow the existing CMU wall and various interior remodel work in 2018 (Permit # 12291) specified that a new ficus hedge no taller than 3 feet would be allowed along the Linden Avenue frontage and partially around the corner to Sawyer Avenue with the plan notation “New Planting to front yard to conform to req’d site lines & be drought tolerant.” The 2018 plans did not depict the existing hedge that spans the Sawyer Avenue frontage from the Linden Avenue intersection to the eastern property boundary. Therefore, the portion of the hedge from the corner to the eastern property line would require review by the ARB and approval by the Director. The hedge along the Linden Avenue frontage and corner with Sawyer Avenue must be cut back to the maximum-allowed three feet in height.

Design Review

The proposed garage features horizontal wood lap siding, wood trim details, and a matte-finished dark colored metal roofing. The proposed garage door would be painted wood with matching wood trim details. The architectural style of the garage is reminiscent of the cottage style of the existing residence, and the materials, colors and roofing are proposed to match the existing residence, resulting in a cohesive design for the property’s structures. Staff believes that the proposed garage design, location, height, and materials are appropriate. However, the project’s compliance with the City’s Communitywide Design Element policies and objectives with respect to driveway width, fencing and hedge height requires careful review by the ARB, as detailed in the policy discussion below.

The Board’s comments on the architectural style, details and neighborhood compatibility would be appreciated.

General Plan/Coastal Plan Policies

The project site has a General Plan/Local Coastal Plan designation of Medium Density Residential (MDR). The City’s Community Design Element of the General Plan contains both general Citywide policies and specific sub-area neighborhood policies. The project site is in Design Sub-area 2 (Downtown / Old Town neighborhood).

Land Use Element

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-3b: *The Community Design Element shall guide the character of development, and represent a comprehensive statement of the community's visual objectives.*

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

The proposed garage would bring the property into compliance with the required parking regulations which require two parking spaces within a garage to serve the existing single-family residence. A modest garage on a residential parcel, developed in compliance with the CMC development standards, is a typical type of development that would further the "small beach town" character of the City by providing an appropriately designed and attractive parking arrangement for the property. Elimination of one or more of the existing driveways no longer needed to serve the property would also restore valuable on-street parking in a neighborhood where public parking is at a premium.

Citywide Community Design Element

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

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

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

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

The proposed garage is modest in size and height, and is designed to meet the minimum covered parking dimensional requirements. The architectural style of the garage is proposed to match the existing cottage style of the residence with horizontal wood siding, simple wood trim elements, painted wood garage door, and matte finished dark colored metal roof. The placement of the garage on the lot, set back from the Sawyer Avenue frontage beyond the front line of the residence, and behind the existing six-foot-tall wood fence and gates, ensures that the garage would be subservient to the residence and compatible with the dominant neighborhood development pattern which predominantly features modest garages located to the rear of the residential units.

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

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-10b: *Frontages where residential uses abut a major thoroughfare should include buffering elements such as yards, forecourts, courtyards, and tree rows. Sound walls are the most primitive form of buffer and should be used only where other methods are impractical. If sound walls are used they should be attractive and well landscaped.*

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.*

As previously described, the subject property features a 6–8-foot tall hedge and low CMU wall along its Linden Avenue frontage, and a 6–8-foot tall hedge with a 6-foot wood fence and gates behind the hedge on its Sawyer Avenue frontage. As specified above, the Community Design policies and objectives encourage low hedges and screening plantings which maintain and enhance the streetscape, and that are consistent with the neighborhood character and in scale with pedestrians, and that do not create vision safety hazards for pedestrians, cyclists or motorists. Staff believes that a hedge on the street side of the fence along Sawyer Avenue may be appropriate if lower in height than presently trimmed to be in scale with pedestrians and prevent “walling-off” the property from the street.

Similarly, because the existing sliding gate at the center of the Sawyer Avenue frontage would not be required for vehicular access, an option to infill the sliding gate with matching fence material and continuing the existing hedge at an appropriate height may allow the project to better conform to the above policies and objectives, and would correct the outstanding zoning violation relative to the maximum allowed number of driveways on a corner lot. Alternatively, the applicant could remove the concrete apron from in front of the residence's entry on Sawyer Avenue and restore this area with landscaping, which would also improve the property's streetscape appearance.

The Board should comment on the existing sliding vehicular gate and appropriateness of the existing hedge location and maximum hedge height.

Sub Area 2 Objectives and Policies

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

Implementation Policy 14: *Residential streets within the subarea should generally have narrow vehicle pavement. The curb-to-curb dimension should be as small as possible within the existing right-of-way to provide ample sidewalks and space for street tree plantings.*

CDS2 Implementation Policy 18: *Hedges, walls and picket fences between 30 inches and 42 inches in height are encouraged on the frontage line. Sideyard walls should step down to no more than 42 inches in height within the front yard setback area.*

As noted in the Citywide Community Element discussion above, protecting and enhancing the pedestrian character of downtown streets is an important design goal for the City. In keeping with that, low height fences, walls and plantings are encouraged as a way to define private property, and screen features such as visible parking areas, while remaining visually unobtrusive so as to not create the effect of walling off properties from the street or creating an uninviting street presence. Similarly, limiting the number of driveways on a street frontage reduces the potential for conflicts between vehicles and pedestrians, and preserves valuable public on-street parking.

