



Architectural Review Board Meeting Agenda

Thursday, September 26, 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: Driftwood Apartments Landscaping & Exterior Alterations,
Project 24-2306-DPR/CDP/ARB
Address: 141 & 155 Holly Avenue
Applicant: Brian Brodersen, landscape architect, for Jeffrey Becker, Becker
Group, Managing Member of Seaside Apartment Investors, LLC
Planner: Syndi Souter

Request of Brian Brodersen, landscape architect, for Jeffrey Becker, Becker Group, Managing Member of Seaside Apartment Investors, LLC, to consider Project 24-2306-DPR/CDP/ARB for preliminary/final review of a proposal to update the landscaping, hardscape, and exterior paint colors of two existing apartment complexes. Ten trees would be removed, 11 trees would be retained, and three new trees would be planted as part of the project. The property consists of two parcels totaling 1.01 acres in size, zoned Planned Residential Development (PRD-20), and shown as APNs 003-463-020 and -022, addressed as 141 and 155 Holly Avenue.

2. Project: The Palms Restaurant Renovation, Project 24-2303-DP/CDP/ARB
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 24-2303-DP/CDP/ARB for preliminary 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 lunge 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 2,909 square feet. A total of 9 parking spaces would be provided. The property is a 11,453 square foot parcel zoned Central Business (CB), and shown as APN 003-311-007, addressed as 701 Linden Avenue.

OTHER BUSINESS

CONSENT CALENDAR

4. Action Minutes of the Architectural Review Board Meeting of August 15, 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, October 17, 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, September 18, 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 September 26, 2024**

Agenda Item #1

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 24-2306-DPR/CDP/ARB **Planner:** Syndi Souter
Address: 141 & 155 Holly Avenue
APN: 003-463-020 & -022
Zoning: Planned Residential Development District (PRD-20)
Applicant: Brian Brodersen, landscape architect, for Seaside Apartment Investors, LLC

Project Review: ☐ Conceptual
☒ Preliminary
☒ Final

PROJECT DESCRIPTION

This is the preliminary/final review of a proposal to update the landscaping, hardscape, and exterior paint colors of two existing apartment complexes. The front yards would be improved with new landscaped planting areas with decorative boulders. The courtyards would be improved with new concrete floors and landscaped planters with outdoor seating areas. The trim and plaster exteriors of the apartment buildings would be repainted. The project would include the removal of the existing concrete and brick courtyard pathways, landscaped planter areas, eight raised planter boxes, the front lawns, and the low retaining walls in the front yards. Ten trees would be removed, 11 trees would be retained, and three new trees would be planted as part of the project.

Preliminary/Final plans are included in Attachment A.

PROJECT BACKGROUND

The project site is approximately 1.0 acre in size and consists of two parcels located on the western side of Holly Avenue, both of which are developed with similar-looking apartment buildings. The parcel known as 141 Holly Avenue is developed with two symmetrical two-story apartment buildings with a courtyard in the center that contain a total of 12 units, and was constructed in 1972 under building permit #201. The parcel known as 155 Holly Avenue is also developed with two symmetrical two-story apartment buildings with a courtyard in the center that contain a total of 12 units, and was constructed in 1972 under building permit #264. The front yards of both properties have a grass lawn bisected by a low retaining wall of approximately one-foot in height with several Broad-leaved Paperbark trees. The courtyards on both properties are developed with concrete and brick pathways with both ground-level and raised planters. Tenant parking is provided at the rear of the buildings with carports and uncovered spaces.

The project site is located in the Beach Neighborhood (Community Design Subarea 1), which is comprised of a mix of single-family and multi-family residences. The property is surrounded on all four sides by apartment and condominium complexes. A small vacant parcel is located across Holly Avenue, and several single-family residences are located to the north of the project site.

The site is zoned Planned Residential Development (PRD-20) and has a Medium Density Residential (MDR) land use designation. The project site is located in the Coastal Appeals Overlay District and is located in an area identified in the City's Sea Level Rise Vulnerability Assessment and Adaptation Plan (SLRVAAP) as being vulnerable to sea level rise impacts from one or more feet of sea level rise.

PROJECT ANALYSIS

Carpinteria Municipal Code (CMC)

The Planned Residential Development District (PRD-20) requires that a minimum of 20% of the property to be in common and/or public open space (CMC 14.14.110.1). The project site currently has a total of approximately 10,068 square feet of common open space, which accounts for 22.9% of the property. The proposed project would not change the amount of common open space provided on either parcel.

Design Review

The project consists primarily of updates and improvements to the existing landscaped and common areas of the apartment complex. The existing front lawns, including the low retaining walls, would be removed and replaced with shrubs, grasses, and groundcover plants set in a base of decomposed granite mulch with decorative boulders and seat rocks. Seven of the existing Broad-leaved Paperbark trees (*Melaleuca quinquinervia*) in the front yard would remain and five would be removed. In the courtyards, the existing concrete and brick pathways would be removed, along with the existing ground-level planters and eight of the raised planter boxes. Five Black Locust trees (*Robinia*) would be removed for the courtyard improvements. The courtyards would be renovated with new concrete paving and planter areas. Additionally, seating and dining areas would be provided to enhance the outdoor living spaces within the courtyards. Three new Eastern Redbud trees (*Cercis* 'Forest Pansy') would be planted as part of the improvements: two in the northern courtyard and one in front of the southernmost apartment building. The exteriors of the apartment buildings would be repainted with an off-white color on the stucco body (LaHabra Dove Grey) and a dark brown solid body stain on the trim (SW 3001 Shagbark). Overall, staff feels that the proposal would be an improvement to the property and provide functional outdoor living spaces for the tenants to enjoy.

The proposed construction details can be found on Sheet L1.2 and the proposed planting details can be found on Sheet L3.2 of the plans included in Attachment A.

The Board's comments on the proposed landscaping, hardscape, and exterior paint colors would be appreciated.

General Plan/Coastal Plan Neighborhood Policies

The City's Community Design Element of the General Plan contains both general over-arching citywide policies and specific subarea policies. The project site is in Design Subarea 1 (Beach Neighborhood).

Citywide Community Design Element Objectives and Policies

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

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

The existing apartment buildings were constructed in 1972 and they appear to retain the landscaping and hardscape layout from the original construction. The proposed project would maintain the open, unfenced front yards along Holly Avenue. The project would update the landscaping and hardscape to enhance both public views and tenant enjoyment of the property. Additionally, the replacement of the planters and lawn areas with low water use landscaping plants would reduce water consumption.

The Board should comment on the proposal’s consistency with the City’s street frontage design objectives and policies.

Subarea 1 (Beach Neighborhood) Objectives and Policies

Objective CDS1-2: *Enhance the pedestrian character of the neighborhood streets.*

The proposal consists of new landscaping, hardscape, and exterior paint on four existing apartment buildings. The improvements would be located on site, adjacent to the public sidewalks. As such, the project would result in an aesthetic improvement to the properties and the pedestrian character of the neighborhood.

Beach Neighborhood Residential Design Guidelines

DG 13: *Frontages that include porches and/or yards where residents may sit or interact with the public realm are encouraged. A boundary such as a landscape feature between the public realm (i.e., the street or sidewalk) and the private realm (the private property) may exist, but not in a manner that prevents the desired interaction.*

DG 14: *Multi-unit residential buildings should include frontages that are welcoming to residents and visitors from the street. These frontages may include courtyards or gateways and should allow residents and visitors to interact with the surrounding public realm.*

As discussed above, the project would involve new landscaping and hardscape improvements in the front yards of the apartment buildings. The existing entrance pathways into the courtyards would remain, with improvements, for both tenant and visitor access. The property would maintain the open, unenclosed, street frontage.

DG 25: *Muted tones are encouraged or other colors determined to be appropriate by the Architectural Review Board.*

The proposed new exterior colors with the off-white body and dark brown trim appear to be muted tones that would be consistent with DG 25.

DG 27: *Trees, shrubs and other low plantings should be compatible with the surrounding landscape and urban form. Plantings should include native or drought-tolerant species and trees that complement the public realm. Native species are encouraged where appropriate.*

DG 28: *Landscaping should frame corridors in the public realm.*

DG 29: *Landscaping should allow visibility of the building and complement its architecture, without hindering privacy or causing excessive shading or leaf litter on adjacent lots.*

DG 30: *Hardscape materials should complement the building and be distinguishable from materials used in the public realm. Hardscape that incorporates varied materials, textures and designs is encouraged.*

The proposed project would update the aesthetics of the apartment buildings by eliminating the dated lawn and garden walls and replacing them with plants of varying heights, and repainting the exteriors. The proposed plant palette includes both native and drought-tolerant species, which would reduce water consumption. The new hardscape would include concrete pathways, boulders, and a variety of new seating areas. Overall, the proposal is consistent with the above Design Guidelines.

Safety Element

Objective S-4: *Minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from flooding.*

Although the project site is not located in the mapped 100-year floodplain at this time, it is still an area currently vulnerable to flooding impacts. The preliminary updated Flood Insurance Rate Maps, expected to be adopted later this year, show the property entirely within the Special Flood Hazard Area. These vulnerabilities are liable to become more pronounced in the future as a result of rising sea levels, as discussed in the City's Sea Level Rise Vulnerability Assessment and Adaptation Project (SLRVAAP), which shows the subject property as being vulnerable to one foot (or more) of SLR by 2030. The City's Interim Sea Level Rise Guidance document defines redevelopment as projects that result in improvements costing more than 50% of the existing structure's market value; or projects resulting in the replacement of more than 50% of the existing structure. If a proposed project exceeded these thresholds, it would qualify as "redevelopment" and be expected to further analyze vulnerability to impacts from sea level rise and identify and implement adaptation strategies to mitigate those potential impacts. The proposed landscaping and hardscape improvements have been reviewed by staff and are not considered "redevelopment" because alterations to the structures are not proposed as part of the project.

SUMMARY OF ISSUES

- Proposed tree removals and plant palette;
- Proposed hardscape materials;
- Proposed exterior paint colors;
- Public views from street frontage; 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 feels the project meets the applicable design criteria, the Board may recommend preliminary and/or final approval to the Community Development Director.

ATTACHMENTS

Attachment A- Preliminary/Final Plans

Attachment A
Preliminary/Final Plans

Driftwood Apartments Landscaping & Exterior Alterations
Project 24-2306-DPR/CDP/ARB
Preliminary/Final ARB Review
September 26, 2024

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LANDSCAPE ARCHITECT
Broderick Associates
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Ventura, CA 93001
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Email broderickassociates@gmail.com

[illegible]

141-155 Holly Avenue
Carpena, Ca 92013

APN 003-463-020
and 003-463-022

1.	Total Site Area - 48,000 SF
2.	Total Site Landscape Area - 110 SF

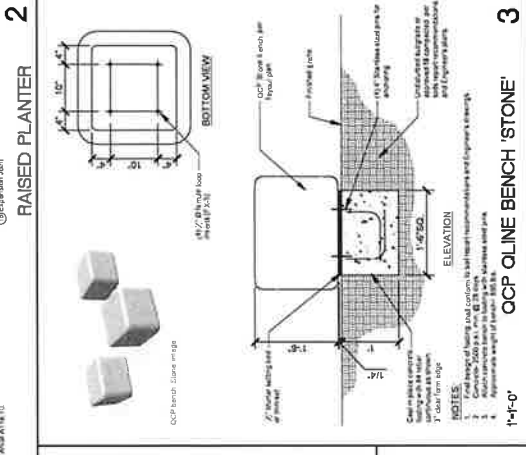
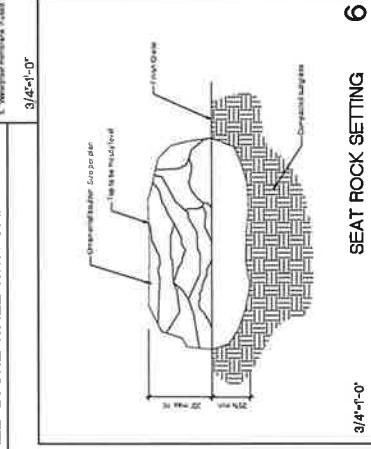
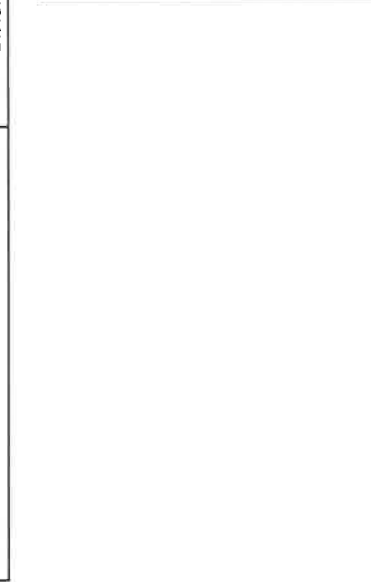
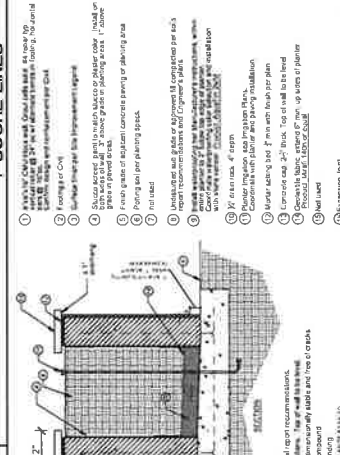
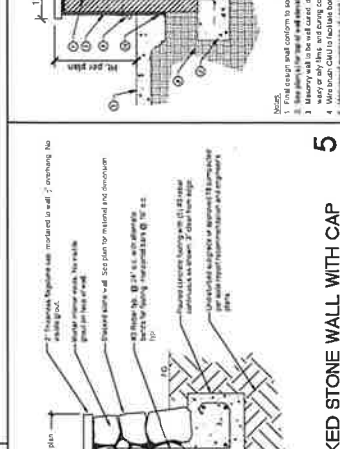
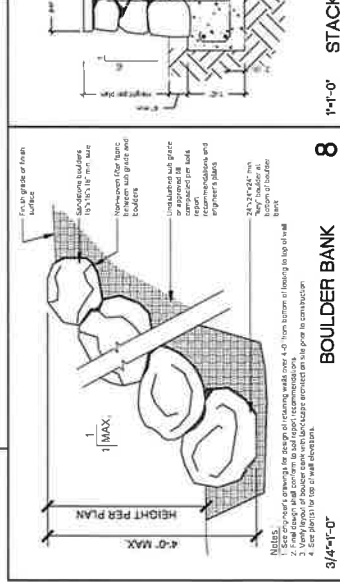
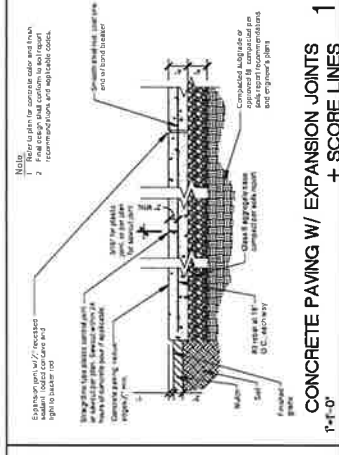
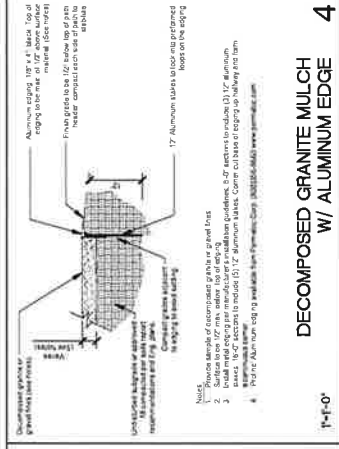
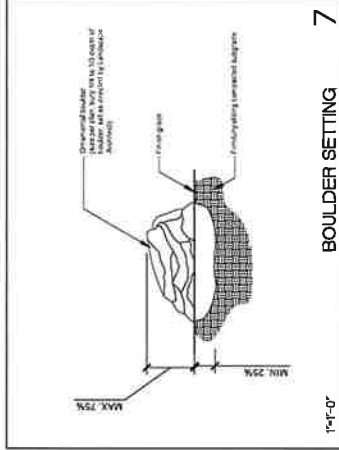
L0.0	Cover Sheet
L0.1	Demolition Plan
L1.1	Layout Plan
L1.2	Construction Details
L2.1	Hydrants Plan
L3.1	Planting Plan
L3.2	Planting Details

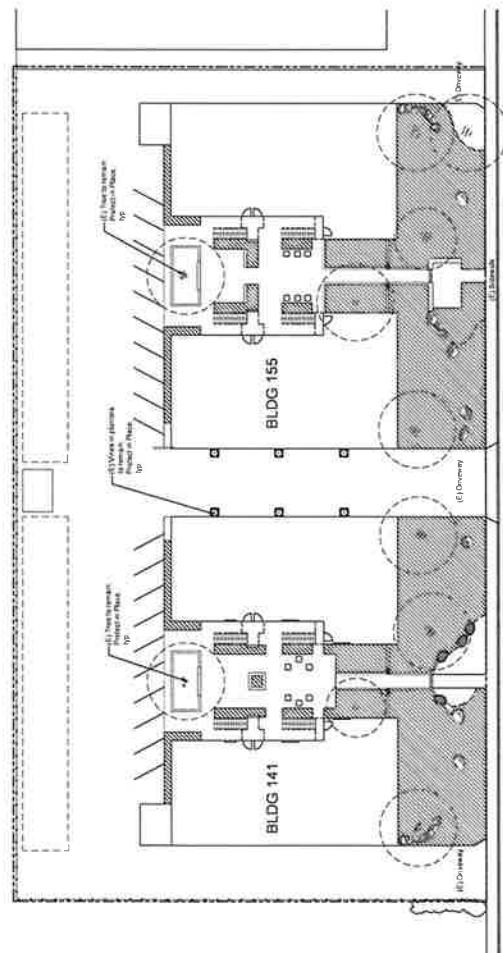


1 All work within the disciplines of existing trees shall be based on and performed only as approved or approved by the Foundation Archives.

- [illegible]







HYDROZONE LEGEND				
KEY	SYMBOLS	WICOLS DEMONSTRATION	PLANT TYPE	SQUARE FOOTAGE
HD-1		LOW WATER USE	SHRUBS/GROUND COVER	8,110 sq. ft.

[illegible]

IRRIGATION NOTES

[illegible][illegible][illegible]



**CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of September 26, 2024**

Agenda Item #2

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 24-2303-DP/CDP/ARB **Planner:** Brian Banks
Address: 701 Linden Avenue
APN: 003-311-007
Zoning: Central Business (CB), Visitor-serving Commercial (VC) Overlay
Applicant: Request of Laurel Perez, SEPPs, agent for 701 Linden LLC

Project Review: ☐ Conceptual
 ☒ Preliminary
 ☐ Final

PROJECT DESCRIPTION

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

On the east elevation (facing Linden Avenue), the proposal would replace the non-original first floor addition with an approximately 804 square foot covered patio dining area with landscape planters along the sidewalk. On the south elevation (facing Seventh Street), the project would remove the non-original exterior staircase, allowing for a refurbished and expanded landscape planter area of 1,305 square feet. On the west elevation (facing the Yucca Lane alley and parking area), the proposal would replace the non-original exterior wood staircase with a new staircase to the roof, and proposed new six-foot tall wood fencing to enclose a small service yard. Changes to the building’s north elevation would be limited to minor window changes and façade restoration work. The project also proposes new rooftop elements including a bar, open terrace dining area, restrooms, and the addition of a new elevator and stairway tower for patron access.

The maximum height of the rooftop bar structure would reach 31 feet-eight inches, with an overall building height to the top of the elevator tower reaching 36 feet-10 inches. The resultant building would have a floor area of approximately 9,949 square feet and ground floor and rooftop patio areas totaling approximately 2,909 square feet. A total of nine parking spaces would be provided onsite in a reconfigured rear parking area.

Proposed plans are included as Attachment A. Story poles were erected on September 10, 2024 depicting the proposed rooftop additions. Photographs of the story poles from various public vantages are provided in Attachment B.

PROJECT SETTING

Site Characteristics

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

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

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

Background and Historical Significance

The “Palms” building has been a prominent and beloved fixture of the City’s downtown for over 100 years, dating back to approximately 1912, and having originally been constructed as a hotel before eventually being retrofitted into a restaurant/bar, an office and a number of quasi-apartment units. With the exception of the shed-roofed addition to expand the dining room in 1960, the limited records on file with the City indicate that permitted work completed to the building over the years was limited to various general repairs/maintenance, interior tenant improvements, and a seismic retrofit of the (formerly) unreinforced masonry building completed in 1993 (building permit no. 5338).

The “Palms” derives its name from the distinctive row of palm trees planted on Linden Avenue that predated the building and that have since been designated a City Landmark

(no. 3). A Phase I-II historical resources report was prepared for the proposed project to assess the historical significance of the existing building and its eligibility for landmark status, and to evaluate the proposed renovation for compliance with City historic preservation policies, California Environmental Quality Act (CEQA) guidelines, and the Secretary of the Interior's standards for rehabilitation of historic structures. The report concluded that the existing Palms building is a significant historic resource and is eligible for listing as a local landmark. The historic report analyzed the proposed renovation project and noted the existing building features which contribute to its historic significance, including:

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

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

The Historic Resources Report is included as Attachment C.

PROJECT HISTORY

Architectural Review Board Concept Review

Prior to the formal Development Plan application submittal on July 15, 2024, the project was presented to the ARB for conceptual review on May 30, 2024 (Project 24-2291-CON). Overall, the Architectural Review Board (ARB) was generally supportive of the conceptual project, including support for the requested height modification for the rooftop bar element to exceed the 30-foot maximum height limit by 1 foot-eight inches.

Four public speakers provided comments at the meeting, and several comment letters were provided ahead of the ARB meeting and were considered by the Board in their review of the conceptual project plans. Three commentors expressed overall support for reestablishing the restaurant use of the site. However, six commentors expressed concerns with the conceptual proposal. Common themes among these commentors were concerns with respect to the project's compatibility with the "small beach town" character of the City and compatibility with the existing downtown neighborhood; concerns with the project's proposed intensity of use; and the related parking, noise and privacy impacts that would result from the project.

The Board's comments primarily focused on the project's proposed rooftop element and related safety and intensity of use / noise concerns resulting from the proposed rooftop bar and lounge areas. Recurring comments shared by the Boardmembers were as follows:

- Story poles are required for the rooftop elements;
- Ensure adequate safety barriers are incorporated on the rooftop to keep patrons away from the roof edge;
- Prohibit music or other excessive noise-inducing uses and activities on the rooftop;
- Incorporate additional buffering or revisions to the rooftop bar element walls to limit noise impacts to adjacent residential properties; and
- Revise the metal work on the rear stairs and railing to be more ornamental and in keeping with the historic architectural style.

A copy of the approved Minutes from the May 30th ARB meeting is included as Attachment D and a copy of the previous conceptual plans is included as Attachment E.

Project Updates since the Architectural Review Board Concept Review Meeting

In addition to plan updates prepared by the applicant in response to the ARB's conceptual review comments, additional plan revisions were incorporated in response to items requested by Staff as part of the Development Plan application review process and to address revisions required by the Health Department:

- The previously proposed exterior covered storage at the rear of the site has been repurposed as an employee break patio and will not be used for storage or a walk-in cooler;
- A door and roll-down security curtain have been added to the rooftop bar and service area to fully enclose the area to protect it from pests when not in use;
- The rear stairs and railing metal work has been revised;
- A plan section and detail of the rooftop planter and 42-inch guardrail was developed in response to the Board's comments related to barriers from the roof edge for patron safety (Sheet A3.1); and
- The landscape plan has been revised to add a new planter strip between the parking area and Seventh Street sidewalk, and to include refurbished plantings in the parkway planting area along Seventh Street.

Noise Study

As requested by Staff as a part of the Development Plan application, and in response to the Board's comments and neighbor comments regarding potential noise impacts resulting from the rooftop bar and lounge use, a Noise Study was prepared to model and predict the potential noise impacts of the project on noise-sensitive receptors near the project site (specifically the adjacent residential uses to the rear of the site). The Study

included an analysis of the existing ambient noise levels utilizing long-term noise measurements on Yucca Lane (nearest the residential uses), and predictive noise level modeling based upon the project plans, proposed mechanical equipment, inclusion of low volume speakers on the roof area, and the anticipated number of patrons utilizing the rooftop bar and lounge areas. The Noise Study is included as Attachment F.