The Board should carefully consider how the existing fence/gate and hedge conforms to the intent of the above policies.

Implementation Policy 20: *Driveways should be as narrow as practical to make pedestrian use of the sidewalks safer and more pleasant. Parking of vehicles across the sidewalk should be prohibited and enforced.*

As previously discussed, the proposed garage would be accessed by an existing approximately 20-foot concrete driveway. The driveway does not presently extend past the property line and into the City's right-of-way, which is presently composed of gravel extending from the paved surface of Sawyer Avenue to the property line. Should the Public Works Department require a new apron to join the driveway to the paved street, that portion shall be no wider than 16 feet as required by the Municipal Code. However, the Board has discretion to review the existing driveway width in relation to the City's code requirements and design policies and objectives. Similarly, because neither the existing sliding gate at the center of the Sawyer Avenue frontage nor the existing concrete apron in front of the residence would be required for vehicular access, the Board should consider the existing configuration of multiple vehicular access points for the property and provide their input on the recommended removal of one or both of these driveways.

The Board should provide input as to the width of the driveway and appropriateness of having multiple vehicular gates to access the property.

SUMMARY OF ISSUES

- Proposed garage architectural style;
- The architectural details and color scheme;
- The street frontages, including walls, gates, driveways and hedge location and height; and
- Compatibility with the neighborhood and the "small beach town" character.

RECOMMENDATION

The Board should receive public testimony and provide comments to the applicant and staff. If the Board finds the proposed project consistent with the applicable design criteria, the Board should recommend preliminary approval, or if warranted, preliminary and final approval to the Community Development Director.

ATTACHMENTS

Exhibit A - Preliminary Architectural Plans

Exhibit B - Site Photographs

Exhibit C - Colors and Materials

Exhibit A
Preliminary/Final Architectural Plans

Johnson Garage (4975 Sawyer Avenue)
Preliminary/Final ARB Review
July 11, 2024

JOHNSON RESIDENCE
4975 SAWYER AVE, CARPINTERIA CA 93013
VIOLATION ABATEMENT PER CE-23-0512

GENERAL REQUIREMENTS

- GENERAL REQUIREMENTS**
ALL WORK SHALL BE PERFORMED IN A PROFESSIONAL WORKMANLIKE MANNER BY A LICENSED CONTRACTOR AND SHALL COMPLY WITH THE FOLLOWING:
1. THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS
2. THIS PROJECT SHALL COMPLY WITH:
2022 CALIFORNIA BUILDING CODE (TITLE 24)

- [illegible]

ABBREVIATIONS

[illegible]

PROJECT STATISTICS

OWNER:	ARCON JOHNSON 4975 SANKER AVE CARPINTERIA, CA 93013-1832
PROJECT ADDRESS	4975 SANKER AVE CARPINTERIA, CA 93013-1932
APN	000-153-017
ZONING	PRD-20
LOT SIZE:	0.16 ACRES
EXISTING LAND USE:	RESIDENTIAL

AGENCY CONTACT

[illegible]

FIRE DEPARTMENT:

PROTECTION DISTRICT
140 EUGENIA PLACE
CARPINTERIA, CA 93013
(805) 664-8242

VICINITY MAP



PROFESSIONALS

ARCHITECT: SHERRY & ASSOCIATES ARCHITECTS
608 ANACAPA STREET, SUITE B
SANTA BARBARA, CA 93101
PH (805) 963-0986 / FAX (805) 963-0178

PROJECT SCOPE

ABATEMENT OF VIOLATIONS LISTED IN ENFORCEMENT CASE CE-243612:

1. UNPERMITTED ACCESSORY STRUCTURES
DEMOLISH AND REMOVE ALL UNPERMITTED ACCESSORY STRUCTURES INCLUDING CONTAINERS, SAUNA, WET BAR, AND SHEDS.

NEW SCOPE OF WORK INCLUDES THE FOLLOWING:

1. ADDITION OF (N) 47' S/E 2' CAR GARAGE TO (E) SINGLE FAMILY RESIDENCE.
2. ADDITION OF (N) 36' SIDE BACKYARD.

PROPOSED PROJECT WILL CREATE OR REPLACE 2,500 SF OF

LOT COVERAGE INFO.