The Study concluded that even if all of the HVAC equipment operated continuously from 7 AM to 10 PM, and the rooftop bar and patio areas operated at full capacity during this period, the predicted operational sound level at the noise-sensitive receptors closest to the project site would fall well below the City’s noise exposure limits as specified in the Noise Element of the General Plan. Based upon the results of the Noise Study, no changes to the plans were developed in response to the ARB and neighbor comments with respect to potential noise impacts. Nevertheless, the City may still wish to condition the project to limit the type of activities that may occur on the rooftop deck (e.g., no live music; curfew hours, etc.).

PROJECT ANALYSIS

Carpinteria Municipal Code (CMC)

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

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

Standard	Requirement/Allowance	Proposal
Setbacks (CMC 14.20.090)		
Front (east- Linden Ave)	35 feet from centerline of street or 5 feet from property line, whichever is greater. (5 feet from PL)	~40 feet from centerline of street; 0 feet from property line.*
Side (south- Seventh St)	35 feet from centerline of street or 5 feet from property line, whichever is greater. (5 feet from PL)	~42 feet-6 inches from centerline of street; ~12 feet-6 inches from property line

Side (north)	0 feet	0 feet
Rear (west- Yucca Ln)	20 feet min. from residentially-zoned property lines	~ 49 feet from a residentially-zoned property line
Height (CMC 14.20.100)	30 feet max.	31 feet-eight inches to rooftop bar patio cover; * 36 feet-10 inches to top of elevator tower.*
Landscaping (CMC 14.22.050)	5% min. to 20% max. as established by Planning Commission (575 sq ft – 2,290 sq ft)	1,305 square feet (~11% of site) Additional Landscape Areas: - Rooftop 1,157 sq. ft. - Refurbished Parkway 713 sq. ft.
Parking (CMC 14.54.040)**	Restaurant/Bar/Café: 1 space per 500 square feet of gross floor area + 1 space per 50 square feet of seating area Total: = 54 spaces	47 spaces (9 spaces onsite + 38 spaces in City Parking Lot #3)

*See Setback and Height Discussions below

**See Parking Discussion below

Height Requirements

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

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

In contrast, however, the proposed roofed trellis structure covering the proposed rooftop bar area, which reaches an overall height of 31 feet-eight inches, would not meet the definition of an architectural feature pursuant to CMC §14.10.100 and thus would require approval of a Modification to the zone district height limit. CMC §14.50.120 provides the following provision to allow for modifications to zone district requirements: *“In reviewing a development plan, the planning commission or city council may consider modification of requirements of the base zoning district in which the proposed development is located, including building height, yard setback, parking, building coverage or landscaping, if it is determined that such modification is necessary to accommodate an innovative project which will result in at least one of the following public benefits:*

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

The Planning Commission (or City Council on appeal) would need to make at least one of the required findings for the height Modification discussed above to be approved as currently designed. Although the ARB expressed their overall support for the requested height Modification as part of their concept review, Staff continues to have reservations that at least one of the required findings for approval of a Modification can be made by the Planning Commission or City Council considering that the rooftop bar element would not provide a public benefit related to energy efficiency, affordable housing, nor provide a larger amount of open space or landscaping.

The Board should provide input on the appropriateness of the height modification request as it relates to the required Modification findings.

Setback Requirements

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

The proposal calls for demolishing a portion of the legal nonconforming ground floor area within the Linden Avenue front setback to allow conversion to a covered patio area, and thus would require the new covered patio area to be modified to conform to the required 5-foot setback unless the Planning Commission modified this requirement as part of the Development Plan/Coastal Development Permit application.

Staff notes that many of the buildings in the downtown core (including the existing building) utilize a zero setback from the front and/or side property lines and therefore maintaining the building's existing established setback would not be out of character with surrounding development. Allowing appropriately designed and scaled buildings in the downtown core to be built right up to the sidewalk is also conducive to creating the desired pedestrian-oriented streetscape envisioned in the General Plan/Coastal Plan's Community Design Element. As proposed, the creation of the patio area along the Linden Avenue frontage would result in additional open space and landscaping, and therefore would appear to provide a public benefit such that the Planning Commission or City Council could approve the setback encroachment in compliance with Modification Finding (3), as discussed above.

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

Landscape Coverage Requirements

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

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

The conceptual plans indicate approximately 1,305 square feet of landscape area would be provided onsite, primarily along the project's Seventh Street frontage. This amount of landscaping equates to approximately 11% of site coverage, which falls within the middle of the allowable range and is substantially greater than the existing approximately 700 square feet of landscape coverage currently provided onsite. In addition to the site landscaping, the proposed project includes substantial roof top planter areas along the roof perimeter which total approximately 1,157 square feet of new landscape area. The project also includes refurbishing the existing approximately 713 sq. ft. of parking planting

along the Seventh Street portion of the project, resulting in a comprehensive landscape treatment for the project.

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

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

Section 3 above, stipulates a requirement for additional perimeter landscape screening and buffering requirements for parking lots of 3,600 square feet or larger. The proposal calls for a slight reconfiguring of the existing parking lot by relocating the van accessible space and providing a small landscape planter area to wrap around the rear corner of the building along the Seventh Street side of the project. While the onsite parking lot, at approximately 2,500 square feet in area, does not meet or exceed the 3,600 square foot threshold, in response to Staff's suggestion, the updated plans now include a small planter border between the Seventh Street sidewalk and the parking area to help soften and screen views of the parking area. Additionally, the revised project now includes re-landscaping of the parkway strip along Seventh Street to enhance this streetscape and offer additional visual softening of the rear parking area from the street.

Parking Requirements

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

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

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

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

Total Combined Parking Required: 54 spaces.

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

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

While the City can no longer impose a minimum vehicle parking standard, the City must ensure that development projects still comply with the public access and recreation policies of the Coastal Act. The Coastal Commission has provided guidance and suggested methods by which an applicant can reduce public access and recreation impacts when taking advantage of the reduced parking allowances of AB 2097. Such efforts could include, for example, provision of additional bicycle parking facilities for employees and patrons (e.g., onsite bicycle racks or secure bicycle storage area), subsidizing or supporting transit use by employees through the provision of transit passes or increased employee benefits, offering incentive-based programs for employees to encourage and reward use of alternative transportation, securing agreements for off-site parking, and similar programs.

The revised project now includes four secure employee bicycle racks within the rear employee area, and new public bicycle racks along the Seventh Street frontage providing space for four bicycles for patron use. However, considering the limited available public on-street parking in the immediate vicinity along Linden Avenue and Seventh Street, including in the adjacent downtown residential neighborhood, Staff has requested preparation of a parking study as a part of the Development Plan application review. The parking study is in process and has not yet been completed. Depending on the conclusions of the parking study, certain operational conditions of approval may be recommended as a part of the Planning Commissions review of the Development Plan/CDP to help further mitigate public access and recreation impacts resulting from the proposed project's anticipated parking demand.

Design Review

The project includes the following main components:

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

As previously described, the applicant's stated intent is to restore the architectural integrity of the building's exterior and to recommence the restaurant use by comprehensively remodeling the interior of the building. The proposed rooftop development is a more substantial change which raises concerns with respect to the proposed height of the project and compatibility with the surrounding uses. Although the noise study concluded that the predicted operational sound level at the noise-sensitive receptors closest to the project site would fall well below the City's noise exposure limits, the potential noise and nuisance impacts to the adjacent residential uses to the rear of the project site should still be considered. Each component of the design is more fully described below:

East Elevation / Linden Avenue Façade / Landscaping

The project proposes to remove the east elevation's non-original first-floor addition and reinstall historically appropriate doors and windows in close approximation to their original location. The removal of the nonhistorical addition allows for the creation of an open-air covered dining terrace, enhancing the visibility of the first floor's original brickwork, and door and window openings. New wood windows and doors would be installed in the original openings to match the historical arrangement. The terrace, designed to match the

Vernacular architectural style, would be covered by a 11'-10" painted-wood trellis supported by brick-clad piers and enclosed with 2'-6" brick planters. Proposed plantings include California native Island Morning Glory (*Calystegia macrostegia*) and Potato vines (*Solanum laxum*), which will spill over from the built-in planters. White Ivy Geraniums will be planted in hanging planters between each column/archway.

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

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

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

South Elevation / Seventh Street Façade / Landscaping

The project proposes improvements to the south elevation facing Seventh Street, including the removal of a non-original exterior staircase and the replacement of a non-original second floor door with a historically appropriate one-over-one wood sash window. Original windows that remain will be reused and restored per the applicable Department of the Interior's Technical Preservation standards. The removal of the stair well and hardscape in this area allows for a new landscaped area of 1,305 square feet, and a reduction in impervious area. Six (6) Baja California-native Guadalupe Palms (*Brahaea edulis*) are proposed, as well as an accent of dwarf Atlas Mountain Palms (*Chamaerops humilis* var. *argentea*) to restore the original essence of "The Palms". Shrubs and ground cover include a mix of mostly local native plants such as Chaparral Yucca (*Hesperoyucca whipplei*), Coast Sunflower (*Encelia californica*), *Eriogonum fasciculatum* (California buckwheat), Indian Mallow (*Abutilon palmeri*), mixed color Yarrows (*Achillea* sp.), and California Poppies (*Eschscholzia californica*).

An original first floor door will be fixed in-place and a non-original door on the first floor will be replaced by a window. Two small windows on the first floor which are not original, are proposed to be removed. An existing non-historic metal slider window on the south elevation of the recessed one-story element of the elevation (at the rear of the

building) would be replaced by a door. The exterior brick will be patched and repaired per the applicable Department of the Interior's Technical Preservation standards. The original metal cornice will remain.

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

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

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

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

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

North Elevation

Minimal improvements are proposed to this elevation. Two original second-floor windows are proposed to be removed, restored, and relocated to accommodate removal of a non-original window and restoration of the façade to a closer approximation of the historic original. In addition, two original first-floor windows will be removed and relocated to accommodate enclosing a small service yard. Exterior brick will be patched

and repaired as needed per the applicable Department of the Interior's Technical Preservation standards. This elevation is not visible, however the proposed improvements to this portion of the building would restore the architectural integrity of this façade.

Rooftop

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

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

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

Landscape Concept and Inspiration

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

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

General Plan/Coastal Plan Neighborhood Policies

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

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

Land Use

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

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

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

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

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

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

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

Visitor-serving Commercial Development

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

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

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

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

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

Presently, the subject property houses a restaurant (closed for many years), office and a number of small residential rooms which no longer are in use. The project would include a restaurant and market/café/retail area on the ground floor, a banquet/event space on the second floor, and a bar and dining area on the roof. The potential reopening of the “Palms” restaurant, the proposed expanded use of the second floor for banquet/event space, and the addition of a new retail area “annex,” would provide an expanded range of uses for both residents and visitors. Notably, the proposed banquet/event space could cater to an unmet need for both residents and visitors since locations offering event space with full-service dining are currently limited within the City.

Downtown Core and “Small Beach Town” Character

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

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

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

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

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

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

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

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

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

Aside from the proposed rooftop element of the project, the remainder the proposed remodel and historical rehabilitation of the existing "Palms" building would be consistent with the intent of the above objectives and policies.

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

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

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

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

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

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

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

Along the property's street-side frontage (Seventh Street), the project proposes removal of a non-original exterior staircase and the replacement of a non-original second floor door with a historically appropriate one-over-one wood sash window and the original windows that remain will be reused and restored. The removal of the stair well and hardscape in this area allows for a new landscaped area of 1,305 square feet, and resulting in a reduction in impervious area. A mix of six Guadalupe Palms and smaller accent dwarf palms are proposed, in keeping with the "Palms" historical theme and existing landmark palms along Linden Avenue. In addition, a new landscape planter area is proposed to wrap around the rear corner of the building, and a new planter strip between the Seventh Street sidewalk and parking area is proposed to help soften and screen views of the parking

area. Finally, the project includes refurbished plantings in the parkway planting area along Seventh Street to better complement the building and property.

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

Public Parking and Infrastructure

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

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

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

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

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

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

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

As discussed above in the zoning analysis section, the increased parking demand resulting from the addition of the banquet/event space on the second floor, and the rooftop bar and dining areas, along with the need for staff parking, poses potential parking challenges for restaurant patrons and staff since only nine parking spaces would be provided onsite. A parking study is in the process of being prepared to analyze the parking impacts of the proposed project and to determine if any potential mitigation strategies, such as implementing an employee carpool and alternative transportation program, would help to meaningfully mitigate parking demand.

The proposed project would not result in a substantial new demand for services. The proposed project has been reviewed by the Carpinteria Valley Water District, Carpinteria Sanitary District, Carpinteria-Summerland Fire District, and the Public Works Department, with each indicating adequate services are available to serve the project.

Public View Corridors

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

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

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

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

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

The project site is situated with its primary frontage along Linden Avenue and a secondary frontage on Seventh Street. Public ocean views are not available from this location (other than directly down the Linden Ave corridor) and thus would not be

impacted by the proposed rooftop elements. Public mountain views are available along Linden Avenue looking northward, but as viewed near the building, are constrained to mainly looking down the Linden Avenue corridor or as glimpses over and between existing developments. Views of the mountains appreciably increase as viewed further to the south along Linden Avenue (towards the ocean), where the proposed rooftop elements are much less prominent and the mountain views would continue to be expansive.

Based upon the photosimulations provided by the applicant from various viewing locations along Linden Avenue and Seventh Street, and as evidenced by the photographs of the story pole installation included as Attachment B, the proposed project would not significantly alter existing public view corridors towards the mountains or sea.

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

Cultural Resources

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

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

As previously described, the subject building dates back to approximately 1912 and is named after the row of palm trees that line Linden Avenue, which are a designated City landmark. A Phase I-II historical resources report was prepared for the proposed project to assess the historical integrity of the existing building and its eligibility for landmark status, and to evaluate the proposed renovation for compliance with City historic preservation policies, California Environmental Quality Act (CEQA) guidelines, and Secretary of the Interior's standards for rehabilitation of historic structures. The report concludes that the existing Palms building is a significant historic resource and is eligible for listing as a local landmark. The report further provides guidance for recommended preservation techniques related to the remaining historic wood windows, and techniques for cleaning, repairing and maintaining the historic masonry materials.

With the exception of the proposed new roof structural development, the project proposes a careful historic rehabilitation of the primary historic features of the building. While the proposed new trellised dining area along Linden Avenue was not an original feature of the building, the proposed design which features the same Vernacular style and use of similar brick and wood elements as the original building was found by the historians to be appropriate. The historic report concludes that the proposed new rooftop structures meet the Secretary of the Interior Standards for Treatment of Historic Properties due to their less prominent locations at the rear of the building and because they could be removed at a future time and not impair the building's historic status. However, Staff continues to question if these new rooftop elements meet the policy objective of preserving the City's

cultural resources considering the importance of the “Palms” building to the history of the City and the building’s prominent location in the downtown core.

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

Noise

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

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

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

As previously discussed, a Noise Study was prepared to model and predict the potential noise impacts of the project on noise-sensitive receivers near the project site (specifically the adjacent residences to the rear of the building). The Study included an analysis of the existing ambient noise levels utilizing long-term noise measurements on Yucca Lane (nearest the residential uses), and predictive noise level modeling based upon the project plans, proposed mechanical equipment, the use of low volume speakers on the roof area, and the anticipated number of patrons utilizing the rooftop bar and lounge areas.

The Study concluded that even if all of the HVAC equipment operated continuously from 7 AM to 10 PM, and the roof top and patio areas operated at full capacity during this period, the predicted operational sound level at the noise-sensitive receptors closest to the project site would fall well below the City’s noise exposure limits as specified in the Noise Element of the General Plan. Nevertheless, the City may wish to consider operational conditions to limit the use of the rooftop patio to help further mitigate or protect against potential noise or nuisance impacts (hours of operation, limitations on live entertainment, etc.). The Noise Study is included as Attachment F.

SUMMARY OF ISSUES

- Consistency with applicable City regulations, including V Overlay requirements;
- Adaptive reuse/redevelopment of the historic building;
- Compatibility with Downtown Core & “small beach town” character;

- Appropriateness and compatibility of new rooftop elements with surrounding downtown area;
- Visibility, massing, scale, and height of new rooftop additions; and
- Building architecture and design.

RECOMMENDATION

The Board should receive public comment and provide feedback on the issued areas identified. If the Board finds the project to be consistent with all applicable criteria, the Board should recommend preliminary approval with their comments attached to the Planning Commission.

ATTACHMENTS

Attachment A – Preliminary Architectural Plans
Attachment B – Story Pole Photographs
Attachment C – Historic Resource Report
Attachment D – May 30, 2024 ARB Meeting Minutes
Attachment E – May 30, 2024 ARB Conceptual Plans
Attachment F – Noise Technical Memorandum

Attachment A
Preliminary Architectural and Landscape Plans

The Palms Renovation
Project 24-2303-DP/CDP/ARB
Preliminary ARB Review
September 26, 2024

701 LINDEN AVENUE
EXTERIOR ALTERATION / INTERIOR REMODEL
CARPINTERIA, CA 93013



ARIEL VICINITY MAP

[illegible]

GENERAL NOTES:

- 1) These policies are in compliance with the following current 2022 California Building Code (CBC), with Title 24 - 2022 California Residential Code (CIRC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Electrical Code (CEC), 2022 California Green Building Standards Code (CALGreen), 2022 California Energy Code (CCEC), California State Codes
- 2) It shall be the subcontractor's responsibility to notify the owner and designer if any inconsistencies in the construction documents occurred while bidding and clarification shall be made prior to the start of construction.

PROJECT STATISTICS

OWNER	TO: LORTEL, L.C. 40 Baker Station P.O. Box 1469 Santa Barbara, CA 93104 Phone 805/964-9550 Fax 805/964-9550
PROJECT	701 Lorrel Ave Capitola, CA 95013
ADDRESS	303-311-007 1000 A-2, B 1912
APN	04
ZONING	Yes, Significant Permit
OCCUPANCY	1912
YEAR BUILT	04
TYPE OF CONST.	REPAIR/REPLACE
NO. OF STORIES	2
FLOOD AREA	0

(E) STRUCTURES AREA:

(c) Boring	(f) STRUCTURES AREA	Net L	10 508 g ± 87
(D) Pile	141 ft	505 n.a.i	505 n.a.i
(D) Pile	141 ft	451 n.a.i	451 n.a.i
(D) Abutment Vertical Oscillation	400 n.a.i	400 n.a.i	400 n.a.i
(A) Road structure	*	149 n.a.i	149 n.a.i
(A) Structures sub-area	2 446 n.a.i	2 446 n.a.i	2 446 n.a.i
Roadway Paving	1 742 ft		
141 ft Road Pave	604 ft		
Employee Paving	333 ft		
Travel Enclosure	1215 ft		
DEMOS		-1 673 g ± 88	-520 g ± 87
ADDITIONAL		149 n.a.i	381 g ± 1
AREA OF ROAD		6 196 n.a.i	

STATION, CHICAGO, NATIONAL VALLEY BANK
UNION AVE. NEW YORK AND CHICAGO
STATION, CHICAGO, NATIONAL VALLEY BANK

ILLINOIS

GRAZING _____ No. of acres or Equivalent
Cattle = 20 Cows

Construction Waste & Management company for this project
will be Marion Industries of Santa Barbara.

DRAWING INDEX

A01	PHYSICAL PROFILES
A02	EXISTING BUILDING
A03	NEIGHBORING PROPERTIES
A04	PHOTO OVERLAYS
A05	MATERIAL BOARD
A06	AREA DIAGRAMS
A07	STORY POLE PLAN
A08	SWMP GRADING & UTILITY PLAN
A09	SURVEY
A10	SITE PLAN

A2.1 PROPOSED PLAN - PRELIMINARY
A2.2 PROPOSED PLAN - MODIFIED

A0 3	PROPOSED PLAN - ROOF
A0 4	EAST EXTERIOR ELEVATIONS
A0 5	FRONT INTERIOR WALLS
A0 6	FRONT PORCH
A0 7	FRONT PORCH
A0 8	FRONT PORCH
A0 9	FRONT PORCH
A1 0	FRONT PORCH
A1 1	FRONT PORCH
A1 2	FRONT PORCH
A1 3	FRONT PORCH
A1 4	FRONT PORCH
A1 5	FRONT PORCH
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A3 5	FRONT PORCH
A3 6	FRONT PORCH
A3 7	FRONT PORCH
A3 8	FRONT PORCH
A3 9	FRONT PORCH
A4 0	FRONT PORCH

L1.00	FREE PIVOT OFF & FREE CEILING
L1.01	CONCEPTUAL PLANTING PLAN

VICINITY MAP

12.01 CONCEPTUAL PLANT COLLECTION
14.01 CONCEPTUAL BUILDING MAJOR

Map showing the project location (yellow line) in the vicinity of the proposed development. The map includes a north arrow and a scale bar.

1

GENERAL NOTES:

- 1) These policies are in compliance with the following current 2022 California Building Code (CBC) with Title 24 2022 California Residential Code (CIRC) 2022 California Mechanical Code (CMC) 2022 California Plumbing Code (CPC) 2022 California Electrical Code (CEC) 2022 California Green Building Standards Code (CALGreen) 2022 California Energy Code (CCEC) California State Codes
- 2) It shall be the subcontractor's responsibility to notify the owner and designer of any inconsistencies in the construction documents received while bidding and clarification shall be made prior to the start of construction.

PROJECT STATISTICS

OWNER	701 LORAIN, LLC c/o Baker Station P.O. Box 1469 Santa Barbara, CA 93140 Phone 805-968-9550 Fax 805-968-9550
PROJECT	701 Lorain Ave Capitola, CA 95013
ADDRESS	303-311-007 1000 A-2, B
APN	1912
ZONING	UB
OCCUPANCY	Yes, Storage/Pallet
YEAR BUILT	2
TYPE OF CONST	
ADDITIONAL DEPT	
ADDITIONAL COMMENTS	
No. of Stories	
FLOOD AREA	

(E) STRUCTURES AREA:

(c) Boring	(f) STRUCTURES AREA	Net L	10 508 g ± 27
(D) Pile	455 n.a.i	-336 g ± 1	
(D) Abut Vertical Oscillation	-500 n.a.i	-207 g ± 1	
(A) Road strain	* 149 n.a.i	* 37 g ± 1	
(D) Structures sub-area	2 466 n.a.i	2 343 g ± 1	
Roadway Paving	1 742 g		
14.1 Tr Trail Paving	604 g		
Employee Paving	333 g		
Trail Erosion	1215 g		
DEMOS		-1 673 g ± 38	-520 g ± 8
ADDITION		149 n.a.i	38 g ± 1
AREA OF ROAD		6 196 n.a.i	

STATION, CHICAGO, NATIONAL VALLEY BANK
UNION AVE. NEW YORK AND CHICAGO
STATION, CHICAGO, NATIONAL VALLEY BANK

ILLINOIS

GRAZING

CUT#1 = 20 CL Yds No loss of or Export

Construction Waste & Management company for this project will be Alarob Industries of Santa Barbara.

DRAWING INDEX

A01	PHYSICAL PROFILES
A02	EXISTING BUILDING
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A3 7	FRONT PORCH
A3 8	FRONT PORCH
A3 9	FRONT PORCH
A4 0	FRONT PORCH

L1.00	FREE PIVOT OFF & FREE CEILING
L1.01	CONCEPTUAL PLANTING PLAN

VICINITY MAP

12.01 CONCEPTUAL PLANT COLLECTION
14.01 CONCEPTUAL BUILDING MAJOR

Map showing the project location (yellow line) in the vicinity of the proposed development. The map includes a north arrow and a scale bar (0 to 100 feet).

1

A map showing the location of the Project Site. The map includes a red dot indicating the Project Site, a black line connecting it to a label 'PROJECT SITE', and various other landmarks and roads in the area.



North East (Front Elevation)



North Elevation



North East (Linden towards Mountains)

[illegible]





3 LINDEN AVENUE & 7TH STREET (LOOKING SOUTH) TO LITTLE DOMS



6 LINDEN AVENUE & 7TH STREET (LOOKING NORTHEAST)



2 LINDEN AVENUE & 7TH STREET (LOOKING WEST) AT PIZZA MAN DOMS



VICINITY MAP (NOT TO SCALE)



1 LINDEN AVENUE & 7TH STREET (LOOKING EAST)



4 YUCCA LANE (LOOKING SOUTH-WEST)



JOB NUMBER	73311
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DRAWN BY	AJW
CHECKED BY	CRABER
SUBMITTAL DATE	
REVISIONS	
DATE	
BY	
DESCRIPTION	
A0.4	
SHEET	OF

A0.4

8



BECKER
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Santa Barbara, CA 93101
Tel.: (805) 965-6555
beckerstudiosinc.com

THE PALMS
701 LINDEN AVENUE

701 LINDEN THE PALMS – EXTERIOR MATERIAL BOARD – ‘Painted Brick’



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Santa Barbara, CA 93101
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- COLOR SCHEME**
- Painted Brick: BM Cloud White
 - Door Trim: BM Graystone 1475
 - Window Trim: BM Night Train 1567
 - White Washed Wood



JOE NUMBER	2201
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REVISION	
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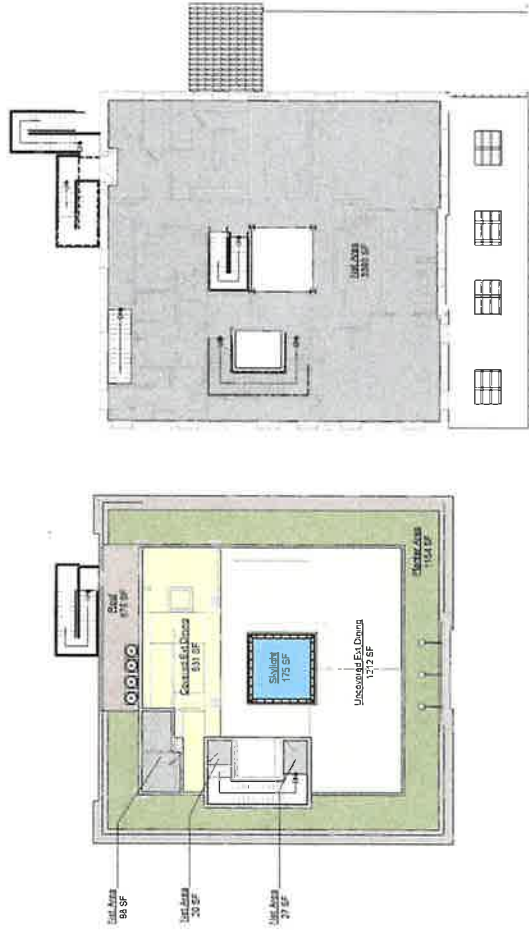
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THE PALMS
701 LINDEN AVENUE

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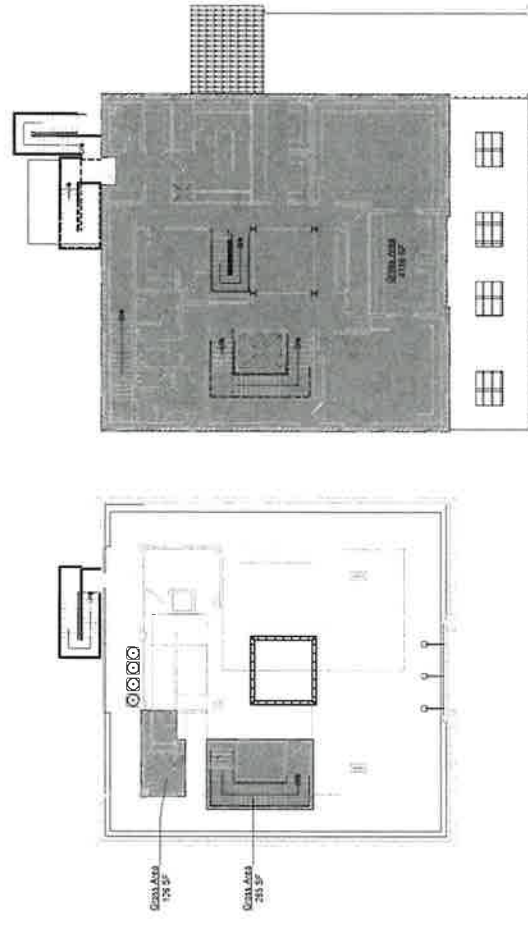
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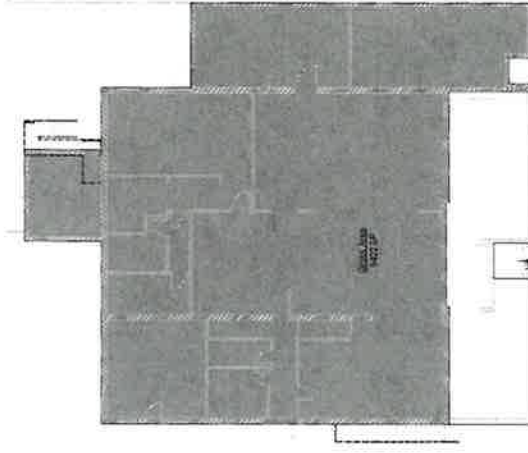
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3 (N) Gross Level 1
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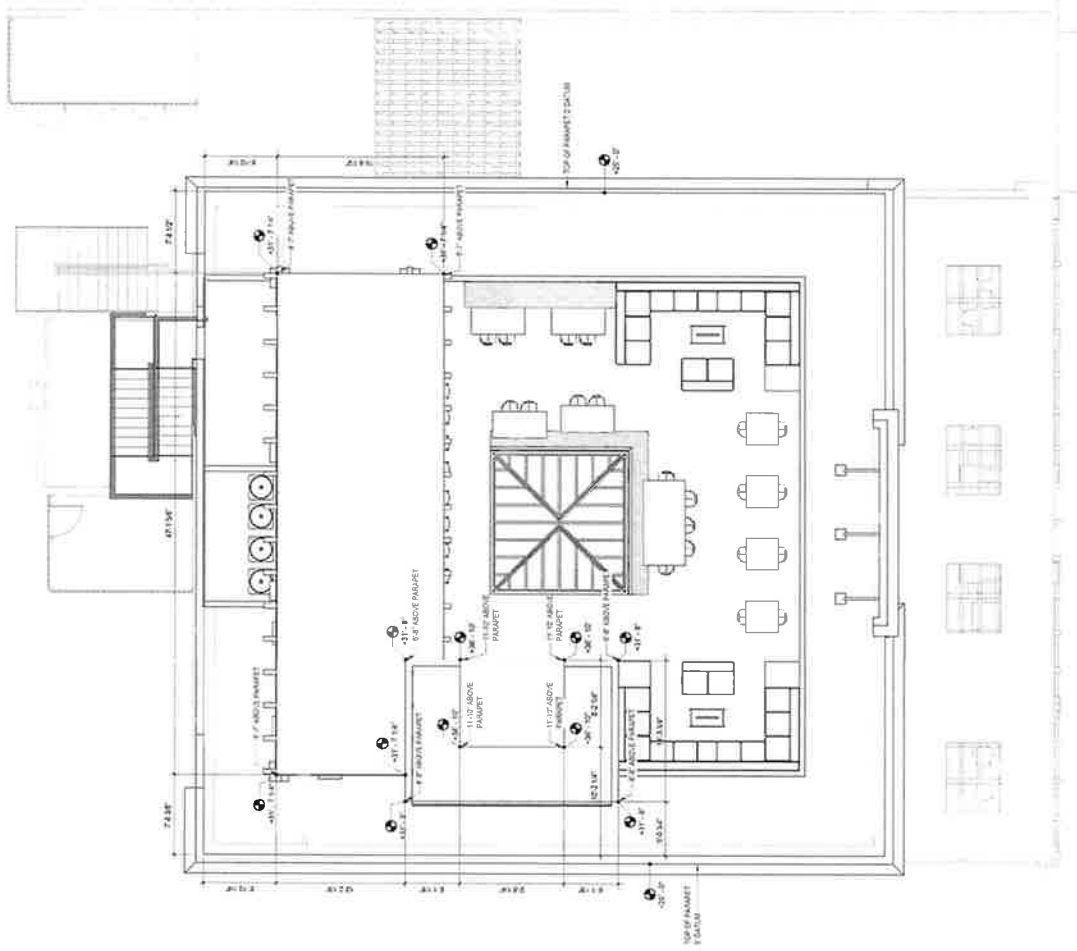
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Total	3300 sq ft	3	3300 sq ft	3	3300 sq ft

		Proposed Placing Area		Existing Placing Area	
		(N)	Net Area	(E)	Net Area
1st Fl	1200 sq ft	1	1200 sq ft	1	1200 sq ft
2nd Fl	240 sq ft	2	240 sq ft	2	240 sq ft
Total	1440 sq ft	3	1440 sq ft	3	1440 sq ft



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STORY POLE PLAN	
DATE/PLAN	A0.7
CHECKED BY	DJUNIO
SHEET NO.	1 OF 1
SCALE	
REVISIONS	
REVISED DATE	9/25/2014
#00000000	2587
A0.7	
SHEET	OF



STORY POLE PLAN

SCALE 1/8" = 1'-0"



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beckere8studiosinc.com

COMMERCIAL REMODEL:
THE PALMS
701 LINDEN AVENUE

THE PALMS
COMMERCIAL REMODEL.

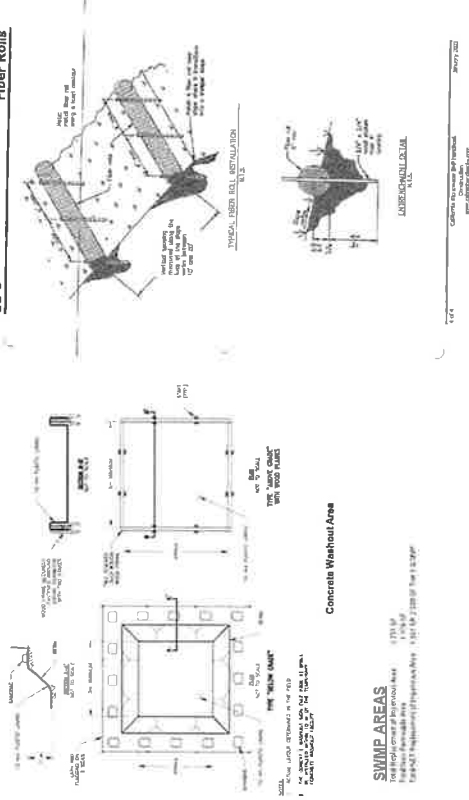
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DATE	
ESTIMATE DATE	8/6/2024
BY PHONE	
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DATE SET	09

A0.8

MEET

9-35

Fiber Rolls



Level 1 Stormwater Control Plan Project Data

Project Name / Case File Number	The Palms 201, Garden Avenue
Project Location	ADN 033114007
Project Status / Availability of Information and/or ADN	TOI, Lanes, LLC
Area of Concern or Developer	Recreation of Existing 2-Story Building
Project Type and Description (Provide "Single-Unit Residences," "Ponding Lot Attributes," "Riparian Lot," and "Village Lot" as appropriate.)	Recreation of Existing 2-Story Building
Total new impervious Surface Area (Square Feet)	0.32
Total new impervious Surface Area (Square Feet) per new impervious lot(s)	0.32
Total new impervious Surface Area	3,391.41 of 1,999.41 new impervious lots
Total new impervious Surface Area (Sum of currently impervious area that will be excused with new impervious surface)	NET Replacement Impervious 1,662.41
Total Pre-Project Impervious Surface Area	13,575.41
Total Post-Project Impervious Surface Area	6,448.41
Project Impervious Reduction (Impervious) (Sum of all lots due to new lots)	☒ 1. Potential to excavate lots due to replacement of impervious area
	☒ 2. Fencible impervious area
	☒ 3. Fencible impervious area
	☒ 4. Fencible impervious area

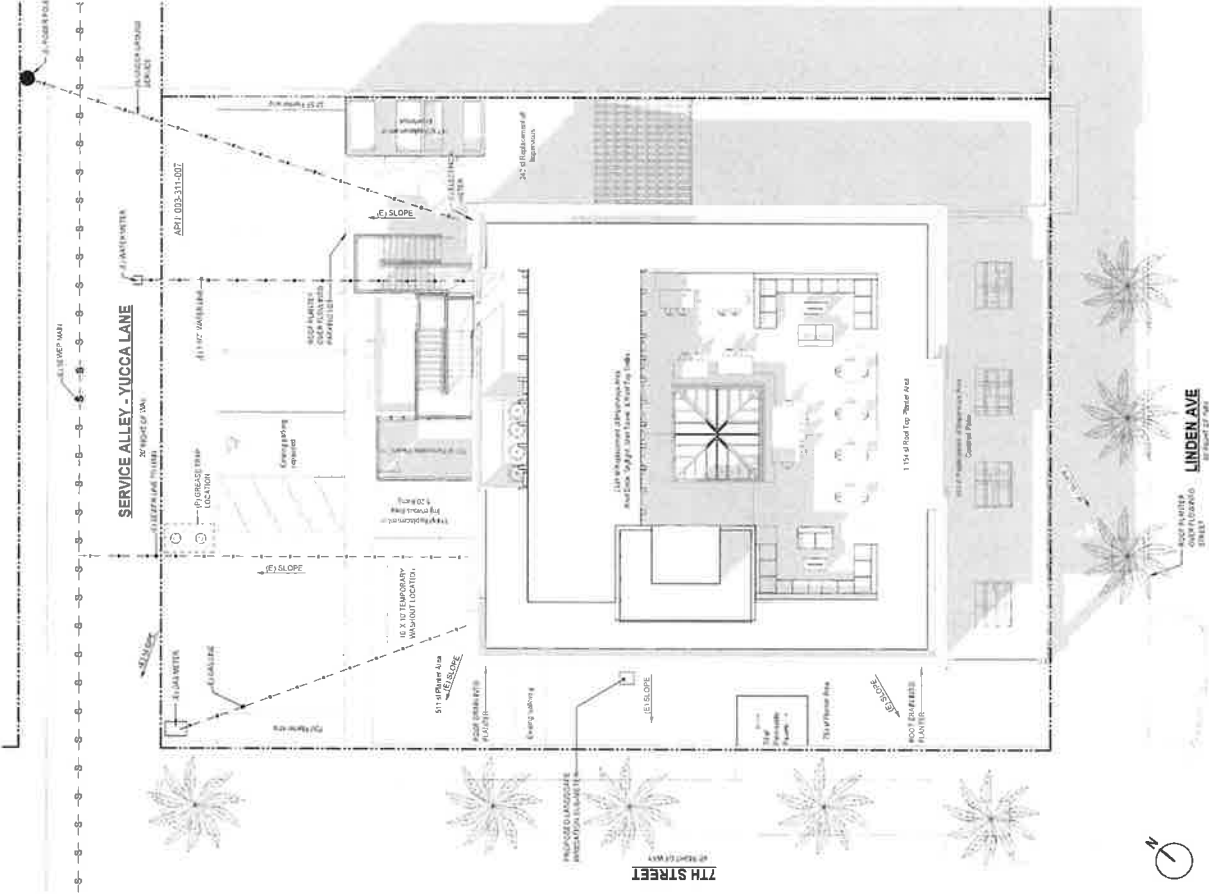
Page 3 of 8

Trin 1 SCP Template January 2017

Source: Government Finance & Statistics

Page 3 of 3

Severely ill patients have a 50% mortality rate.



SWMP / UTILITY PLAN

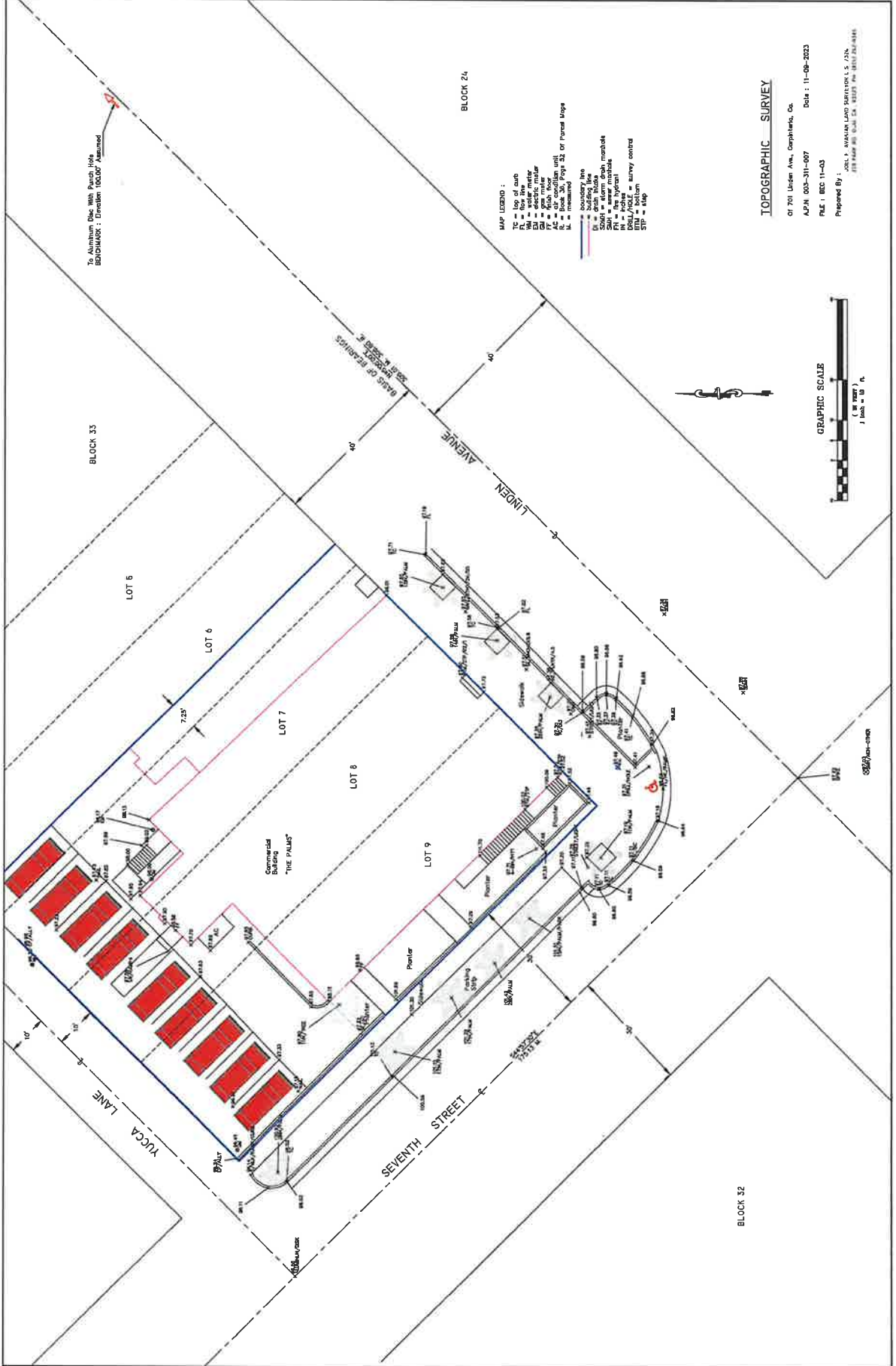
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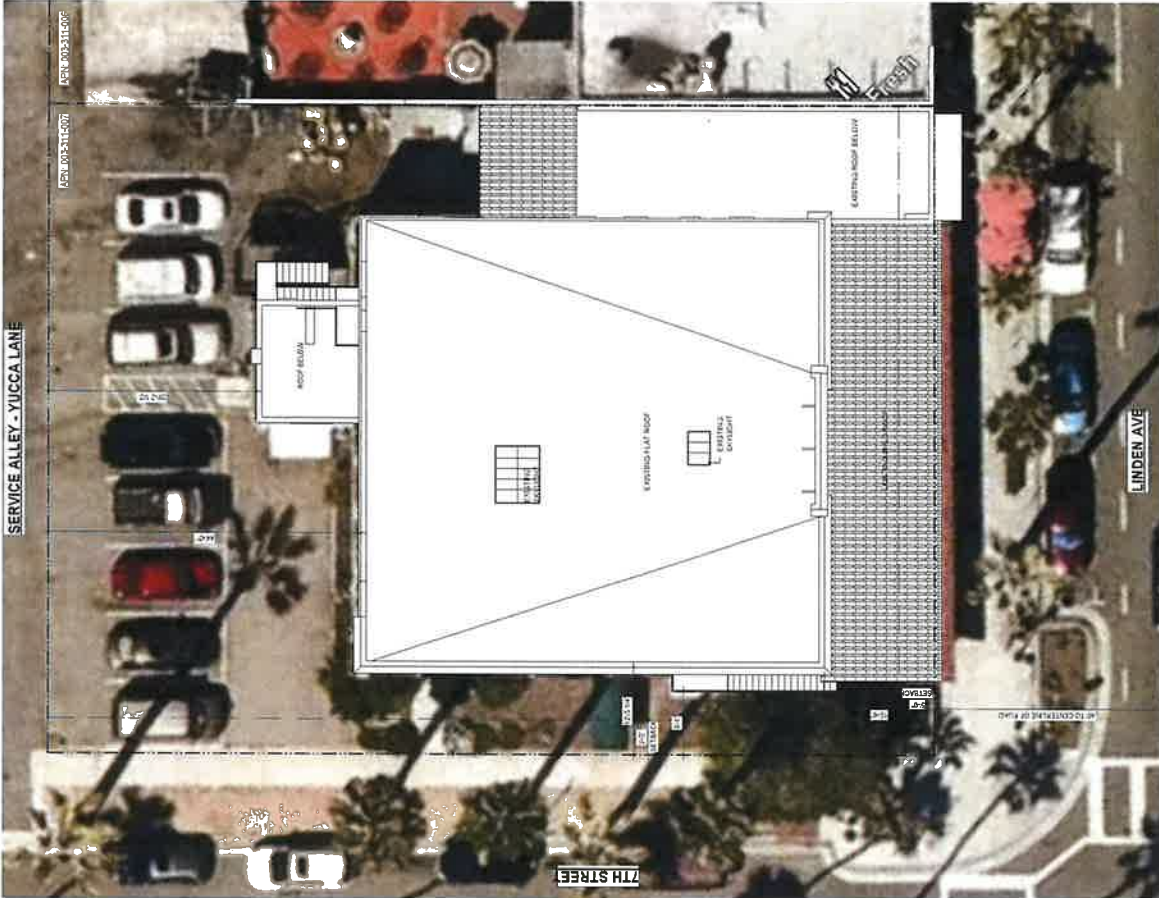


COMMERCIAL REMODEL
THE PALMS
701 LINDEN AVENUE

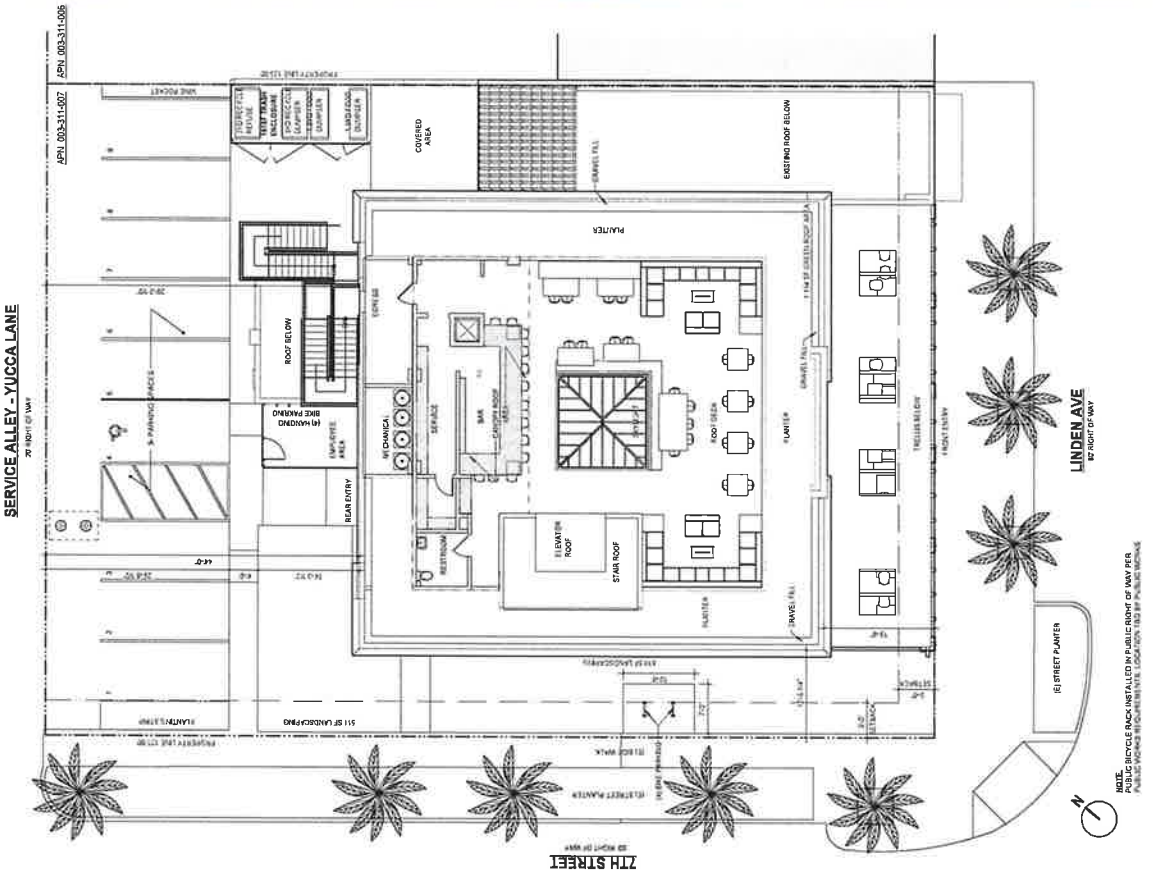
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CHARGE	Charger
SUPPLIER	Supplier
DATE	2/1/79
TIME	10:00
LOCATION	100
REMARKS	100