EXISTING	GROSS
(E) LOT COVERAGE	1,900 SF
(E) PAVED AREA	828 SF
(E) LANDSCAPED AREA	4,242 SF
(E) TOTAL	6,970 SF
PROPOSED	GROSS
LOT COVERAGE	2,181 SF
PAVED AREA	828 SF
LANDSCAPED AREA	3,931 SF
TOTAL PROPOSED	6,970 SF

SQUARE FOOTAGE BREAKDOWN

EXISTING	PROPOSED
(E) MAIN RESIDENCE	(E) MAIN RESIDENCE -NO CHANGES
(E) AS-BUILT CONTAINERS/SHEDS/STORAGE WET BARN/SPA -TO BE DEMOLISHED	(N) DETACHED ACCESSORY DWELLING UNIT -UNDER SEPARATE PERMIT
(E) TOTAL	(N) 2 CAR GARAGE ATTACHED TO ADU
	PROPOSED TOTAL
973 SF	973 SF
973 SF	747 SF
927 SF	471 SF
1,900 SF	2,191 SF

SHEET INDEX

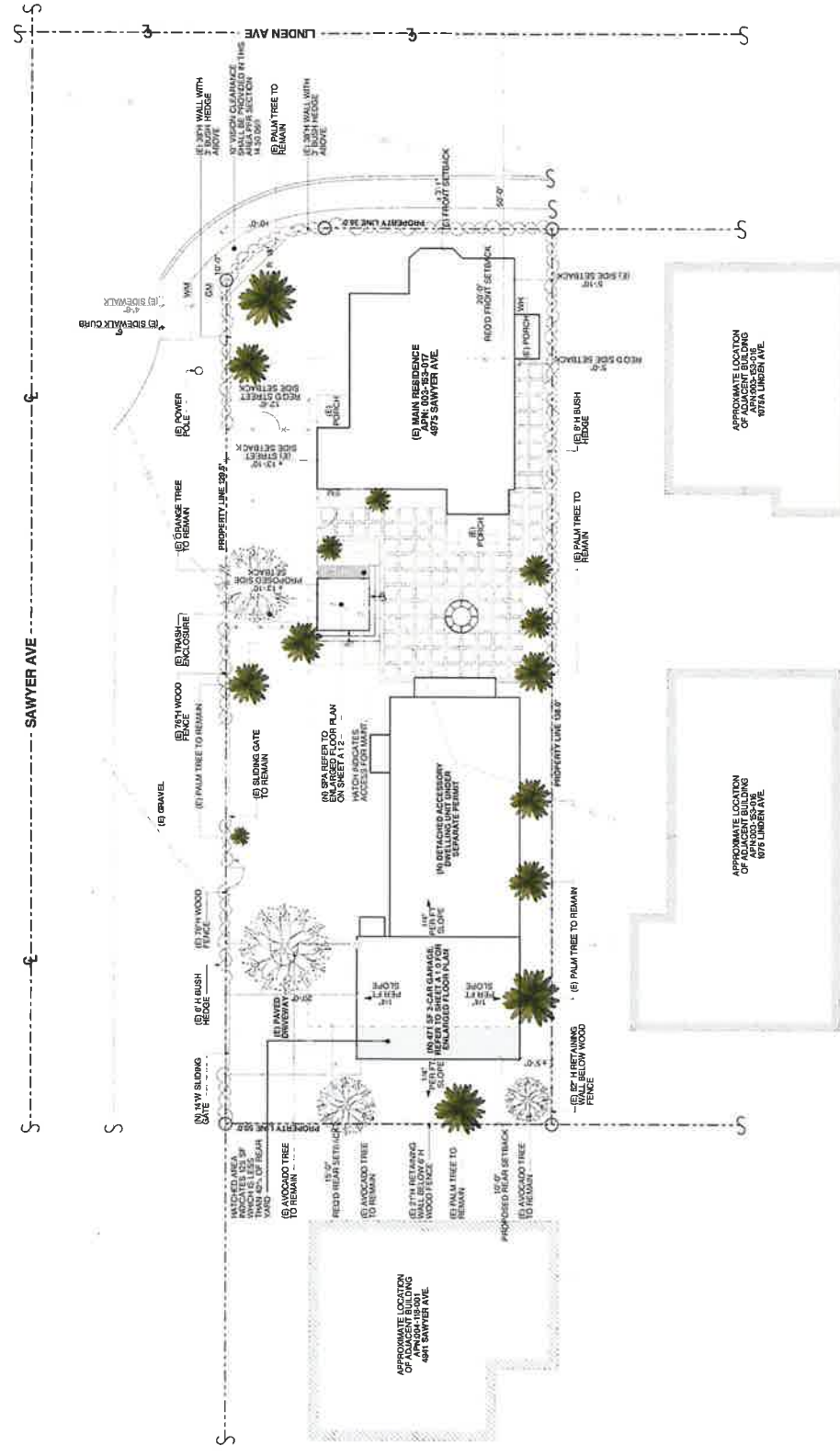
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T 1 1	EXISTING/DEMO SITE PLAN
T 1 2	PROPOSED SITE PLAN
A 1 0	PROPOSED GARAGE ENLARGED FLOOR PLAN
A 2 0	PROPOSED GARAGE EXTERIOR ELEVATIONS
A 3 0	SECTIONS