A0.9





2
 EXISTING SITE PLAN
 SCALE: 1/8" = 1'-0"



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

NOTE:
PUBLIC BICYCLE RACKS INSTALLED IN PUBLIC RIGHT OF WAY PER
PUBLIC BICYCLE RACKS IN THE CITY OF SANTA BARBARA

[illegible]

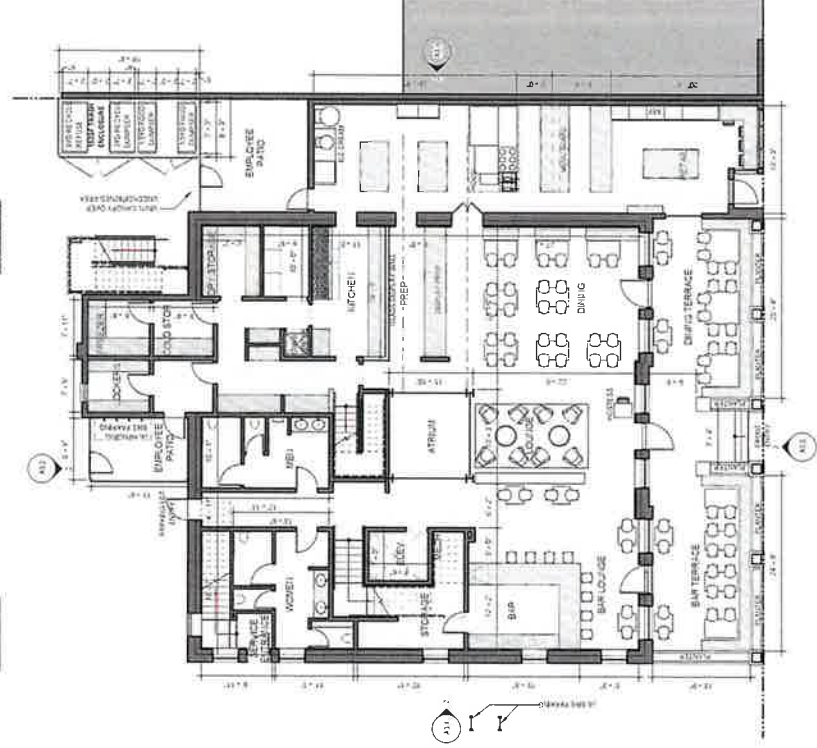
412 E. Haley Street
Santa Barbara, CA 93101
Tel: (805) 965-9555
beckersludioinc.com

THE PALMS
701 LINDEN AVENUE

ADD NUMBER	DATE
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DRAWN BY	AUTH
ONE CODE BY	CRIME
SUBMITTAL	
FILE DATE	W0024
# OF PAGES	1

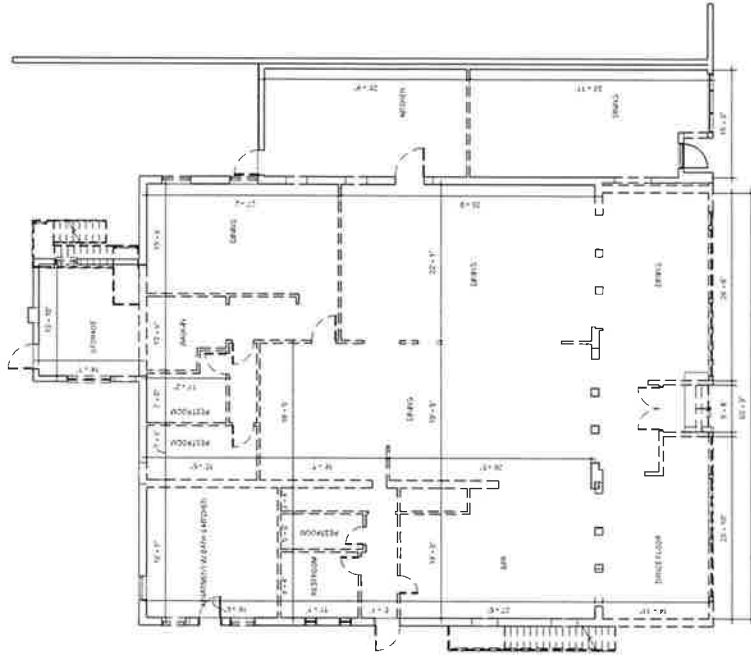
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10



1ST FL PROPOSED PLAN

SCALE 1/2 = 1-0



1ST FL DEMO PLAN

DCCLE 1387-9147

[illegible]

2ND FLOOR PROPOSED PLAN



2ND FL DEMO PLAN



SCALE 1/8" = 1'-0"



SCALE 1/6 = 1.0

[illegible]

THE PALMS
701 LINDEN AVENUE

JOB NUMBER	2201
CONTENTS	HOSPITALITY AREA
DRAWING	ANAL
CHECKED BY	CHEN
REVISIONS	
DATE	2024
AUTHOR	
SHEET	OF
A2.3	

[illegible]

Architectural drawing of a patio edge detail. The drawing shows a cross-section of a concrete patio slab, a brick wall, and a sidewalk. The patio slab is 4" thick and contains reinforcing bars. The brick wall is 8" high and 4" thick. The sidewalk is 4" thick and contains reinforcing bars. The drawing includes labels for 'BRICK WALL', 'PATIO', 'SIDEWALK', 'REINFORCING BARS', 'CONCRETE', 'BRICK', 'GRAVEL', 'SAND', and 'DRAINAGE'. Dimensions are given in feet and inches.

PATIO EDGE DETAIL

SCALE 3/4" = 1'-0"





EXISTING



PROPOSED



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

JOB NUMBER	20211
CONTENTS	SOUTH EXTERIOR ELEVATIONS
DRAWN BY	AJL/ML
CHECKED BY	CHOPIN
DATE OF ISSUE	
REVISIONS	
REVISOR NAME	W/2024
NO. OF SHEETS	1
SHEET NO.	OF
A3.1	

A3.1

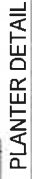
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SCALE 3/16"=1'-0"



SCALE 3/16" = 1'-0"



SCALE 3/4" = 1'-0"

9



PROPOSED BUILDING WITH ROOF DECK (LOOKING NORTHEAST)



EXISTING BUILDING (LOOKING NORTHEAST)



EXISTING BUILDING (LOOKING SOUTH)

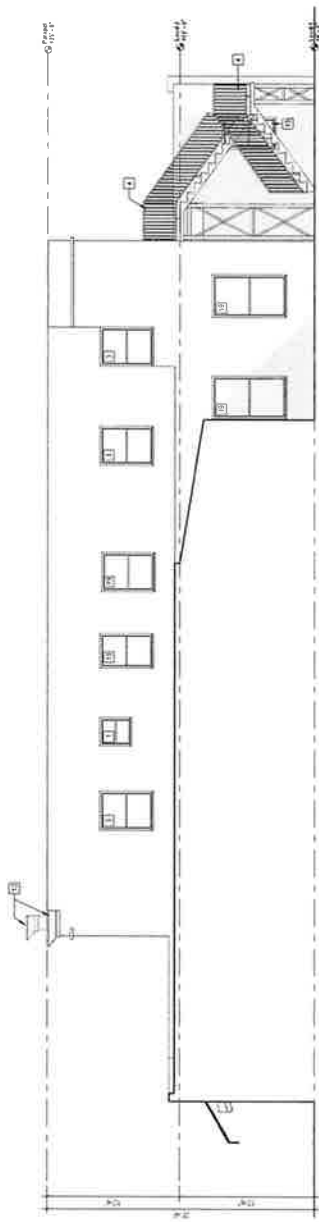


PROPOSED BUILDING (LOOKING SOUTH)

JOB NUMBER	23331
CONTRACT	CONTRACT ELEVATIONS
DRAWN BY	ADP
CHECKED BY	CHS
SUBMITTALS	1
DATE	11/11/2023
SCALE	AS SHOWN
REVISIONS	
DATE	
BY	
DESCRIPTION	

ELEVATION KEYNOTES

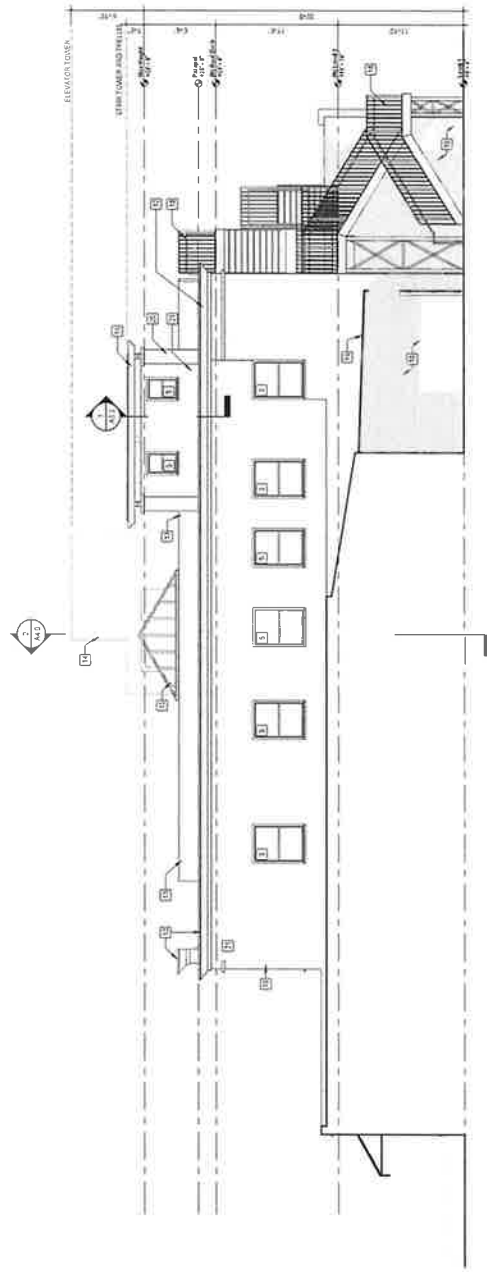
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24. REFERENCE TO THE ARCHITECT'S AND/OR ALL TO BE CHANGED.



1

NORTH ELEVATION - EXISTING

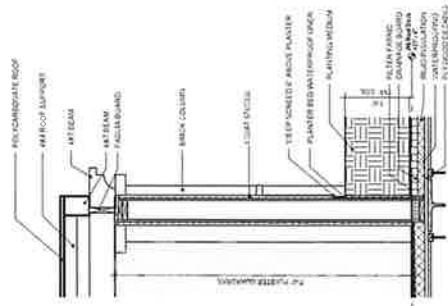
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2

NORTH ELEVATION - PROPOSED

SCALE 3/16" = 1'-0"



3

ROOF TRELLIS DETAIL

SCALE 3/4" = 1'-0"



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

JOB NUMBER	20201
CONTENTS	
BUILDING SECTIONS	
DRAWINGS	AUTHOR
SPECIFICATIONS	CHECKER
DETAILS	
SECTION	
ISSUE DATE	9/6/2024
REVISION	
DATE	
BY	
DESCRIPTION	

A4.0

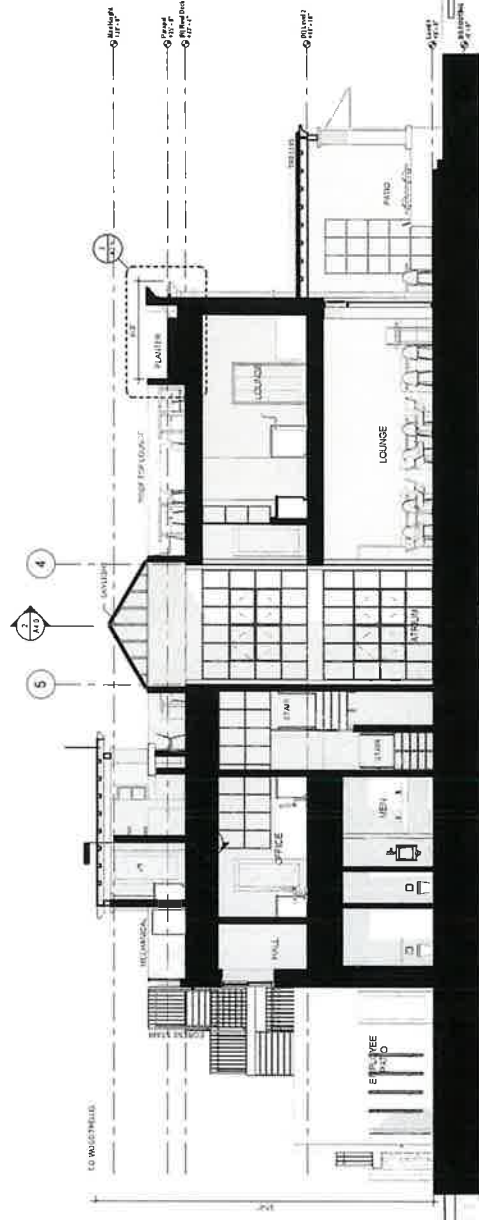
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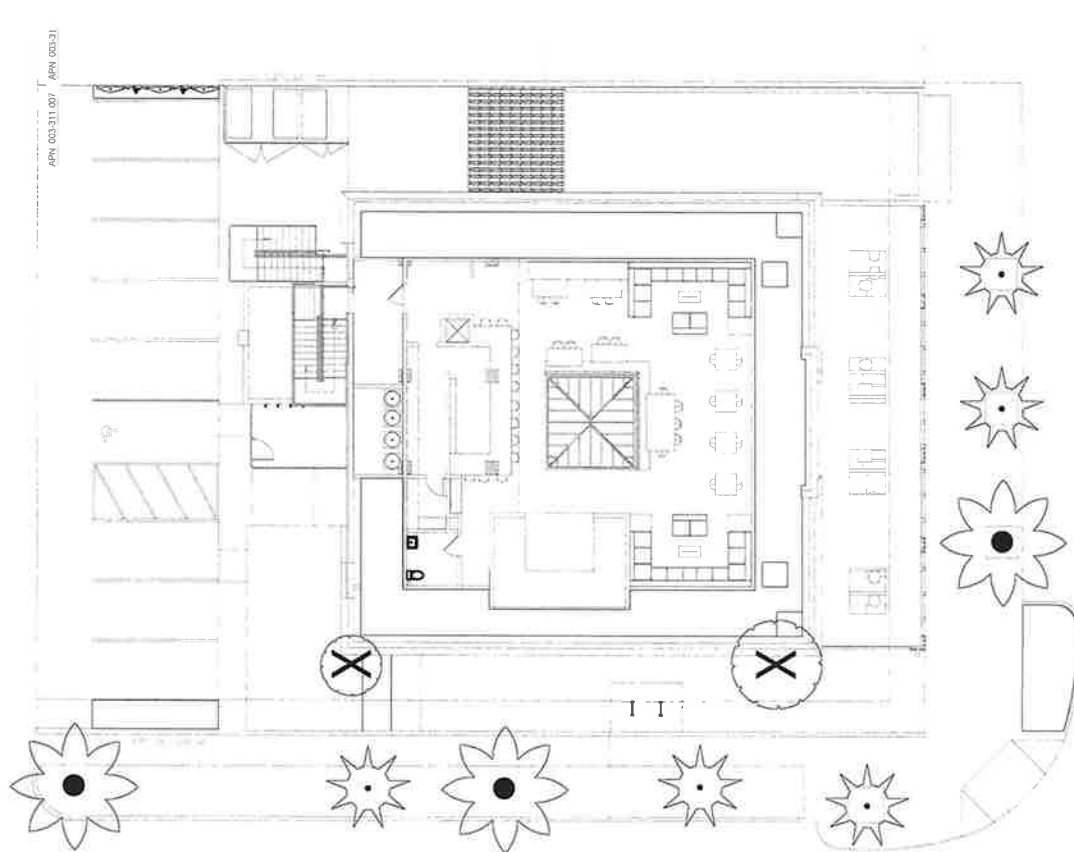
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SECTION 2

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



Planting Legend



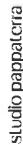
(E) Washington sp
California Fan Palm
PROTECT IN PLACE



(E) Livistona australis
Cabbage-tree palm
PROTECT IN PLACE



Onchocerca
undulans sp

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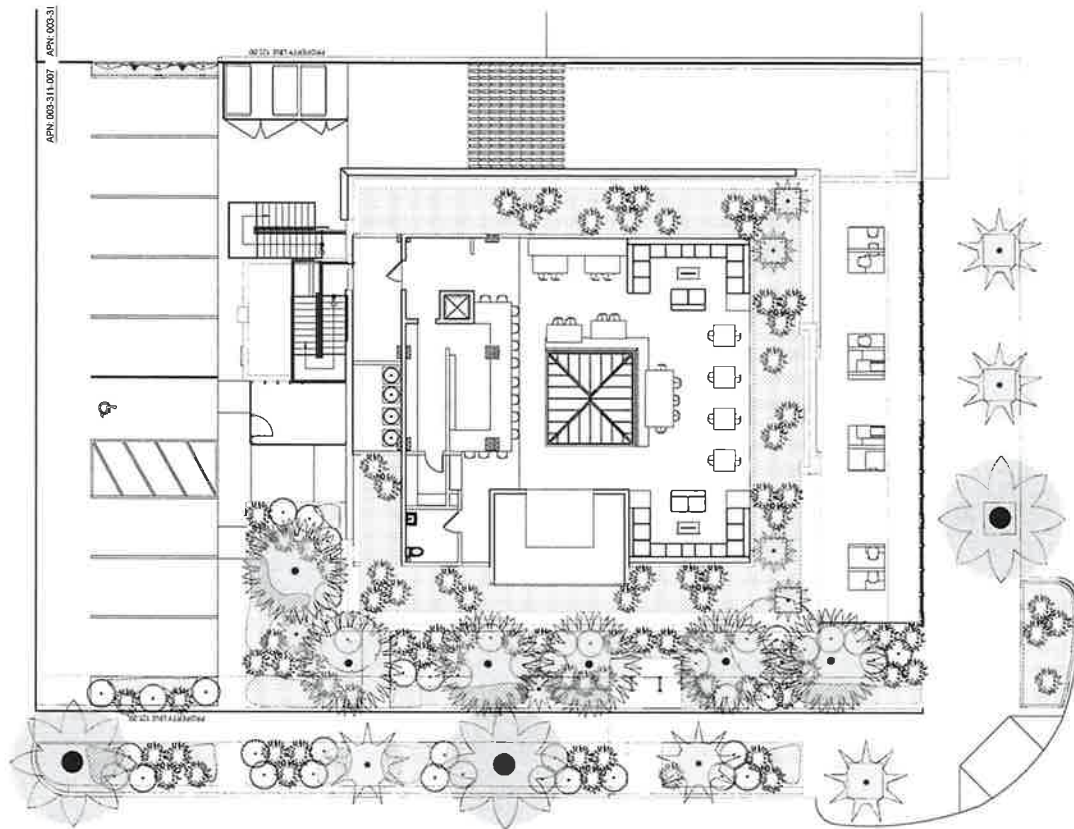
701 Linden Avenue
Carpinteria, CA 93013Arch Rev Board 03/19/24
Arch Rev Board 07/11/24

Planting Plan

070024

1101

2000



Planting Legend



- (E) Washingtonia sp.
California fan palm
- (E) Livistonia australis
Cabbage-tree palm
- Brahea edulis
Gondalupé Palm
- Crataegus humilis
Hawthorn
- Flowering shrubs
- Grass-like plants
- Vines (at terrace plant
not shown on plan)
- Ground cover plants

The botanical story of the Palms Restaurant

The Palms Restaurant is an icon in one of the most perfect beach towns in California. Carpinteria is romantically positioned with mountains at its back and the Pacific Ocean in its sights. As we dove onto the history of the town and the long-storied past of the "world's safest bar," we realized that to do the restaurant justice, palm trees would be essential. Palms reflect the identity of the building, the proximity to the ocean, and Carpinteria's truly unique sense of place. Our heritage palette of palms includes both California and Mexican fan palms, and Australian cabbage palms.

The Palm Canyon

The landscape design draws inspiration from local flora, not the coast, where birds eat for the lowland palm seeds and a myriad of plants commingle with the native rushes and coastal perennials. The iconic palm presence is provided here by the Gaudalupe palm, a native of Baja California's Cedros Island, very much at home in coastal Santa Barbara. Offering the familiarity of the California fan palm, the Gaudalupe palm also bears edible fruit, lush green fronds, a self-cleaning trunk, and a long lifespan. The palm collection is expanded with dwarf Mediterranean fan palms. The palms are underplanted with flowers sparkling with sunset hues as Globe mallow, Coastal sunflower, and Pinchanelia. The rooftop garden imitates cliffs using plants like Chaparral yucca, whorle summer flower spikes, and the coastal shrub *Arctostaphylos*. The plants are planted in raised beds, and the color of the flowers carries color from the street to the roof, integrating the spaces and solidly situating them in their respective place. The result is both ethereal and cheerful.

WATER EFFICIENT LANDSCAPE WATERPAST

The waterpaste is based on the project landscape plan and is a detailed estimate of the anticipated future landscape waterpaste.

Project Name: 701 Linden Ave. de Soto

Project Address: Carlepton, California 94008

LANDSCAPE & UTILITIES

Reference: Bureau of Sanitation, California 94008

Hydrozone / Planting Factor	Area (sq. ft.)	Water Use (gallons per year)
Grass (1/4" deep)	100	100
Grass (1/2" deep)	200	200
Grass (3/4" deep)	300	300
Grass (1" deep)	400	400
Grass (1 1/2" deep)	500	500
Grass (2" deep)	600	600
Grass (3" deep)	700	700
Grass (4" deep)	800	800
Grass (5" deep)	900	900
Grass (6" deep)	1000	1000
Grass (7" deep)	1100	1100
Grass (8" deep)	1200	1200
Grass (9" deep)	1300	1300
Grass (10" deep)	1400	1400
Grass (11" deep)	1500	1500
Grass (12" deep)	1600	1600
Grass (13" deep)	1700	1700
Grass (14" deep)	1800	1800
Grass (15" deep)	1900	1900
Grass (16" deep)	2000	2000
Grass (17" deep)	2100	2100
Grass (18" deep)	2200	2200
Grass (19" deep)	2300	2300
Grass (20" deep)	2400	2400
Grass (21" deep)	2500	2500
Grass (22" deep)	2600	2600
Grass (23" deep)	2700	2700
Grass (24" deep)	2800	2800
Grass (25" deep)	2900	2900
Grass (26" deep)	3000	3000
Grass (27" deep)	3100	3100
Grass (28" deep)	3200	3200
Grass (29" deep)	3300	3300
Grass (30" deep)	3400	3400
Grass (31" deep)	3500	3500
Grass (32" deep)	3600	3600
Grass (33" deep)	3700	3700
Grass (34" deep)	3800	3800
Grass (35" deep)	3900	3900
Grass (36" deep)	4000	4000
Grass (37" deep)	4100	4100
Grass (38" deep)	4200	4200
Grass (39" deep)	4300	4300
Grass (40" deep)	4400	4400
Grass (41" deep)	4500	4500
Grass (42" deep)	4600	4600
Grass (43" deep)	4700	4700
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Grass (45" deep)	4900	4900
Grass (46" deep)	5000	5000
Grass (47" deep)	5100	5100
Grass (48" deep)	5200	5200
Grass (49" deep)	5300	5300
Grass (50" deep)	5400	5400
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Grass (53" deep)	5700	5700
Grass (54" deep)	5800	5800
Grass (55" deep)	5900	5900
Grass (56" deep)	6000	6000
Grass (57" deep)	6100	6100
Grass (58" deep)	6200	6200
Grass (59" deep)	6300	6300
Grass (60" deep)	6400	6400
Grass (61" deep)	6500	6500
Grass (62" deep)	6600	6600
Grass (63" deep)	6700	6700
Grass (64" deep)	6800	6800
Grass (65" deep)	6900	6900
Grass (66" deep)	7000	7000
Grass (67" deep)	7100	7100
Grass (68" deep)	7200	7200
Grass (69" deep)	7300	7300
Grass (70" deep)	7400	7400
Grass (71" deep)	7500	7500
Grass (72" deep)	7600	7600
Grass (73" deep)	7700	7700
Grass (74" deep)	7800	7800
Grass (75" deep)	7900	7900
Grass (76" deep)	8000	8000
Grass (77" deep)	8100	8100
Grass (78" deep)	8200	8200
Grass (79" deep)	8300	8300
Grass (80" deep)	8400	8400
Grass (81" deep)	8500	8500
Grass (82" deep)	8600	8600
Grass (83" deep)	8700	8700
Grass (84" deep)	8800	8800
Grass (85" deep)	8900	8900
Grass (86" deep)	9000	9000
Grass (87" deep)	9100	9100
Grass (88" deep)	9200	9200
Grass (89" deep)	9300	9300
Grass (90" deep)	9400	9400
Grass (91" deep)	9500	9500

PLANT IMAGES

PALMS



Brahea edulis



(E) Livistona australis



(E) Washingtonia filifera

ACCENT SPECIMENS



Chamaerops humilis var. argentea

GRASS / GRASS-LIKE



Hesperoyucca whipplei



Dasylirion longistylum

FLOWERING SHRUBS



Encelia californica



Leucospermum 'California Sunshine'

VINES



Cynancha macrostegia



Solanum laetum

GROUND COVER



Baccharis pilularis 'Pigeon Point'



Eriogonum fasciculatum

GROUND COVER - PLANTED ROOF



Achillea spp.



Gossypia hirsuta



Eschscholzia californica

PLANT SCHEDULE

Symbol	Botanical Name	Common Name	Water Use
PALMS			
	<i>Guadalupe Palm</i>	Guadalupe Palm	Low
	<i>(E) Livistona australis</i>	Cabbage Tree Palm	Low
	<i>(E) Washingtonia filifera</i>	California Fan Palm	Very Low
ACCENT SPECIMEN			
	<i>Chamaerops humilis var. argentea</i>	Atlas Mountain Palm	Low
GRASS / GRASS-LIKE			
	<i>Dasylirion longistylum</i>	Mexican Grass Tree	Very Low
	<i>Hesperoyucca whipplei</i>	Chaparral Yucca	Very Low
FLOWERING SHRUBS			
	<i>Encelia californica</i>	Coast Sunflower	Low
	<i>Leucospermum 'California Sunshine'</i>	Pincushion 'California Sunshine'	Low
	<i>Abutilon palmeri</i>	Indian Mallow	Very Low
VINES			
	<i>Cynancha macrostegia</i>	Island Morning Glory	Very Low
	<i>Solanum laetum</i>	Potato Vine	Low
GROUND COVER			
	<i>Baccharis pilularis 'Pigeon Point'</i>	Dwarf Coyote Brush	Low
	<i>Eriogonum fasciculatum</i>	California Buckwheat	Very Low
GROUND COVER - PLANTED ROOF			
	<i>Achillea spp.</i>	Yarrow	Very Low
	<i>Gossypia hirsuta</i>	Mexican Evening Primrose	Very Low
	<i>Eschscholzia californica</i>	California Poppy	Low
	<i>Baccharis pilularis 'Pigeon Point'</i>	Dwarf Coyote Brush	Low



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701 Linden LLC

701 Linden Avenue
Carpinteria, CA 93013

Arch Rev Board
Arch Rev Board
07/11/24

Plant Selection

07/08/24

er l studio pappaterra

L2.01

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



The mural will bring an artistic homage to the City of Carpinteria seal.



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701 Linden Avenue
Carpinteria, CA 93013



Carpinteria's Reflection Mural Conceptual Landscape

1

Arch Rev Board
Arch Rev Board 07/11/24

Conceptual
Building Mural

07/08/24

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L4.01

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Attachment B
Story Pole Photographs

The Palms Renovation
Project 24-2303-DP/CDP/ARB
Preliminary ARB Review
September 26, 2024



The Palms Renovation Story Poles, 09/11/2024; 24-2303-EP/CDP/ARB



The Palms Renovation Story Poles, 09/11/2024; 24-2303-DP/CDP/ARB



The Palms Renovation Story Poles, 09/11/2024; 24-2303-DP/CDP/ARB



The Palms Renovation Story Poles, 09/11/2024; 24-2303-DP/CDP/ARB



The Palms Renovation Story Poles, 09/11/2024; 24-2303-DP/CDP/ARB



The Palms Renovation Story Poles, 09/11/2024; 24-2303-DP/CDP/ARB



The Palms Renovation Story Poles, 09/11/2024; 24-2303-DP/CDP/ARB



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The Palms Renovation Story Poles, 09/11/2024; 24-2303-DP/CDP/ARB



The Palms Renovation Story Poles, 09/11/2024; 24-2303-DP/CDP/ARB



The Palms Renovation Story Poles, 09/11/2024; 24-2303-DP/CDP/ARB

Attachment C
Historic Resource Report

The Palms Renovation
Project 24-2303-DP/CDP/ARB
Preliminary ARB Review
September 26, 2024

**Phase 1-2 Historical Resources Technical
Report**

for

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

**City of Carpinteria
California**

prepared for

701 Linden LLC

by

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

**Post/Hazeltine Associates
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email: posthazeltine@cox.net**

March 12, 2024 (Revised May 20, 2024)

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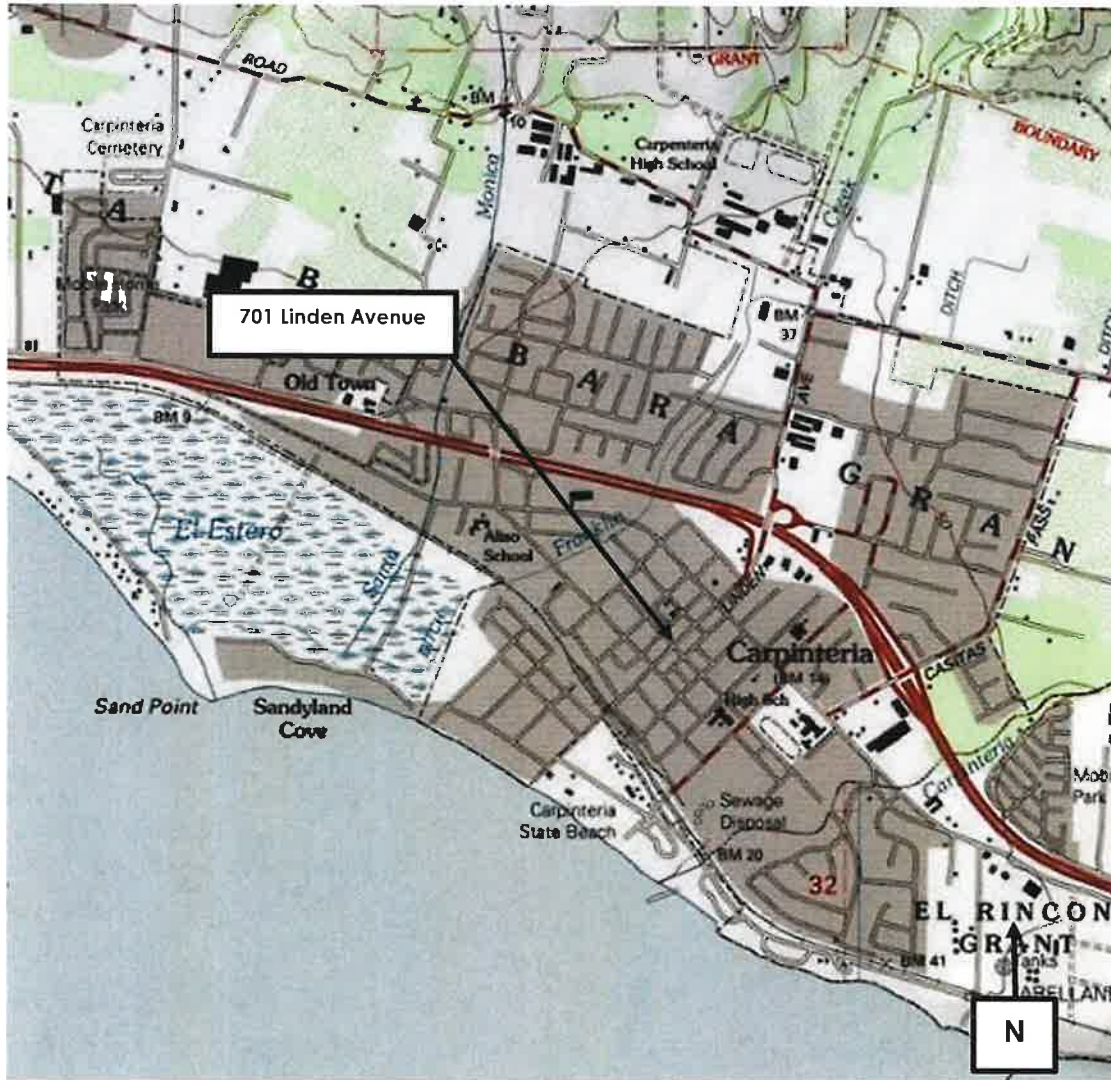
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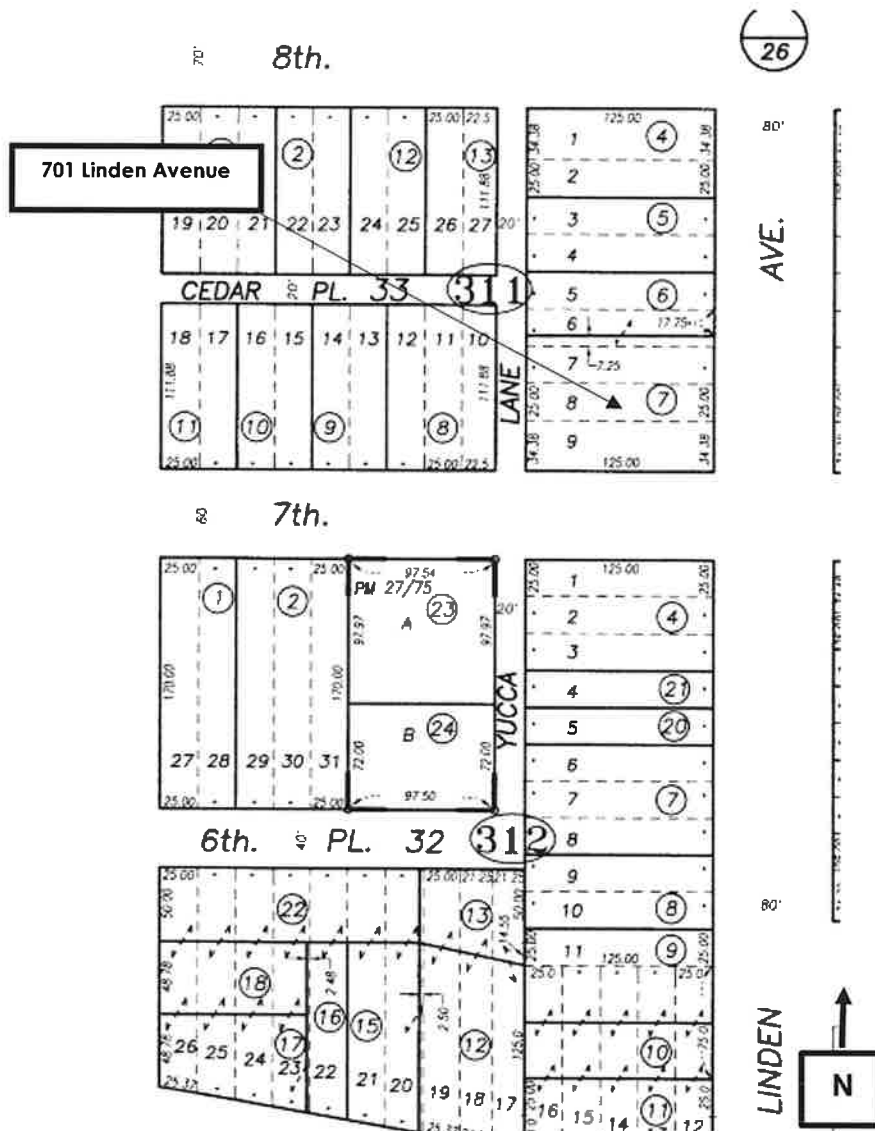
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1.0 INTRODUCTION

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



Map 1, Locational Map for 701 Linden Avenue



Map 2, Parcel Map for 701 Linden Avenue

1.1 Regulatory Setting

California Environmental Quality Act (CEQA)

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

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

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

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

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

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

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

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

CEQA Section 15064.5 defines historical resources as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

c) demonstrates one or more of the following:

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

1.2 Previous Studies and Designations

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

1.3 Summary of Findings

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

2.0 THE PROPOSED PROJECT

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

3.0 HISTORIC CONTEXT

3.1 History of Carpinteria (1782-1900)

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

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

Between the 1880s and 1900, Linden Avenue, located west of the mines, developed into a mixed commercial/industrial and residential corridor. To a great degree Linden Avenue's development was propelled by the completion of the Southern Pacific Railroad Company's rail line linking coastal Santa Barbara County with Los Angeles. The new line included a station near the south end of Linden Avenue. In 1888, a year after the railroad reached Carpinteria, 701 Linden Avenue was developed with a three-story wood frame hotel built by H. J. Laughlin. Laughlin named his hotel the White Sulfur Well Springs Hotel. The hotel, built for \$10,000.00, offered sulfur baths drawn from artesian wells (*Carpinteria Herald*, August 5, 1986: 10; Caldwell, 1979: 135).

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

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

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

3.2 History of Carpinteria (1900-1945)

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

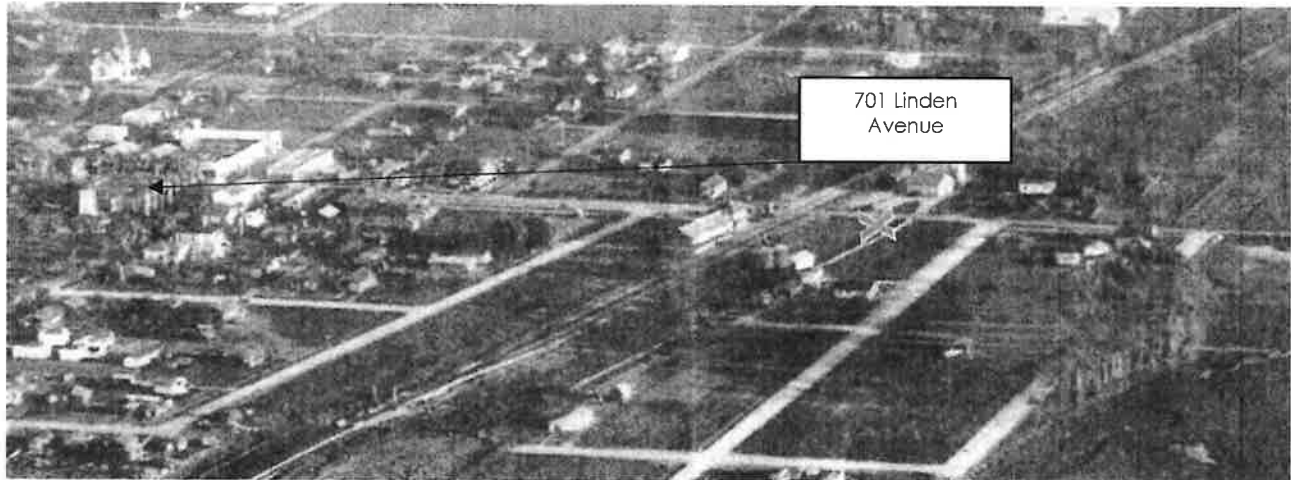


Figure 1, Carpinteria (Photo: 1924)

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

3.3 History of Carpinteria (1945-2024)

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

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

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

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

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

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

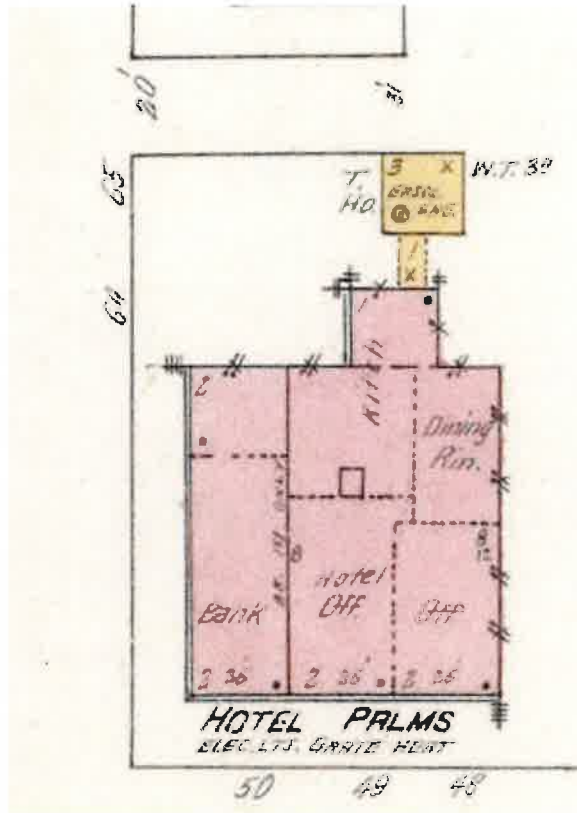


Figure 1, 1916 Sanborn Fire Insurance Map of the Palms Hotel (Library of Congress)



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

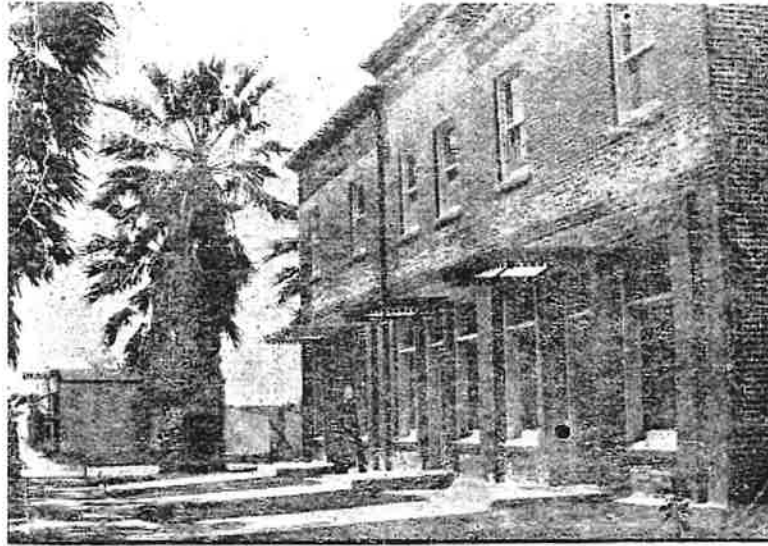


Figure 3, Circa 1912 photograph of the Palms Hotel from Linden Avenue (Carpinteria Valley Historical Museum)



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

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



THE PALMS HOTEL CARPINTERIA, CAL.

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

COLD BEERS, WINES, LIQUORS, CIGARS
AND CIGARETTES

MEALS A LA CARTE FOR
PARTICULAR PEOPLE
A SPECIALTY.

PACIFIC NO. 2
PHONES: HOME NO. 322

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

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

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



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

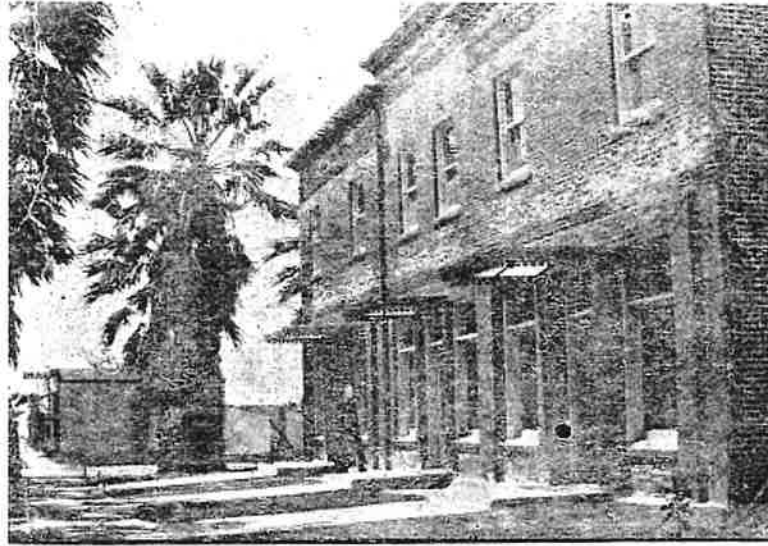


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Sometime between the mid-to-late teens of the 20th century and the 1920s, a one-story wing was added to the building's north elevation. The addition, with its brick walls, flat roof, and lack of ornamentation, emulated the hotel's Vernacular style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

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

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

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

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



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



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



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

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

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



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

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



Figure 7, The Palms (Photo: 2021)

4.0 PROPERTY DESCRIPTION

4.1 Property Description and Setting

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

4.2 701 Linden Avenue

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

East Elevation (facing Linden Avenue)

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

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

Alterations and Modifications

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

South Elevation (facing 7th Street)

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

Alterations and Modifications

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

West Elevation (facing Yucca Lane)

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

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

Alterations and Modifications

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

North Elevation (facing 721-751 Linden Avenue)

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

Alterations and Modifications

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

5.0 SIGNIFICANCE ASSESSMENT

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

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

5.2 Application of the Integrity Considerations and Significance Criteria

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

5.2.1 City of Carpinteria Significance Criteria

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

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

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

c) demonstrates one or more of the following:

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

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

5.2.2 Integrity Considerations

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

1) Integrity of Location

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

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

2) Integrity of Design

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

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

3) Integrity of Setting

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

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

4) Integrity of Materials

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

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

5) Integrity of Workmanship

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

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

6 Integrity of Feeling

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

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

7 Integrity of Association

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

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

Summary of the Integrity Considerations

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

5.2.3 Application of the Significance Criteria

City of Carpinteria Criterion 1:

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

California Register of Historical Resources Criterion 1:

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

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

City of Carpinteria Criterion 2:

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

California Register of Historical Resources Criterion 2:

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

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

City of Carpinteria Criterion 3:

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

California Register of Historical Resources Criterion 3:

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

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

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

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

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

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

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

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

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

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

City of Carpinteria Criterion 8:

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

California Register of Historical Resources Criterion 8:

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

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

5.2.4 CEQA Thresholds

CEQA Section 15064.5 defines historical resources as follows:

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

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

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

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

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

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

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

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

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

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

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

Section 15064.5 of the California Environmental Quality Act

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5.2.5 Summary Statement of Integrity and Significance

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

6.0 EVALUATION OF PROJECT IMPACTS

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

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

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

CEQA defines material impairment of a historic resource as follows:

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

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

These include the following:

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

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

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

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

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

Secretary of the Interior's Standards for Rehabilitation

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

6.1.1 The Proposed Project

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

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

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

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

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

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

6.2.1 Contributing and Non-Contributing Buildings and Landscaping The Building

Contributing

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

Non-Contributing

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

The Landscaping

Contributing

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

Non-Contributing

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

6.2.2 Application of the Standards

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Hardscape and Landscaping

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6.3 Summary Statement of Impacts

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

7.0 SUMMARY AND CONCLUSIONS

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

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

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

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

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

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

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

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

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City of Carpinteria, Community Development, Planning Department

County of Santa Barbara Tax Assessor's Office

Santa Barbara Historical Museum, Gledhill Library

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

Maps

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

Sanborn Fire Insurance Map (1929).

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Other Sources

1900-1940 United States Census.