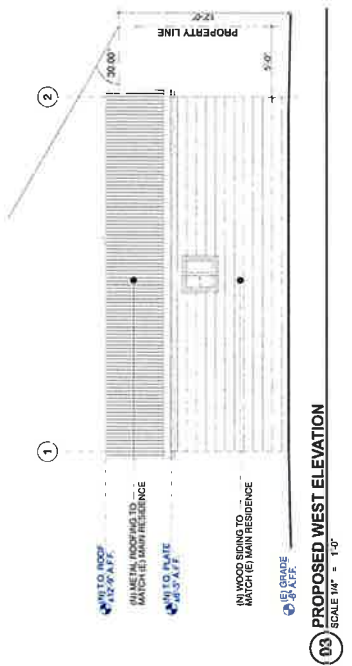
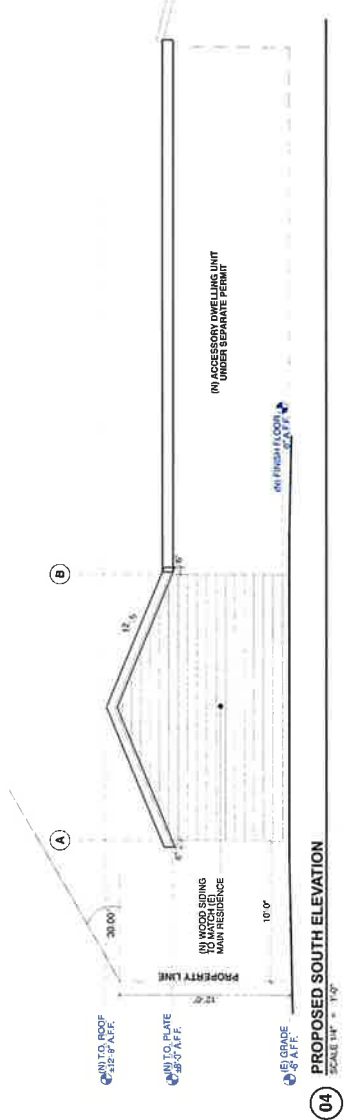
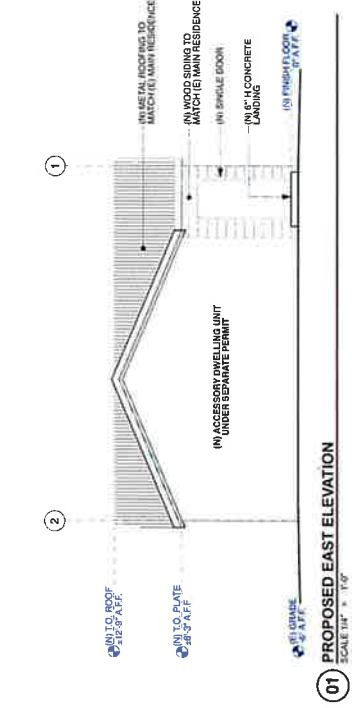
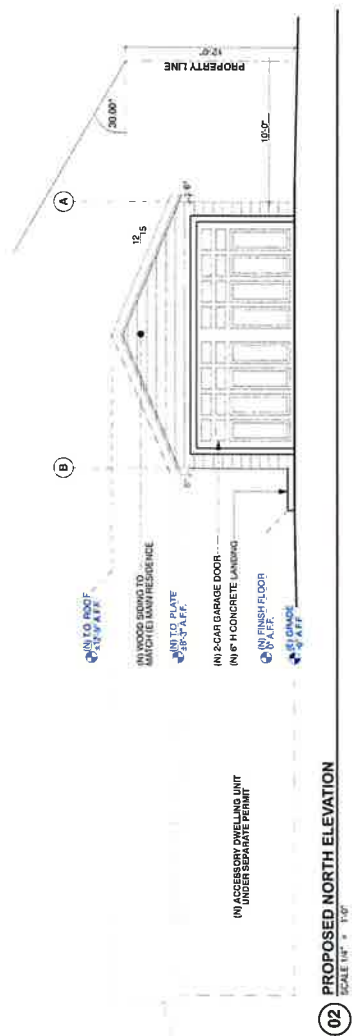
DATE: 03-15-24
 PREPARED BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

VIOLATION ABATEMENT PER CE-23-0512
 JOHNSON RESIDENCE
 4975 SAWYER AVE
 CARPINTERIA, CA 93013

T1.2
 PROPOSED SITE PLAN



PROPOSED SITE PLAN
 SCALE 1/8" = 1'-0"



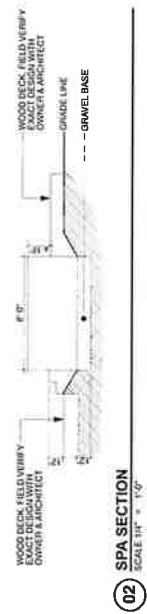
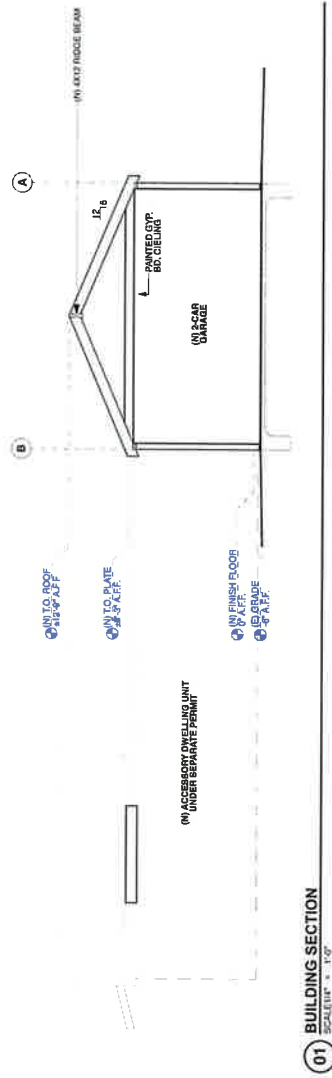
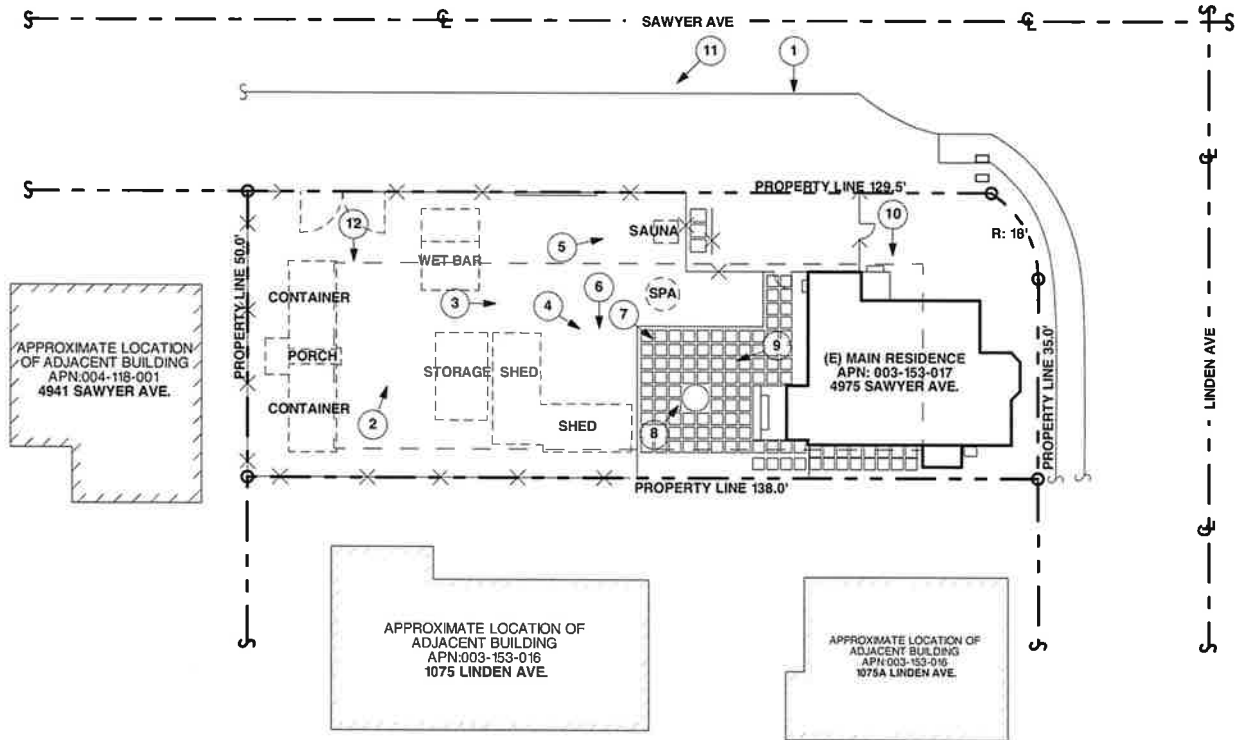


Exhibit B
Photographic Exhibits

Johnson Garage (4975 Sawyer Avenue)
Preliminary/Final ARB Review
July 11, 2024

**4975 SAWYER AVE.
CARPINTERIA, CA 93013
PHOTO PAGES KEY PLAN**



EXISTING/DEMO SITE PLAN

SCALE 1/32" = 1'-0"

SHERRY & ASSOCIATES, ARCHITECTS, INC.

608 ANACAPA ST, SUITE B, SANTA BARBARA, CA 93101
PHONE: (805) 963-0986 FAX: (805) 963-0178

**4975 SAWYER AVE.
CARPINTERIA, CA 93013
PHOTO PAGES**



① LOOKING AT NORTH ELEVATION FROM SAWYER AVE



**② LOOKING AT SOUTH ELEVATION APPROACHING (E) WET
BAR FROM PROJECT SITE**

SHERRY & ASSOCIATES, ARCHITECTS, INC.

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**4975 SAWYER AVE.
CARPINTERIA, CA 93013
PHOTO PAGES**



③ LOOKING AT WEST ELEVATION FROM PROJECT SITE



**④ APPROACHING WEST ELEVATION OF MAIN RESIDENCE
FROM PROJECT SITE**

SHERRY & ASSOCIATES, ARCHITECTS, INC.

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PHONE: (805) 963-0986 FAX: (805) 963-0178

**4975 SAWYER AVE.
CARPINTERIA, CA 93013
PHOTO PAGES**



5

APPROACHING (E) SAUNA FROM PROJECT SITE



6

LOOKING AT NORTH ELEVATION FROM PROJECT SITE

SHERRY & ASSOCIATES, ARCHITECTS, INC.