Appendix A

Project Plans

CARPINTERIA, CA 93013



PARKING STATS

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GENERAL NOTES:

- [illegible]

PLUMBING FIXTURE NOTES:

- Answer: **1** (1) **1** (2) **1** (3) **1** (4) **1** (5) **1** (6) **1** (7) **1** (8) **1** (9) **1** (10) **1** (11) **1** (12) **1** (13) **1** (14) **1** (15) **1** (16) **1** (17) **1** (18) **1** (19) **1** (20) **1** (21) **1** (22) **1** (23) **1** (24) **1** (25) **1** (26) **1** (27) **1** (28) **1** (29) **1** (30) **1** (31) **1** (32) **1** (33) **1** (34) **1** (35) **1** (36) **1** (37) **1** (38) **1** (39) **1** (40) **1** (41) **1** (42) **1** (43) **1** (44) **1** (45) **1** (46) **1** (47) **1** (48) **1** (49) **1** (50) **1** (51) **1** (52) **1** (53) **1** (54) **1** (55) **1** (56) **1** (57) **1** (58) **1** (59) **1** (60) **1** (61) **1** (62) **1** (63) **1** (64) **1** (65) **1** (66) **1** (67) **1** (68) **1** (69) **1** (70) **1** (71) **1** (72) **1** (73) **1** (74) **1** (75) **1** (76) **1** (77) **1** (78) **1** (79) **1** (80) **1** (81) **1** (82) **1** (83) **1** (84) **1** (85) **1** (86) **1** (87) **1** (88) **1** (89) **1** (90) **1** (91) **1** (92) **1** (93) **1** (94) **1** (95) **1** (96) **1** (97) **1** (98) **1** (99) **1** (100) **1** (101) **1** (102) **1** (103) **1** (104) **1** (105) **1** (106) **1** (107) **1** (108) **1** (109) **1** (110) **1** (111) **1** (112) **1** (113) **1** (114) **1** (115) **1** (116) **1** (117) **1** (118) **1** (119) **1** (120) **1** (121) **1** (122) **1** (123) **1** (124) **1** (125) **1** (126) **1** (127) **1** (128) **1** (129) **1** (130) **1** (131) **1** (132) **1** (133) **1** (134) **1** (135) **1** (136) **1** (137) **1** (138) **1** (139) **1** (140) **1** (141) **1** (142) **1** (143) **1** (144) **1** (145) **1** (146) **1** (147) **1** (148) **1** (149) **1** (150) **1** (151) **1** (152) **1** (153) **1** (154) **1** (155) **1** (156) **1** (157) **1** (158) **1** (159) **1** (160) **1** (161) **1** (162) **1** (163) **1** (164) **1** (165) **1** (166) **1** (167) **1** (168) **1** (169) **1** (170) **1** (171) **1** (172) **1** (173) **1** (174) **1** (175) **1** (176) **1** (177) **1** (178) **1** (179) **1** (180) **1** (181) **1** (182) **1** (183) **1** (184) **1** (185) **1** (186) **1** (187) **1** (188) **1** (189) **1** (190) **1** (191) **1** (192) **1** (193) **1** (194) **1** (195) **1** (196) **1** (197) **1** (198) **1** (199) **1** (200) **1** (201) **1** (202) **1** (203) **1** (204) **1** (205) **1** (206) **1** (207) **1** (208) **1** (209) **1** (210) **1** (211) **1** (212) **1** (213) **1** (214) **1** (215) **1** (216) **1** (217) **1** (218) **1** (219) **1** (220) **1** (221) **1** (222) **1** (223) **1** (224) **1** (225) **1** (226) **1** (227) **1** (228) **1** (229) **1** (230) **1** (231) **1** (232) **1** (233) **1** (234) **1** (235) **1** (236) **1** (237) **1** (238) **1** (239) **1** (240) **1** (241) **1** (242) **1** (243) **1** (244) **1** (245) **1** (246) **1** (247) **1** (248) **1** (249) **1** (250) **1** (251) **1** (252) **1** (253) **1** (254) **1** (255) **1** (256) **1** (257) **1** (258) **1** (259) **1** (260) **1** (261) **1** (262) **1** (263) **1** (264) **1** (265) **1** (266) **1** (267) **1** (268) **1** (269) **1** (270) **1** (271) **1** (272) **1** (273) **1** (274) **1** (275) **1** (276) **1** (277) **1** (278) **1** (279) **1** (280) **1** (281) **1** (282) **1** (283) **1** (284) **1** (285) **1** (286) **1** (287) **1** (288) **1** (289) **1** (290) **1** (291) **1** (292) **1** (293) **1** (294) **1** (295) **1** (296) **1** (297) **1** (298) **1** (299) **1** (300) **1** (301) **1** (302) **1** (303) **1** (304) **1** (305) **1** (306) **1** (307) **1** (308) **1** (309) **1** (310) **1** (311) **1** (312) **1** (313) **1** (314) **1** (315) **1** (316) **1** (317) **1** (318) **1** (319) **1** (320) **1** (321) **1** (322) **1** (323) **1** (324) **1** (325) **1** (326) **1** (327) **1** (328) **1** (329) **1** (330) **1** (331) **1** (332) **1** (333) **1** (334) **1** (335) **1** (336) **1** (337) **1** (338) **1** (339) **1** (340) **1** (341) **1** (342) **1** (343) **1** (344) **1** (345) **1** (346) **1** (347) **1** (348) **1** (349) **1** (350)

M.E.P. GENERAL NOTE:

All repairs performed on mechanical electrical and plumbing systems shall be reviewed by field inspectors on call for compliance with current building code requirements and subject to the approval of field inspection staff.

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232. **PRINT**

PROJECT STATISTICS

[illegible]

DRAWING

GRADING: _____ No Import or Export
 Class = CO Cl. Year _____

Construction Waste & Management company for this project
 and the Marketing Division of Kierulff Builders.

DRAWING

- | | |
|-----|-----------------------------------|
| 601 | DECK, PORCH, PATIO, WALK, TERRACE |
| 602 | ESTRUTTORE IN ALUMINIO |
| 603 | MEGGIAIO DI INGENIERI |
| 604 | MEGGIAIO DI INGENIERI |
| 605 | MATERIALE, SODIO |
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| 700 | MATERIALE, SODIO |

VICINITY MAP

BECKER
studios

412 E. Haley Street
Santa Barbara, CA 93101
Tel: (805) 965-9555
beckendudio@mac.com

THE PALMS
701 LINDEN AVENUE

A0.0

SHEET OF



North East (Front Elevation)



North Elevation



North East (Linden towards Mountains)



BECKER
studios

412 E. Haley Street
Saint Barbara, CA 93101
805.964.9999
beckersandpaper.com

THE PALMS

701 LINDEN AVENUE

JOE Newberg 701H

COUNTY

HISTORICAL PHOTO

ORAMA BY Andy

ORACLEBY Chris

SCHEMATIC

DATE: 1/10/01

REVISIONS

A0.1

Sheet 13 of 14

DATE: 1/10/01

REVISIONS



THE PALMS
701 LINDEN AVENUE



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

[illegible]

701 LINDEN THE PALMS – EXTERIOR MATERIAL BOARD – ‘Painted Brick’



**BECKER**
studios

412 E. Haley Street
Santa Barbara, CA 93101
Tel: (805) 955-5555
beckersd.com



RENDERING



EAVE BRACKET DETAIL



COLOR SCHEME

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



POWDER COATED CUSTOM
IRON SIGNAGE



EXTERIOR SCONCES



CUSTOM WOOD / IRON FRONT
DOOR



STAIRWELL



ROOF TOP CANOPIES



UPPER TERRACE BAR INSPIRATION



TERRACE INSPIRATIONAL
IMAGERY



SPANISH GREY AND WHITE
MARBLE DECK TILE



'LIVE' ROOF

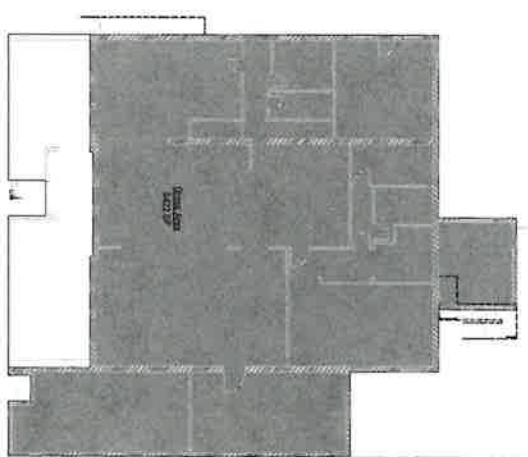
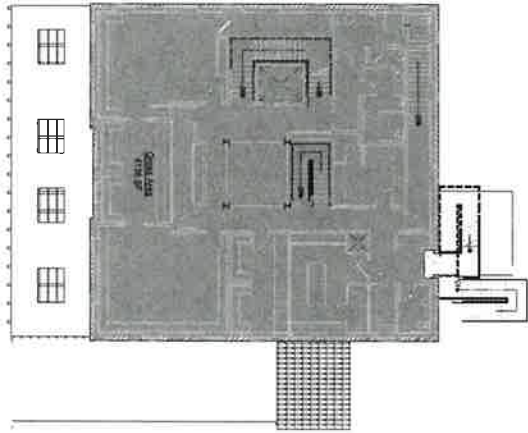
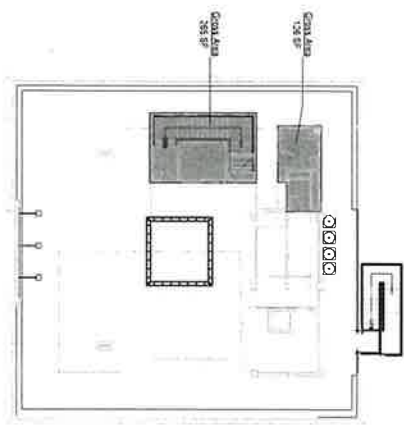
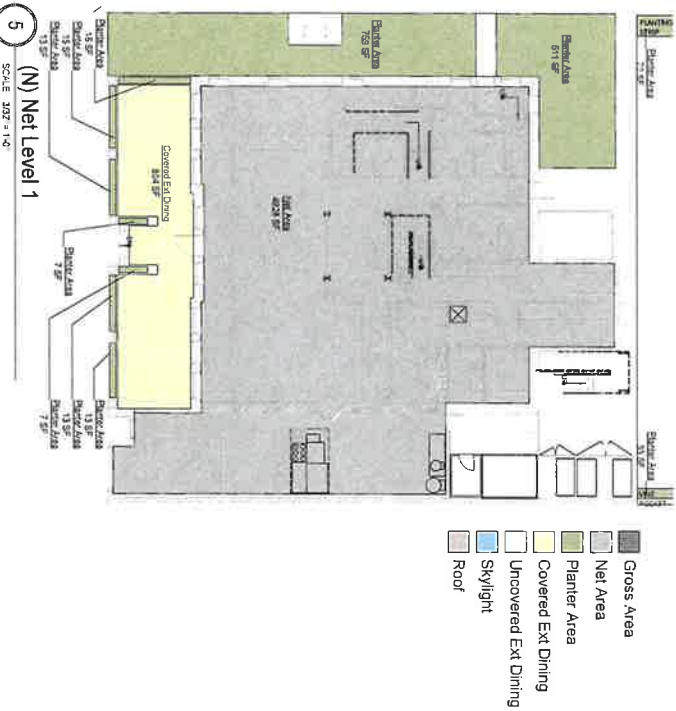
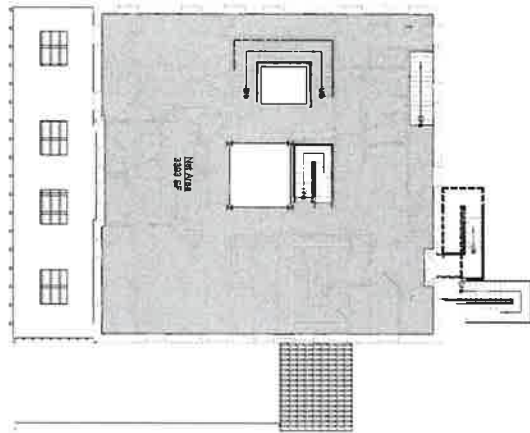
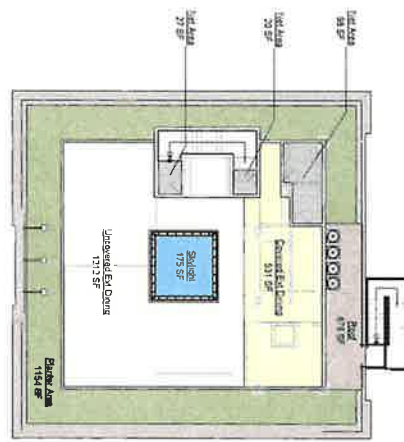
5/14/24

701 LINDEN – THE PALMS

1

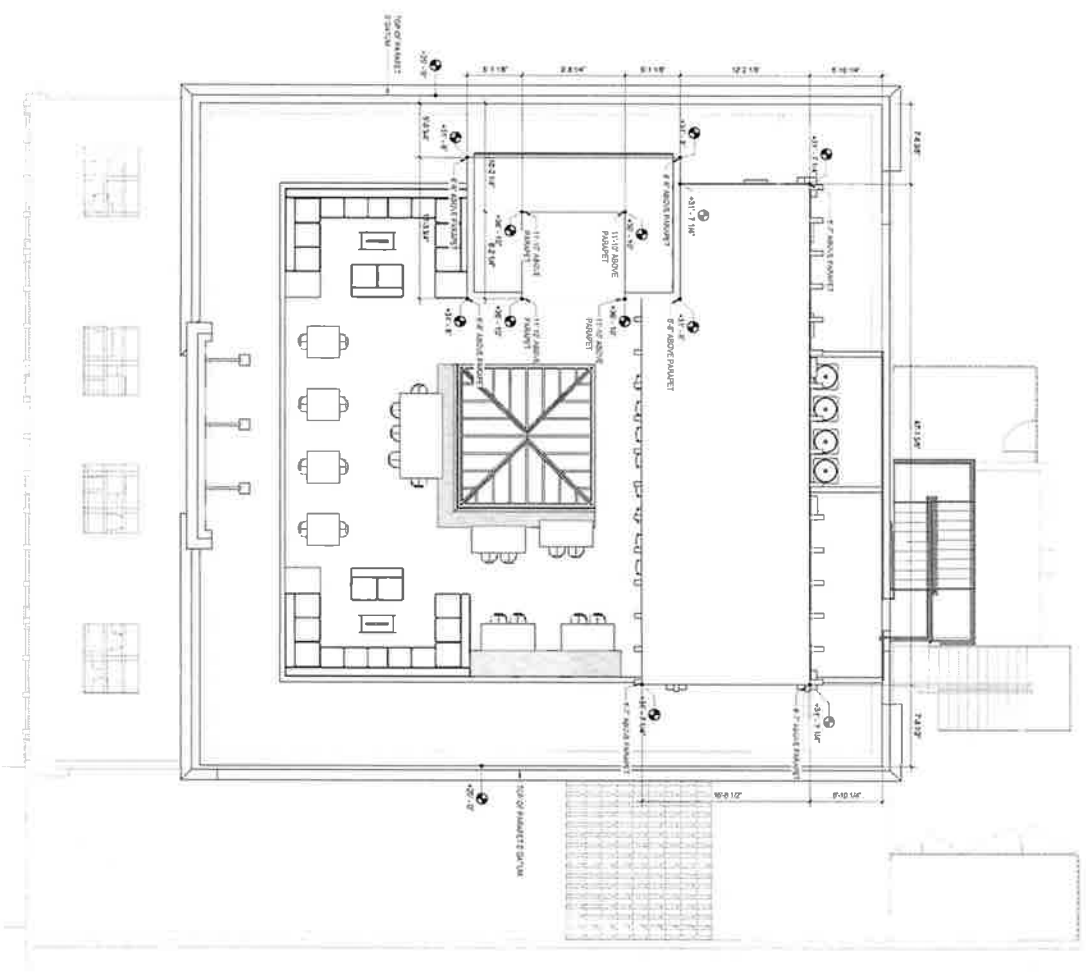
THE PALMS
701 LINDEN AVENUE

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ISSUE DATE	11/07/23	
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AREA CHART

Proposed Building			Existing Building		
1st Fl	2nd Fl	3rd Fl	1st Fl	2nd Fl	3rd Fl
1st Fl	4,876 sq. ft.	5,022 sq. ft.	1st Fl	5,500 sq. ft.	5,500 sq. ft.
2nd Fl	3,120 sq. ft.	3,120 sq. ft.	2nd Fl	3,296 sq. ft.	4,150 sq. ft.
3rd Fl	3,120 sq. ft.	3,120 sq. ft.	3rd Fl	3,296 sq. ft.	4,150 sq. ft.
1st Fl	4,876 sq. ft.	5,022 sq. ft.	1st Fl	5,500 sq. ft.	5,500 sq. ft.
2nd Fl	3,120 sq. ft.	3,120 sq. ft.	2nd Fl	3,296 sq. ft.	4,150 sq. ft.
3rd Fl	3,120 sq. ft.	3,120 sq. ft.	3rd Fl	3,296 sq. ft.	4,150 sq. ft.



1 STORY POLE PLAN
SCALE 1/8" = 1'-0"



BECKER
studios

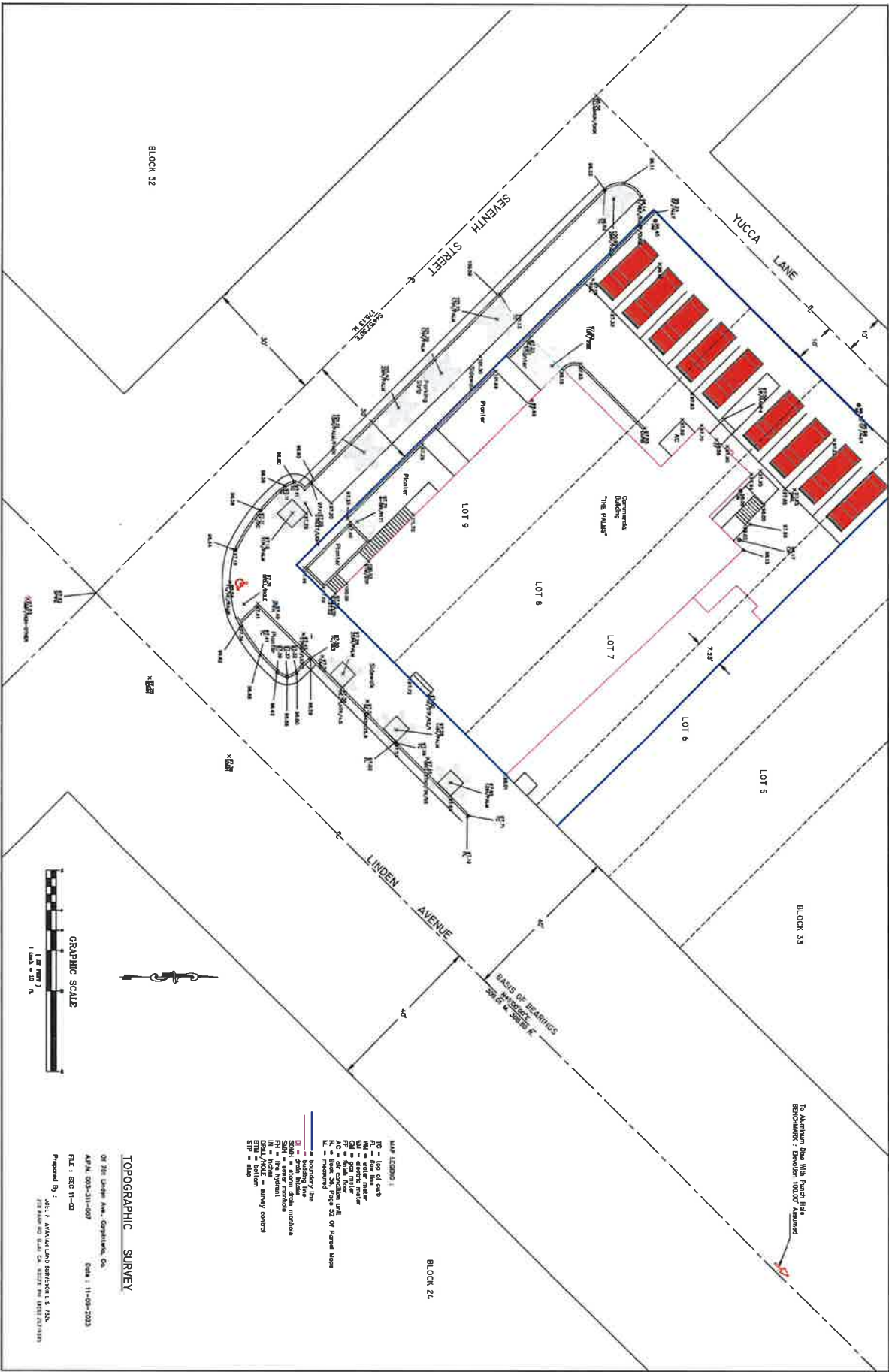
412 E. Haly Street
Santa Barbara, CA 93101
Tel. (805) 965-9555
beckerstudios.com

COMMERCIAL REMODEL:
THE PALMS
701 LINDEN AVENUE

JOB NUMBER	2001	
CONTENTS		
STORY POLE PLAN		
DRAWN BY	AKW	
CHECKED BY	OSW	
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REVISIONS		
NO.	DATE	DESCRIPTION
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SHEET OF





BECKER studios
412 E. Hwy Street
Brea, CA 92603
Tel: (951) 965-5555
beckerstudios.com

COMMERCIAL REMODEL:
THE PALMS
701 LINDEN AVENUE

JOB NUMBER	2021	
DATE		
DRAWN BY	John	
CHECKED BY	Chris	
DATE		
REVISIONS		
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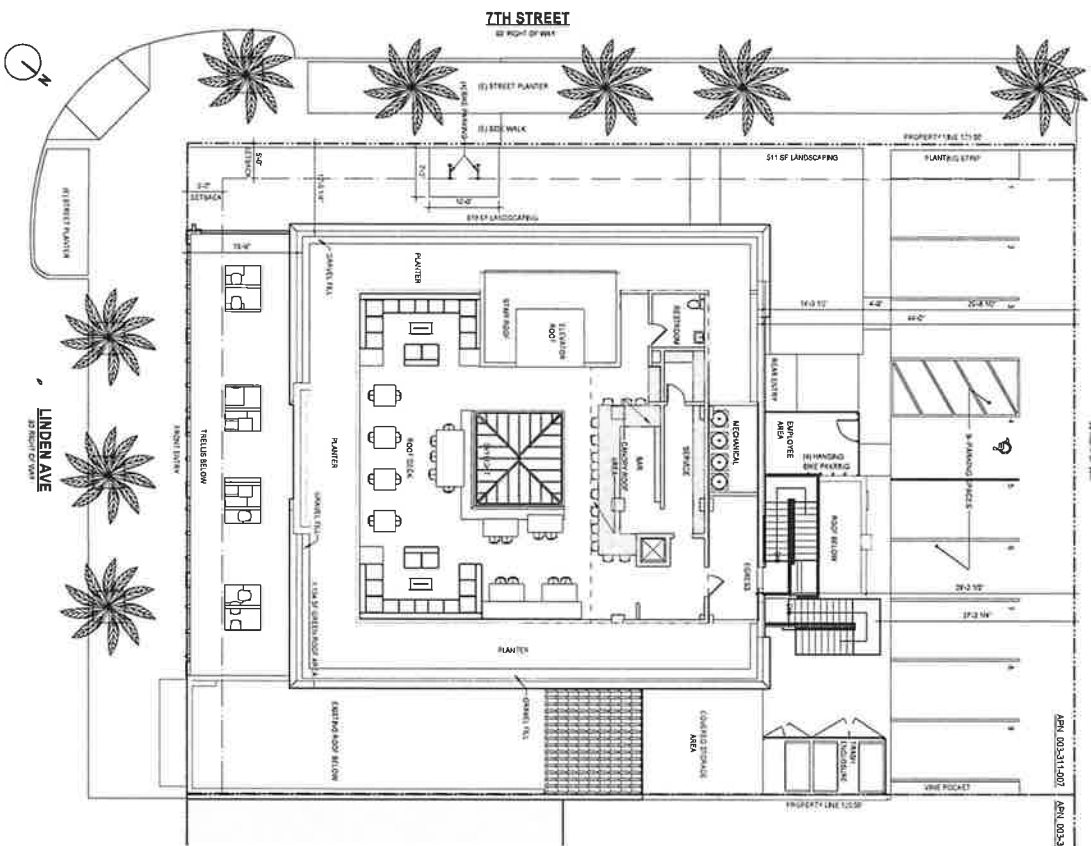
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with 100 µg/ml

APN 003-311-007

APN 003-311-006

APN 003-311-006

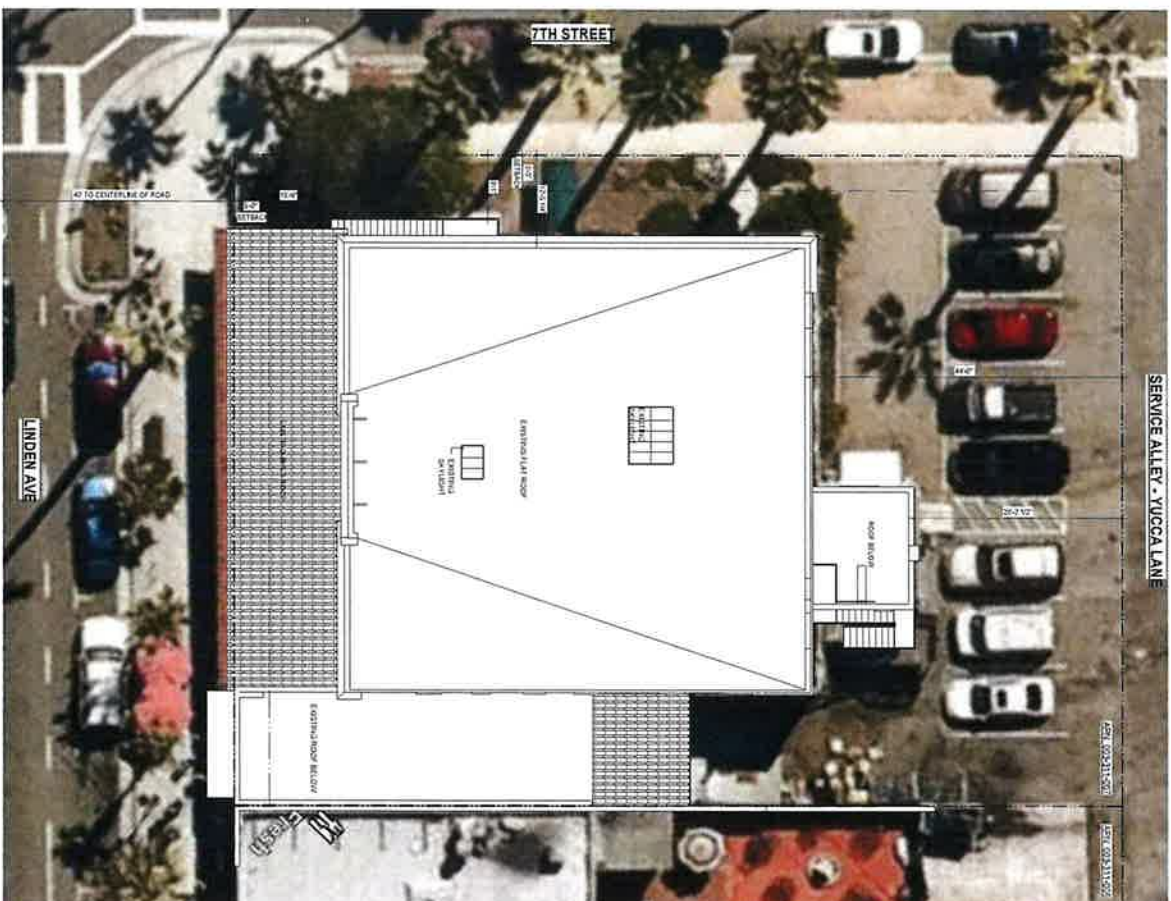


PROPOSED
SCALE 1/8" = 1'-0"

10

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

701 LINDEN AVENUE

BECKER
studios

412 E. Hobley Street
Santa Barbara, CA 93101
Tel: (805) 955-5555
beckerruf@iunac.com

A1.0

with



ENTRY AREA 1

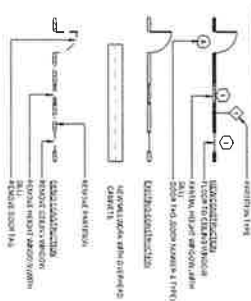


ENTRY AREA 2

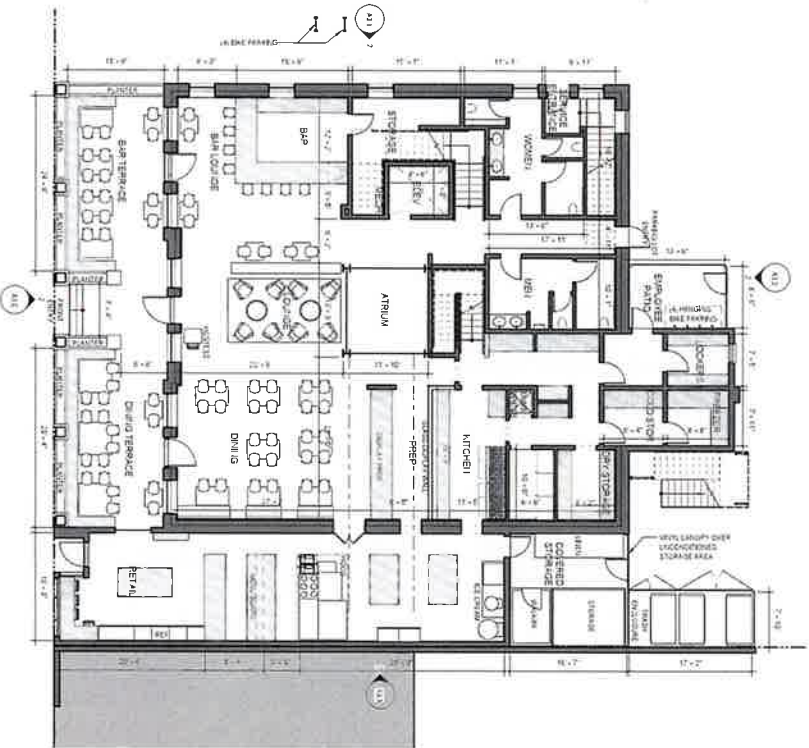


OPEN KITCHEN CONCEPT

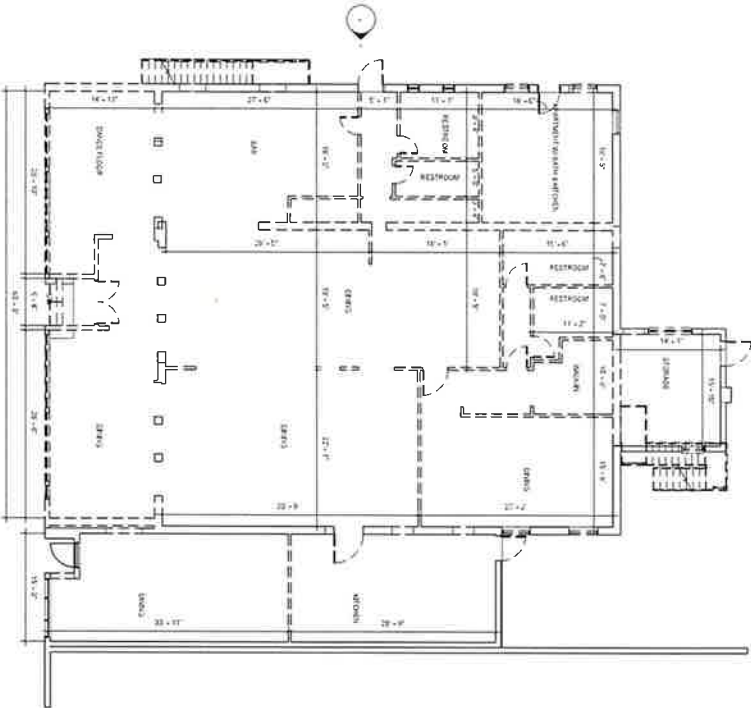
FLOOR PLAN LEGEND



1 1ST FL PROPOSED PLAN
SCALE 1/8" = 1'-0"



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



THE PALMS
701 LINDEN AVENUE

BECKER studios
412 E. 1st Street
Santa Ana, CA 92701
Tel: (951) 955-5555
beckerstudios.com

JOB NUMBER	2023
CONTRACT	PROPOSED PLAN - 1983
DATE	10/20/23
DESIGN BY	ADP
CHECKED BY	DMG
DATE	10/20/23
ISSUE DATE	10/20/23
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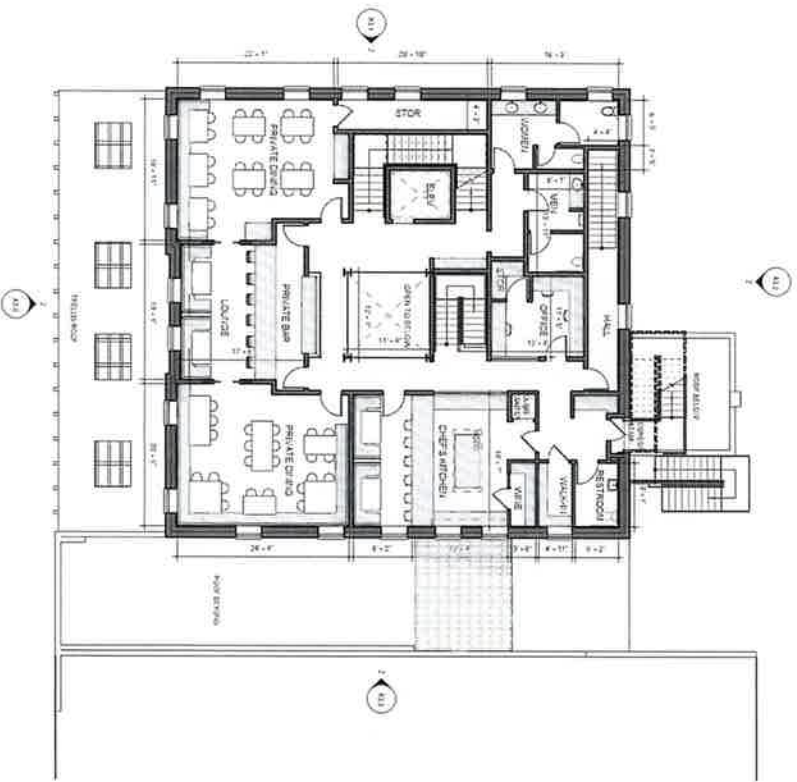
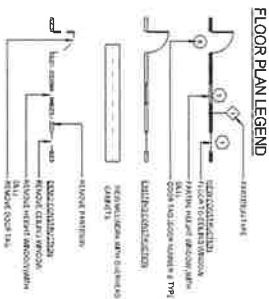
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SHEET 08

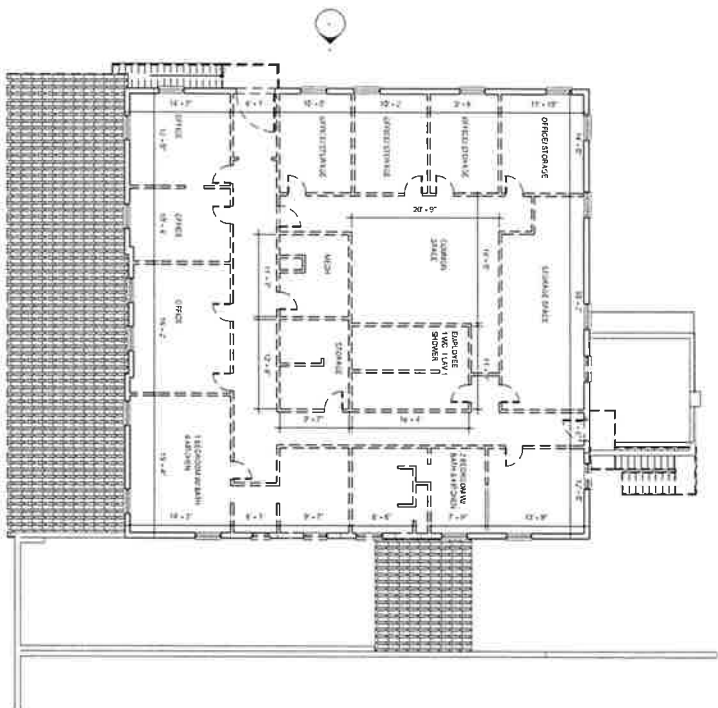


LOUNGE

MAIN FLOOR DINING



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

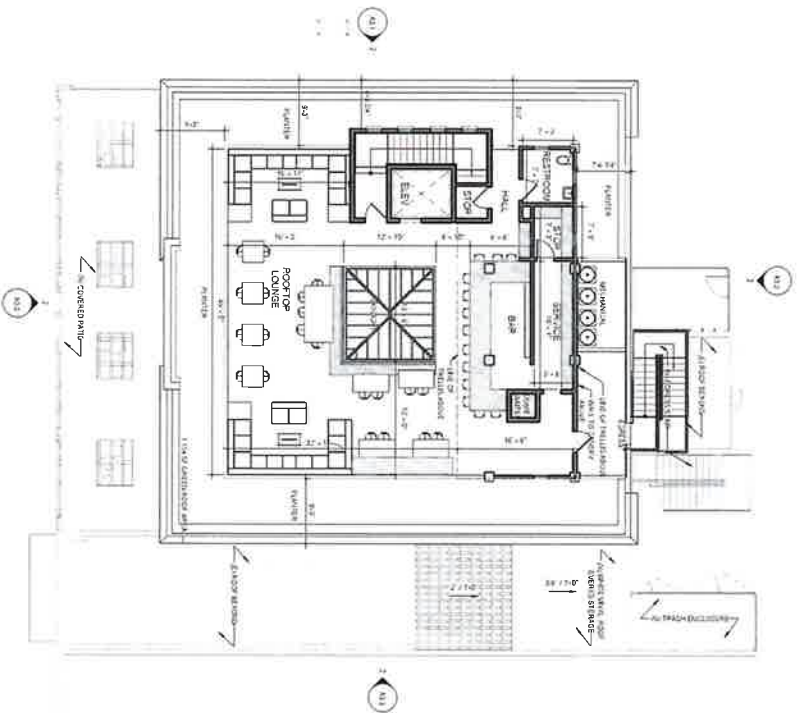


2 2ND FL DEMO PLAN
SCALE: 1/8" = 1'-0"

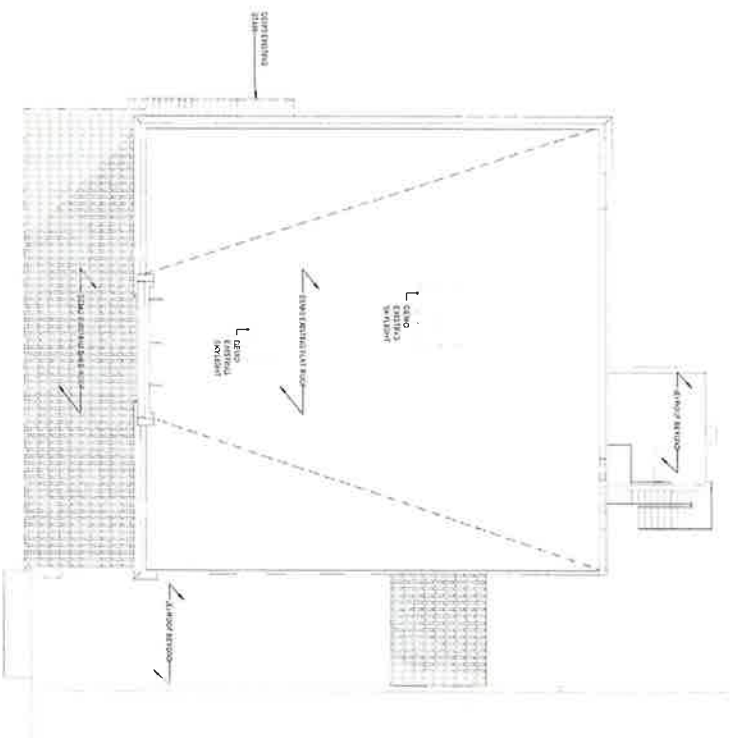
BECKER studios
417 E. Holly Street
Santa Barbara, CA 93101
Tel: (805) 965-5555
beckerstudios.com

THE PALMS
701 LINDEN AVENUE

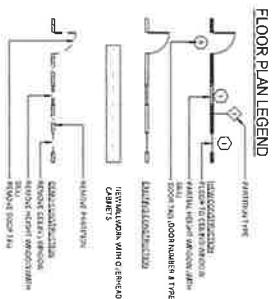
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DATE	11/11/2011
DESIGNER	DAVID
CHECKER	DAVID
APPROVER	DAVID
DATE	11/11/2011
REVISIONS	
NO.	DESCRIPTION
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1 ROOF DECK PROPOSED PLAN
SCALE: 1/8" = 1'-0"



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



1 EAST ELB
2041E 215 x 100



2 EAST ELE
SCALE 3/16" = 1'-0"



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



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THE PALMS
701 LINDEN AVENUE

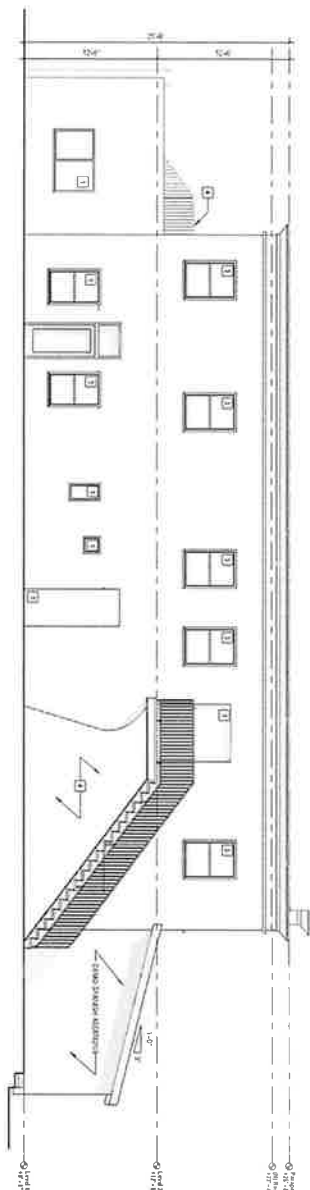


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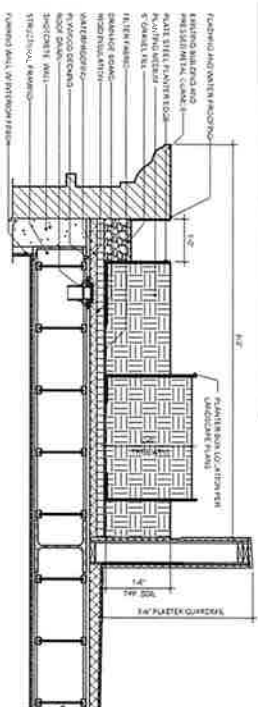
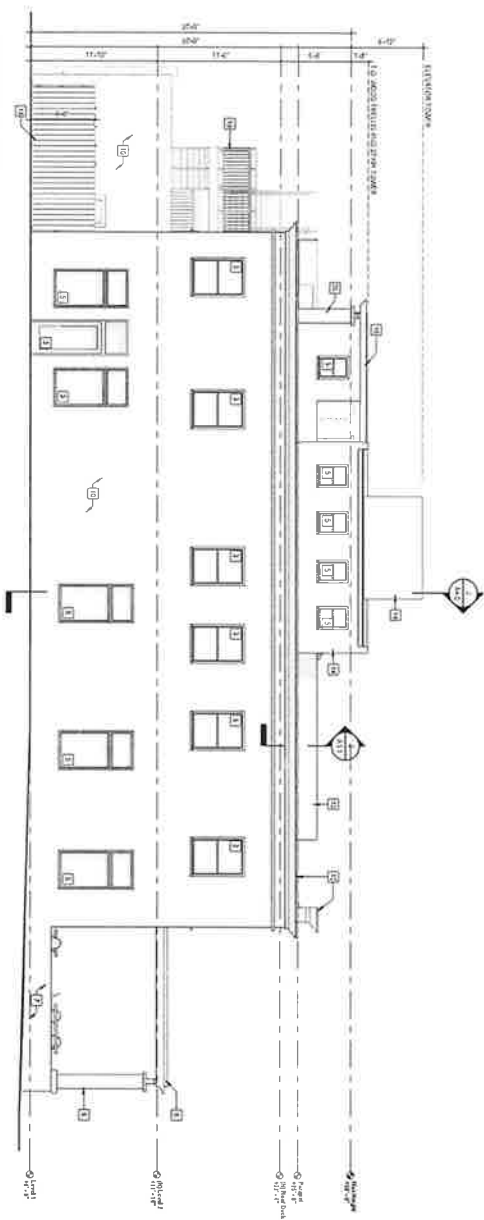
412 E. Haley Street
Santa Barbara, CA 93101
Tel: (805) 965-9555
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Sheet 6



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| 2 | PRELIMINARY DEFECTS |
| 3 | REPORT DATE: THE REGISTRATION DATE |
| 4 | REPORTING OFFICE: THE OFFICE OF THE DEFECTS REPORTING OFFICER |
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THE PALMS
701 LINDEN AVENUE

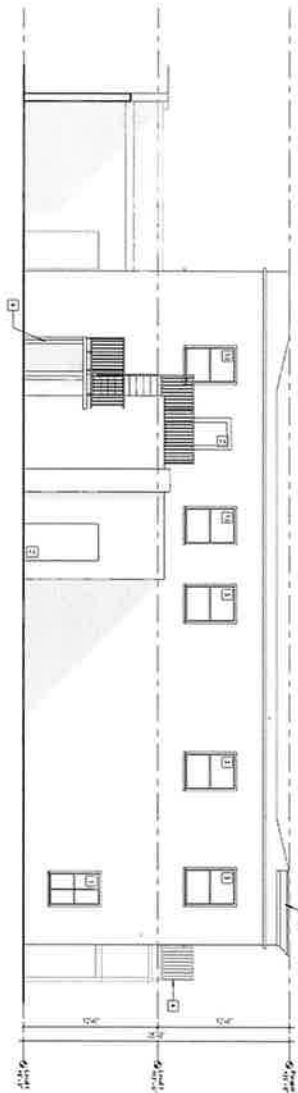


EXISTING BUILDING (LOOKING NORTHEAST)

009 NUMBER	2021
CONTENTS	
SCIENTIFIC RECORD	
DEPARTMENT	Admin
CHIEF OF DEPT	Director
SUBMITTAL	
DATE	
ISSUE DATE	03/10/24
REVISIONS	
1	03/10/24
A3.1A	
DATE	03

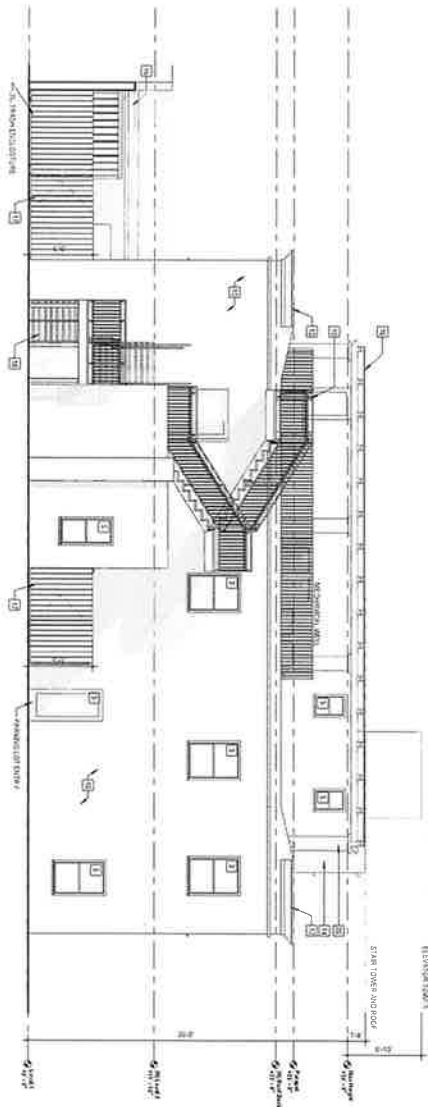
ELEVATION KEYNOTES

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1 WEST ELEVATION - EXISTING

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



2 WEST ELEVATION - PROPOSED W/ COVERED PATIO

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

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Santa Barbara, CA 93101
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beckerstudios.com