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**4975 SAWYER AVE.
CARPINTERIA, CA 93013
PHOTO PAGES**



⑦ APPROACHING (E) FIRE PIT AREA FROM PROJECT SITE



⑧ LOOKING AT SOUTH ELEVATION FROM PROJECT SITE

SHERRY & ASSOCIATES, ARCHITECTS, INC.

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**4975 SAWYER AVE.
CARPINTERIA, CA 93013
PHOTO PAGES**



9 LOOKING EAST ELEVATION FROM PROJECT SITE



**10 LOOKING AT NORTH ELEVATION OF MAIN RESIDENCE
FROM PROJECT SITE**

SHERRY & ASSOCIATES, ARCHITECTS, INC.

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PHONE: (805) 963-0986 FAX: (805) 963-0178

**4975 SAWYER AVE.
CARPINTERIA, CA 93013
PHOTO PAGES**



⑪ LOOKING AT NORTH ELEVATION FROM SAWYER AVE



⑫ LOOKING AT NORTH ELEVATION FROM PROJECT SITE

SHERRY & ASSOCIATES, ARCHITECTS, INC.

608 ANACAPA ST, SUITE B, SANTA BARBARA, CA 93101

PHONE: (805) 963-0986 FAX: (805) 963-0178

Exhibit C
Color and Material Details

Johnson Garage (4975 Sawyer Avenue)
Preliminary/Final ARB Review
July 11, 2024

**4975 SAWYER AVE.
CARPINTERIA, CA 93013
COLOR/MATERIALS SCHEDULE**



EXTERIOR SIDING
CUSTOM WHITE TO MATCH (E) SIDING AT MAIN RESIDENCE



DOOR/WINDOW TRIM & MATERIAL
CUSTOM WHITE TO MATCH (E) TRIMS
AT MAIN RESIDENCE



TYP. MATTE METAL ROOFING
TO MATCH AT (E) MAIN RESIDENCE



SHERRY & ASSOCIATES, ARCHITECTS, INC.

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**4975 SAWYER AVE.
CARPINTERIA, CA 93013
COLOR/MATERIALS SCHEDULE**



(N) 2-CAR GARAGE DOOR
WOOD FRAMED MATERIAL & WOOD PAINTED FINISH
DESIGN INTENT, REFER TO ARCH. DRAWING FOR ACTUAL DESIGN

SHERRY & ASSOCIATES, ARCHITECTS, INC.

608 ANACAPA ST, SUITE B, SANTA BARBARA, CA 93101
PHONE: (805) 963-0986 FAX: (805) 963-0178

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 9 members of the public were in attendance.

PUBLIC COMMENT:

Sue Skenderian inquired about the story poles on Calle Arena and indicated that they are in disrepair and asked how long they need to remain up. Staff provided their contact information and will follow up.

Bob Franco thanked the ARB for their previous review of the large solar carport project at Sandpiper Mobile Home Park and the ARB's decision to not support the project. Bob indicated that solar panels were installed on the Clubhouse instead, and commented that he and other residents of the park are happy with that installation instead of the larger solar project.

PROJECT REVIEW

- 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.

Ex Parte Communications Disclosure: None

Staff Comments:

Brian Banks provided a presentation and described the proposed sign project. He provided an overview of the sign details and how the signs conformed to the sign ordinance requirements, as reflected in the staff report. Brian answered questions from the ARB regarding the existing monument sign illumination, if the body of the sign face is illuminated, and confirming that a small wall sign is also included in the project.

Applicant Comments:

Eric Garcia, agent, was available to answer questions. He answered a question from the ARB regarding the light color (Kelvin temperature), and the monument sign material.

Public Comments: None

Boardmember Discussion:

Boardmember O'Connor commented that the proposed 7100K color temperature is too bright and recommended a "warm white" color temperature instead. He recommended a Kelvin range of 3000K-4000K.

Chair Stein agreed with Boardmember O'Connor that the color temperature of the LED modules should be reduced.

ACTION: Motion by Boardmember O'Connor, seconded by Vice Chair Blakemore, to recommend preliminary and final approval with the condition that the LED color temperature be in the range of 3000K-4000K instead of the proposed 7100K.

VOTE: 5-0

- 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.

Ex Parte Communications Disclosure: None

Staff Comments:

Brian Banks provided a presentation and described the overall conceptual design and proposed uses on each level of the building. Brian also provided a summary of the Historic Resources Report prepared for the project and identified the historically significant architectural features of the building and how

the proposed project was designed to preserve and/or restore the historic elements. He noted that the building is a significant historic resource and is eligible for listing as a local landmark. Next, Brian provided an analysis of the conceptual project's compliance with the zone district standards and identified potential parking challenges considering the expanded intensity of use of the building with the proposed second floor and rooftop areas now being proposed for use rather than just the ground floor restaurant as previously used for many years. He continued with a discussion of the potential modifications that would need to be approved by the Planning Commission related to the rooftop elements exceeding the 30 ft height limit and the proposed front setback encroachment along the Linden Avenue frontage to accommodate the proposed covered dining terrace right up to the property line. Finally, Brian provided a summary of his analysis of the relevant General Plan policies that relate to the conceptual project, as detailed in the staff report. He specifically noted concerns about the proposed project's rooftop elements and the related potential inconsistencies with respect to size/bulk/scale, neighborhood compatibility and noise concerns. Brian concluded his presentation by requesting the Board's comments on:

- 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.

Brian answered questions from the ARB regarding acceptance of the provided historic report, the City's plans for any future parking structures to accommodate existing and future parking demand. Brian also clarified questions from the ARB that while parking issues are not exclusively an ARB issue and are for the Planning Commission to ultimately consider and make determinations, the ARB's input on project design and neighborhood compatibility with respect to parking is valuable for the Planning Commission and/or City Council to consider. Lastly, Brian clarified for the ARB that the change of use proposed within the "annex" portion (currently a portion of the Oaxaca Fresh restaurant) would not impact that portion of the project's non-conforming setback status.

Applicant Comments:

Laurel Perez, land use agent, provided a summary of the overall project design intent with respect to the proposed use of the building and historic rehabilitation. She clarified the proposed use of the second-floor spaces as banquet space and for private parties, family celebrations, etc. She also clarified the proposed use within the small "annex." She next explained the thought process the applicant team used to create the rooftop element and acknowledged concerns expressed by staff and the public comment emails received related to the intensity of use and potential noise impact of the rooftop use. Additionally, she addressed the findings that would need to be made for the proposed height modification to exceed the 30 ft height limit for the rooftop bar/restroom structure and believed the Planning Commission could make the findings. Finally, she addressed the parking concerns and indicated the applicant team is committed to making the project work.

Darrell Becker, project designer, provided a brief history of how the conceptual project evolved after meeting with staff and reviewing the previous conceptual ARB proposal for the hotel project. He prepared a brief presentation and discussed the primary design elements and his coordination with the project historic consultants. He related that a lot of thought went into the design, and expressed that once he went onto the roof, their team immediately thought of how a rooftop element could be part of

the project given the commanding views. He next displayed the rendering views from various locations and detailed his thoughts on how the conceptual design minimizes public view impacts. He related that the proposal within the staff report to consider a simple roof deck without the bar and restroom elements was not considered because of the safety concern of having patrons on the roof without supervision.

Elisa Reed, landscape architect, was next to present, and provided a summary of the landscape design inspiration. She explained how the conceptual landscape plan was prepared to highlight and complement the existing historic building and historic palm trees on Linden Avenue with additional palm tree plantings and climate-appropriate landscape palette. She discussed the specific types of palms being proposed and how they relate to the existing setting and “language.” She concluded her presentation with a discussion of how the proposed mural on the Seventh Street elevation, in the “plein-air” style, complements that façade in a subtle way.

Tim Hazeltine, project historical consultant, summarized his findings that the conceptual project would comply with the Department of the Interior Standards for treatment of historic structures. He indicated that he was available to answer any questions.

Elisa Reed answered questions from the ARB as to how the landscape plantings may help screen the roof top elements and how the planters would be designed to provide the required soil depth needed to allow the plants to grow to a healthy state.

The applicant team also answered the ARB’s question confirming that a public parklet is not proposed for this project. The applicant also clarified the seating arrangement around the atrium on the roof.

Public Comments:

Ben Mascari, a local business owner, expressed his support for the project and how it feels appropriate for Carpinteria.

George Lehtinen, a Carpinteria resident, related how iconic The Palms restaurant is and that it is a “treasure” to Carpinteria. He encouraged the applicant to bring back something similar to the previous Palms restaurant.

Roberta Lehtinen, a Carpinteria resident, asked questions of the ARB confirming that there would be a dumbwaiter to get food to the 2nd floor and rooftop, and confirmed that the project would meet ADA accessibility requirements. She also indicated that a four-way stop sign should be installed at Eighth Street and Linden Avenue.

Doug Grant, a third generation Carpinteria resident, expressed his support for the project and hopes that the Palms can come back with its old charm.

Six public emails were received for the project and were reviewed by the ARB members. The letters are summarized below; copies of the letters are on file with the Community Development Department.

Christine Brand, a Carpinteria resident, emailed concerns about the overall compatibility of the project with the “small beach town” character and the noise and privacy impacts of the rooftop elements on the neighboring residences to the west (rear) of the project. She further expressed

concern about the noise impacts of deliveries, intensity of use, lighting, and parking impacts on the neighboring residences.

Derek Brand, a Carpinteria resident, expressed similar concerns in his email related to the intensity of use that would result with respect to noise, deliveries, parking and potential for patrons and employees smoking in the back of the building near the adjacent residences. He suggested that the City consider implementing a residential parking permit program that would reduce the likelihood that patrons of the project would park in the residential area and would more likely would use Lot #3 instead.

Alan Lewis, a Carpinteria resident, expressed very similar concerns as the preceding comment emails with respect to noise and privacy impacts resulting from the project as well as concerns about the structural integrity of the existing building and potential geotechnical hazards.

Laura Jimenez, a Carpinteria resident and nearby neighbor, expressed concerns about noise and parking impacts that would result from the project. She suggests that if the project should move-forward, strong conditions should be included to limit noise volume and hours allowed for amplified entertainment. She also wondered if the City would consider permit parking for the nearby residential area.

Amrita Salm, a Carpinteria resident, expressed concerns about the proposed rooftop development and intensity of use and that the rooftop elements of the project are incongruent with the scale and character of the downtown. She further related that a modification to exceed the height limit would not be appropriate for the historic building and that proposing an elevator changes the building's historical impact and features. She also expressed concern about the potential parking impacts and loss of housing units that would result from the project.

Virginia Holihan, a Carpinteria resident and adjacent neighbor, expressed very similar concerns as the other commenters related to deliveries, noise, smoking, congestion, parking, and intensity of use that would result from the project.

Boardmember Discussion:

Boardmember O'Connor expressed his overall support for the project. He did not have concerns about the rooftop elements nor the height modification request, and specifically noted that the historic report supported the design of the rooftop structure being set back to the rear of the building. He further noted that the conceptual proposal feels appropriate to Carpinteria (as opposed to the previous conceptual proposal for a hotel) in that this project is more "local" and welcoming to residents and not just for guests. He also noted that the original building that burned down was three stories in height.

Boardmember O'Connor recommended that story poles be installed. He further commented that a better application of the mural may be better for the roof elements to help disguise them, and that the applicant should lean towards the historical wood windows in as many of the replacements as possible. He asked the landscape architect about incorporating a Washingtonian palm into the landscape plan, and she responded that that species is invasive and she'd preferred to use the Guadalupe palm.

Boardmember Little expressed his overall support for the project and especially liked the proposed trellised dining patio along the Linden Avenue frontage. He liked the idea of having activity on the roof, but as expressed in several of the comment emails, he suggests limiting music to the first-floor area to reduce noise impacts to adjacent residential areas. He suggested that additional safety features be included on the roof deck such as additional plantings or other barriers to keep patrons back from the roof edge. Boardmember Little questioned staff if the City had considered a residential parking permit program. He was not concerned about the height modification request considering the minimal requested exceedance of less than two feet.

Vice Chair Blakemore clarified, in response to some of the emailed comments, that the City already has a no-smoking ordinance that applies to public spaces. She expressed her overall support for the project and modification request for the setback encroachment for the dining terrace along the Linden Avenue frontage. She agreed with the other boardmembers regarding limitations on music on the roof, as well as considering adding additional buffering or walls to limit noise impacts on the residential areas to the rear of the property. She is supportive of the height modification but asked the applicant to further explore options to reduce the height, if possible. Vice Chair Blakemore also believes story poles are required. She was not as supportive of the mural concept as other boardmembers. She concluded her comments by suggesting the use of more succulent plantings rather than herbaceous plantings to reduce the amount of required maintenance.

Boardmember Johnson expressed his overall support for the project. He especially liked the proposed front trellised dining area and believed that element will provide much more light to the interior, and likewise supported the atrium feature which will bring more light into the building. Boardmember Johnson was not concerned about the minor height modification request and suggested that it would not be that noticeable, but agreed that story poles are required to confirm that. He applauded the rooftop landscape concept to help mitigate concerns about the height of the roof elements. He suggested a more ornamental approach to the rear stairs such as wrought iron or similar turn of the century approach to the stairs. He suggested keeping the mechanical well walls as low as possible so as to not add to the overall height profile. He concluded that colors will be important and careful plant selection will be important as the project moves forward.

Chair Stein began his comments by thanking the public commenters. He especially liked the design approach to the front of the building and “annex” idea. He also did not have a concern with the minor height modification request, although he encouraged the applicant to return the rooftop bar wall to the south and north sides to help further mitigate noise impacts to adjacent residences. Chair Stein encouraged the applicant to explore the use of darker colors on the upper portion of the project to reduce the apparent height, rather than the mural. He agreed that limitations on music on the roof is important and encouraged the applicant to explore ways to limit smoking at the rear of the building and stairways. Likewise, he encouraged the applicant to explore ways to limit the noise and intensity of use of the rear employee break area as it impacts the adjacent neighbors. He also agreed with the other comments about ensuring safety on the roof area by providing extra barriers to prevent falls from the roof, and supports the addition of ornamental iron on the back stairs.

Staff asked for the Board’s thoughts on if the project should proceed to a Joint CC/PC/ARB meeting given the overall positive comments from the ARB. The ARB unanimously agreed that their comments are clear, and that they don’t see a need for a joint meeting.

ACTION: No action required - conceptual comments only.

VOTE: N/A - conceptual comments only.

OTHER BUSINESS: None

CONSENT CALENDAR:

5. Action Minutes of the Architectural Review Board Meeting of May 16, 2024.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember O'Connor, to approve the minutes as written.

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 7:32 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, June 27, 2024. All Boardmembers present indicated they expect to be in attendance.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board