THE PALMS
701 LINDEN AVENUE

JOB NUMBER	2021
CONTRACT	
WEST ELEVATION	
OWNER	ALP
ARCHITECT	CHUCK
DATE	1/1/21
REVISIONS	
DATE	1/1/21
BY	CHUCK
CHKD BY	CHUCK
DATE	1/1/21
BY	CHUCK
CHKD BY	CHUCK
DATE	1/1/21
BY	CHUCK
CHKD BY	CHUCK
DATE	1/1/21

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SHEET 02

SCALE 3/15" = 1'-0"



SCALE 3/15" = 1'-0"



SCALE 3/16" = 1'-0"





PROPOSED BUILDING ROOF (BIRD'S EYE)



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

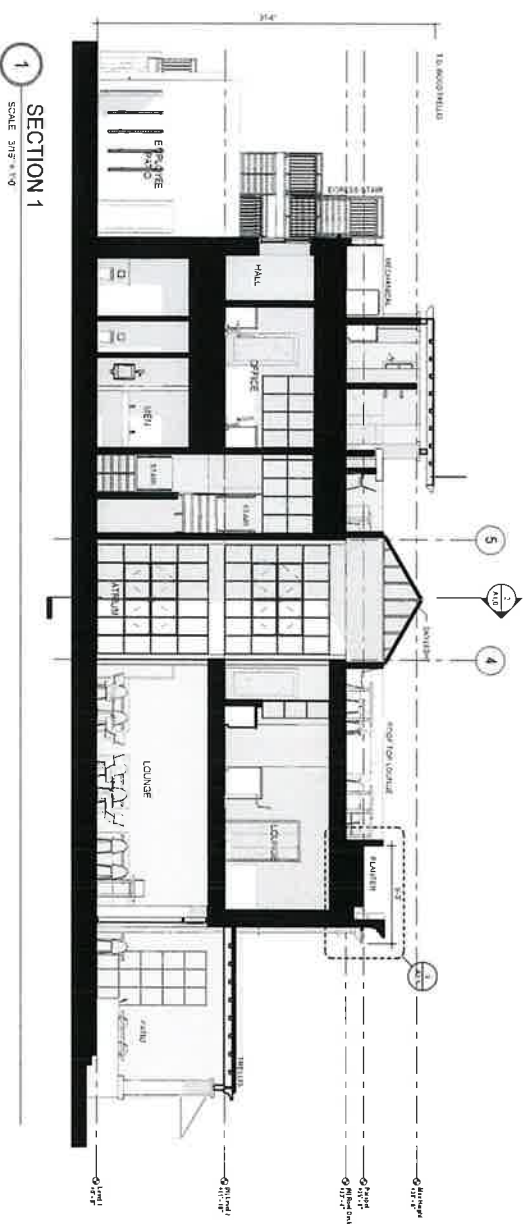
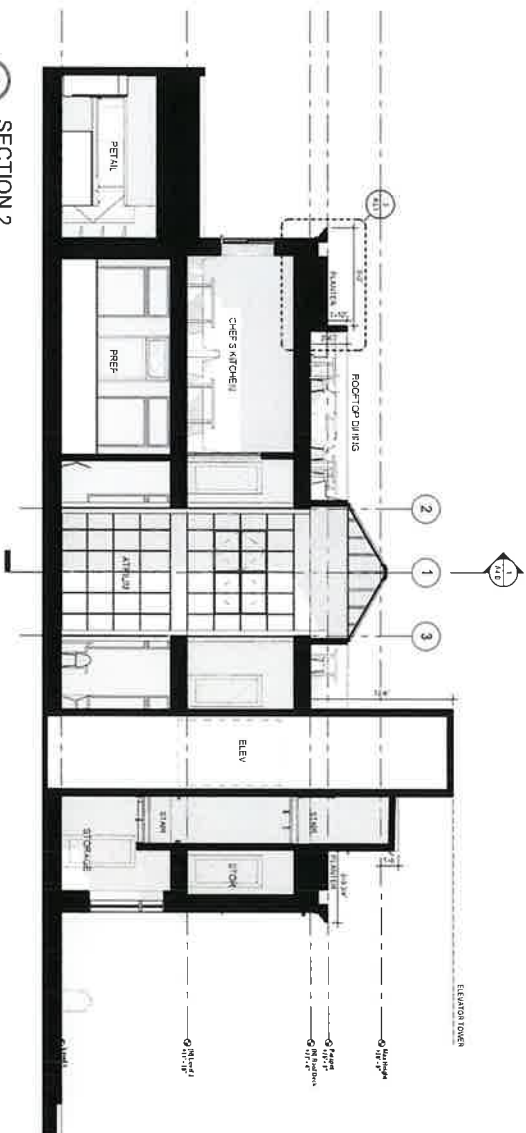


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 TEL: (805) 965-5555
www.beckerstudios.com

THE PALMS
 701 LINDEN AVENUE

JOB NUMBER	2021	
CONTENTS	BIRD'S EYE RENDERING	
DRAWN BY	AMW	
DESIGNED BY	CHW	
DATE	10/20/21	
ISSUE DATE	10/20/21	
REVISIONS		
NO.	DATE	DESCRIPTION
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 SHEET 01





studio pappalerra

LANDSCAPE DESIGN

HORTICULTURE

PROJECTS

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e shag@studiopappalerra.com

p 626 816 0903

701 Linden Avenue

Capitola, CA 95013

701 Linden LLC

Arch Rev Board 03/19/24

Arch Rev Board 07/1/24

Tree Inventory &
Tree Demo Plan

07/1/24

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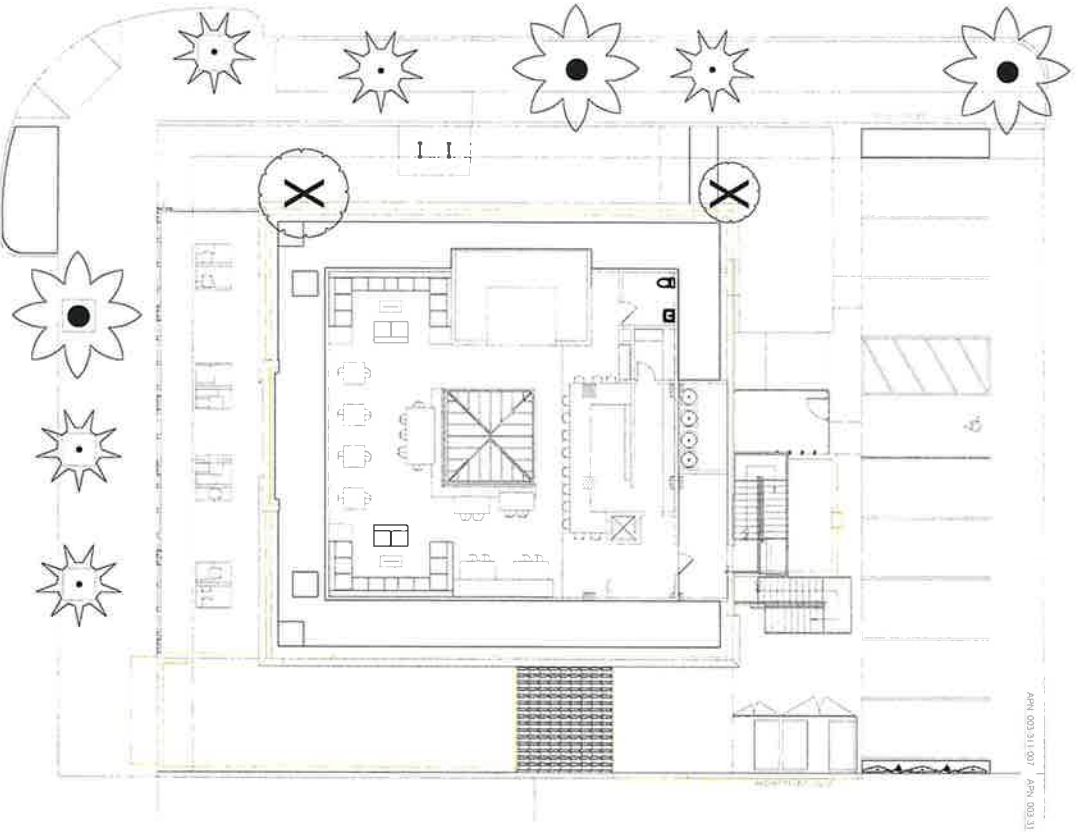
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Landscape Planting Plan - Ground Floor

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

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Planting Legend



(E) Washington sp.
PROTECT IN PLACE



(E) Lilac sp.
PROTECT IN PLACE



(E) Lilac sp.
PROTECT IN PLACE



(E) Lilac sp.
PROTECT IN PLACE

The Palms Restaurant is an icon in one of the most perfect beach towns in California. Carpentier is romantically positioned with mountains at its back and the Pacific Ocean in its sights. As we dove into the history of the town and the long-storied past of the "world's safest bar," we realized that to do the restaurant justice, palm trees would be essential. Palms reflect the identity of the building, the proximity to the ocean, and Carpentier's truly unique sense of place. Our heritage palette of palms includes both California and Mexican fan palms, and Australian cabbage palms.

[illegible]

Planting Legend



Studio Pappalerra

LANDSCAPE DESIGN
HORTICULTURE
FIRE ECOLOGY

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o elisea@studiopapaterre.com
p 526 616 0603

701 Linden LLC

701 Linden Avenue
Carpinteria, CA 93013

Arch Rev Board	03.19.24
Arch Rev Board	07.11.24

Planting Plan

07.08.24

relativo popolazione

L1.01

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PLANT IMAGES

PALMS



Brahea edulis



(E) Livistona australis



(E) Washingtonia filifera

ACCENT SPECIMENS



Chamaecyparis humilis var. argentea

GRASS / GRASS-LIKE



Hesperoyucca whipplei



Dasylirion longistylum

FLOWERING SHRUBS



Encelia californica



Leucospermum 'California Sunshine'



Abutilon palmeri

VINES



Cynanchum macrostachya



Solanum laxum

GROUNDCOVER



Baccharis pilularis 'Pigeon Point'



Eriogonum fasciculatum

GROUNDCOVER - PLANTED ROOF



Achillea spp.



Oenothera speciosa



Eschscholzia californica

PLANT SCHEDULE

Symbol	Botanical Name	Common Name	Water Use
PALMS			
	Brahea edulis	Guadalupe Palm	Low
	(E) Livistona australis	Cabbage Tree Palm	Low
	(E) Washingtonia filifera	California Fan Palm	Very Low
ACCENT SPECIMEN			
	Chamaecyparis humilis var. argentea	Alma Mountain Palm	Low
GRASS / GRASS-LIKE			
	Dasylirion longistylum	Mexican Grass Tree	Very Low
	Hesperoyucca whipplei	Chaparral Yucca	Very Low
FLOWERING SHRUBS			
	Encelia californica	Coast Sunflower	Low
	Leucospermum 'California Sunshine'	Pincushion 'California Sunshine'	Low
	Abutilon palmeri	Indian Mallow	Very Low
VINES			
	Cynanchum macrostachya	Island Morning Glory	Very Low
	Solanum laxum	Potato Vine	Low
GROUNDCOVER			
	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	Low
	Eriogonum fasciculatum	California Buckwheat	Very Low
GROUNDCOVER - PLANTED ROOF			
	Achillea spp.	Narrow	Very Low
	Oenothera speciosa	Mexican Evening Primrose	Very Low
	Eschscholzia californica	California Poppy	Low
	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	Low



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LANDSCAPE DESIGN
HARDSCAPE DESIGN
FIRE ECOLOGY

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701 Linden LLC

701 Linden Avenue
Corbin, CA 96033

Arch: New Board
Arch: New Board 02/1/24

Plant Selection

07/08/24

er i studio pappalerra

L201

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



The mural will bring an artistic homage to the City of Carpinteria seal.



Carpinteria's Reflection Mural Conceptual Landscape

1



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LANDSCAPE DESIGN
ARCHITECTURE
PLANTING
FIRE ECOLOGY

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p: 805.818.0903

701 Linden LLC

701 Linden Avenue
Carpinteria, CA 93013

L4.01

DESIGNED BY: L4.01
ARCHITECT: L4.01
LANDSCAPE ARCHITECT: L4.01
PLANTING: L4.01
FIRE ECOLOGY: L4.01
DATE: 07/11/24

Arch Rev Board
Arch Rev Board 07/11/24

Conceptual
Building Mural

07/08/24

et i studio pappalera

**Appendix B
Photographs**



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



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



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



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



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



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



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



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



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



Exhibit 8, East elevation looking northwest (November 2023)



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



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



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



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



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



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



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



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



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



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



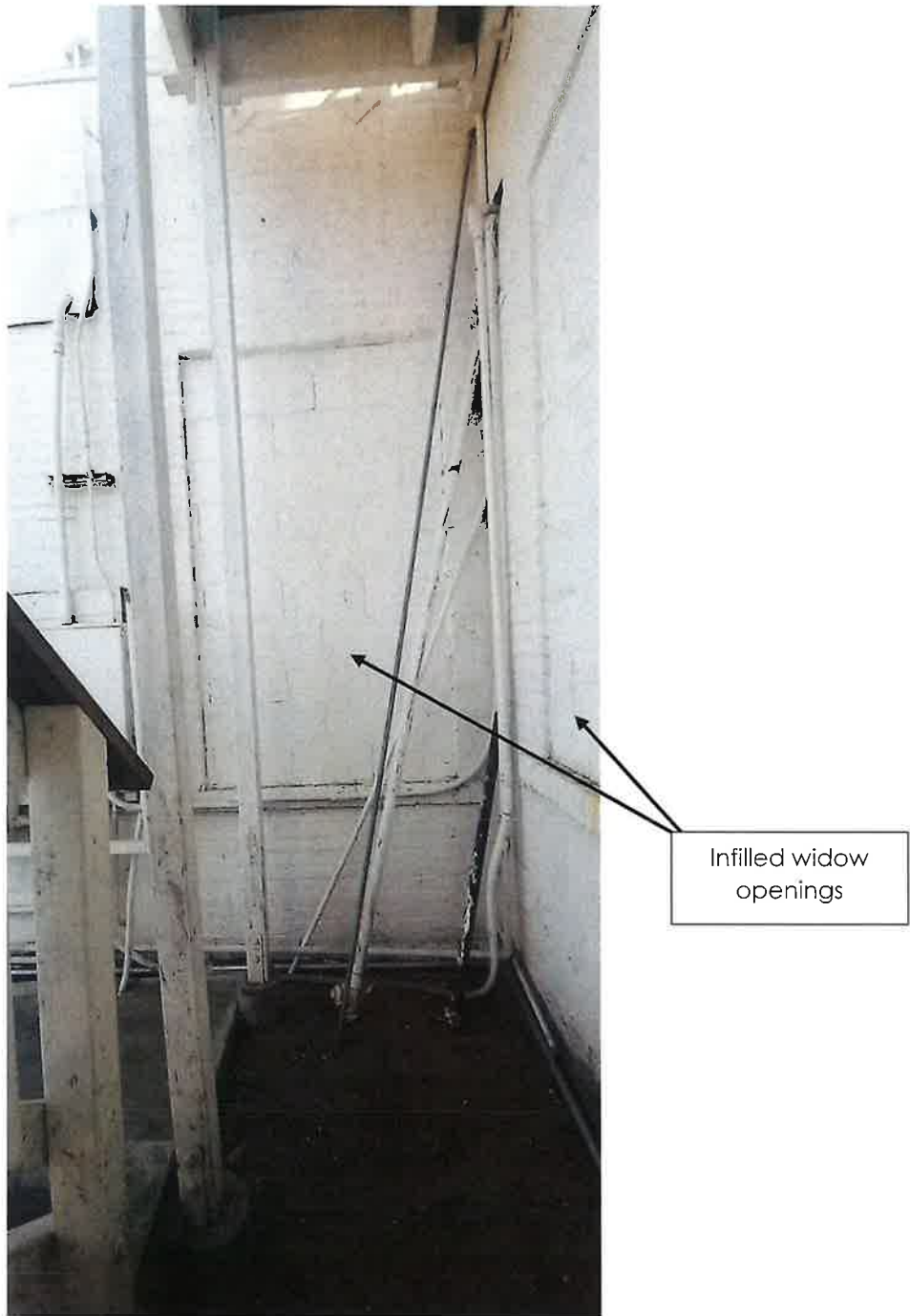
Exhibit 19, South end of the west elevation, looking east (November 2023)



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



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



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



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



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



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



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



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



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

Attachment D

May 30, 2024 ARB Conceptual Meeting Minutes

The Palms Renovation
Project 24-2303-DP/CDP/ARB
Preliminary ARB Review
September 26, 2024

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: NoneBoardmember 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 is 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

Attachment E
May 30, 2024 ARB Conceptual Plans

The Palms Renovation
Project 24-2303-DP/CDP/ARB
Preliminary ARB Review
September 26, 2024

A photograph of a street scene in Palm Springs, California. The image shows a row of tall palm trees lining a street. In the background, there is a white building with a flat roof and large windows. The sky is clear and blue. The foreground shows a paved road with a crosswalk.

responsibility is resting the owner and designer of any documents discovered while doing and distribution shall be on

- [illegible]

[illegible]

All repairs performed on mechanical, electrical and plumbing systems shall be reviewed by field inspection staff for compliance with current building code requirements, and subject to the approval of field inspectors on duty.

Broker/Stocks
P.O. Box 4143
Spokane, WA 99103
Contact: David L. Gortner Broker
Accredited: www.cpa.com, www.irs.gov, www.irs.gov

Broker/Stocks Corporation
P.O. Box 4143
Spokane, WA 99103
Contact: David L. Gortner (P 1248)

Business Planning & Consulting Services Inc.
1825 State Street, Suite 1
Spokane, WA 99201
Contact: Laurel Peral

ANDY'S ESTATE PLAN

Level	Name	Area	Parking Capacity	Required Parking
Level 1	SEATING	713 sq ft	50	14.3
Level 2	SEATING	519 sq ft	50	10.18
Level 3	SEATING	475 sq ft	50	9.5
Total Seating Area		1707 sq ft	150	34.0
Parking Space			330	
Required Parking			118.8	
Available Parking			211.2	

Planned seating: 154 seated guests
 Planned seated parking: 3 times seated
 Planned total seating: 463 guests provided
 Total parking spaces: 43 spaces provided
 Directed parking: 7 parking spaces, as defined for AS2007

OWNER	701 Linden, LLC de Bevoe Suites P.O. Box 118116 Atlanta, GA 30310
PROJECT	The Point Restaurant Phone: 800-965-9555
ADDRESS	701 Linden Ave. Carrollton, CA 18013
APN	003-311-007
ZONING	CB V
OCCUPANCY	A2-B
FLOOR AREA	10,000
TYPED ADJUST	N/A
SPRINKLERD	Yes, Sprinkler Permit
HIGH RISE?	No
No. of Stories	2
FLOOD AREA?	

[illegible]

Plot Area	1/4 SECTION 26, ACRES	STANDARD 1/4 AC
PLANNING		
(B) STRUCTURES AREA	Net A.C.	Gross A.C.
	3,392 ± 0.1	15,350 ± 0.1
(C) STRUCTURES AREA	Net A.C.	Gross A.C.
	8,807 ± 0.1	15,596 ± 0.1
(D) Paved Area	-45.1 ± 0.1	-50 ± 0.1
(E) Paved Area	-120 ± 0.1	-130 ± 0.1
(F) Road Right-of-Way	-1,165 ± 0.1	-1,250 ± 0.1
(G) Structures Area	8,466 ± 0.1	15,346 ± 0.1
Building Footprint	1,742 ± 0.1	
1/4 Section Total	804 ± 0.1	
DEVELOPMENT	-1,571 ± 0.1	-550 ± 0.1
ADDITION	145 ± 0.1	331 ± 0.1
AREA OF WASTE	8,466 ± 0.1	
SCOPE OF WORK		

INTERIOR REMODEL OF AN EXISTING TWO STORY STRUCTURE. A JOINTED SINGLE STORY STRUCTURE. IMPROVE EXTERIOR PORCH ACCESS TO BACK LOADING PATIO ON UNDERWAY AND EXTERIOR STAIR ON 7TH STREET. RELOCATE ORIGINAL HISTORIC WINDOWS AND DOORS ON 7TH STREET AND RELOCATE ORIGINAL HISTORIC WINDOWS AND DOORS ON 7TH STREET AND UNDERWAY. NEW TRELLIS AND EXTERIOR PATIO SEATING ON UNDERWAY. INTERIOR RENOVATION IS NEW RESTAURANT AND BAR WITH ROOF TOP PATIO AND ELEVATOR. NEW ROOF TOP PATIO 1742 SF PARTIALLY COVERED BY VINYL CANOPY.

Construction Waste & Management company has this project will be Marketing Industries of Santa Barbara.

A20	PROJECT ORIGIN SHEET NUMBER
A21	HISTORICAL PHOTOS
A31	EXISTING BUILDINGS
A32	NEIGHBORING PROPERTIES
A33	PHOTO OVERLAYS
A40	TRAFFIC, SIGNAL
A45	AREA DIAGRAMS
A50	SITE PLAN
A10	PROPOSED PARKING LAYOUTS
A25	PROPOSED PARKING - SECOND LEVEL
A27	PROPOSED PARKING - THIRD LEVEL
A30	EAST ELEVATION DIAGRAMS

6

DATE	2/20/11
PROJECT	THE PALMS
PHOTOGRAPHER	BECKER STUDIOS
CLIENT	THE PALMS
LOCATION	701 LINDEN AVENUE
DATE	2/20/11
TIME	10:00 AM
WIND	10 MPH
TEMP	65°F
MOON	100%
CLOUDS	0%
RAIN	0%
SNOW	0%
FOG	0%
HAZARDOUS	0%
REMARKS	
DATE	2/20/11
TIME	10:00 AM
WIND	10 MPH
TEMP	65°F
MOON	100%
CLOUDS	0%
RAIN	0%
SNOW	0%
FOG	0%
HAZARDOUS	0%
REMARKS	



North East (Front Elevation)



North East (Linden towards Mountains)



North Elevation



1 VIEW OF PROPERTY (LOOKING NORTHWEST / LINDEN STREET ENTRY)



2 VIEW OF PROPERTY (LOOKING NORTH)



3 VIEW OF PROPERTY (LOOKING WEST)



4 VIEW OF PROPERTY (LOOKING NORTHEAST)



VICINITY MAP (NOT TO SCALE)



5 VIEW OF PROPERTY (LOOKING EAST)



6 YUCCA LANE (LOOKING NORTHEAST)



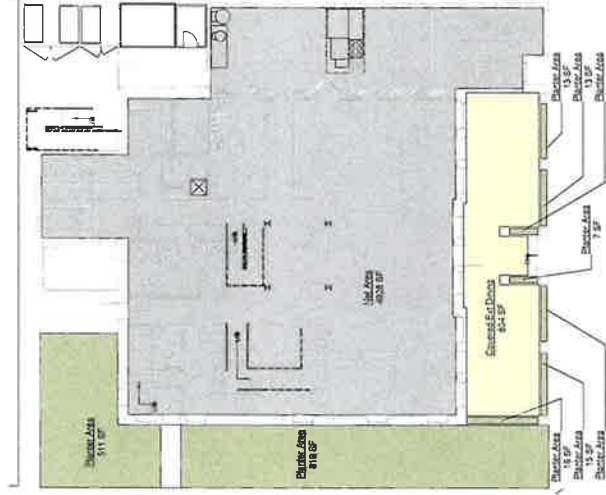
7 VIEW OF PROPERTY (LOOKING SOUTH / REAR ENTRY)



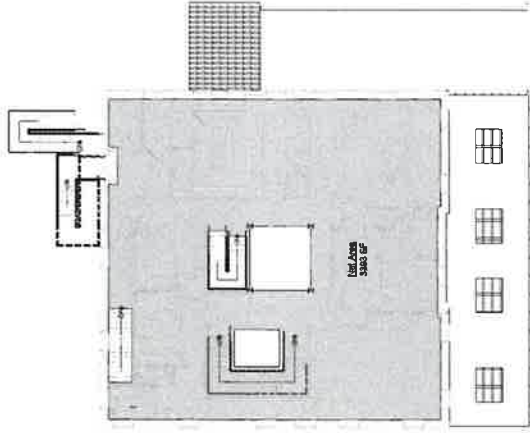
THE PALMS
701 LINDEN AVENUE

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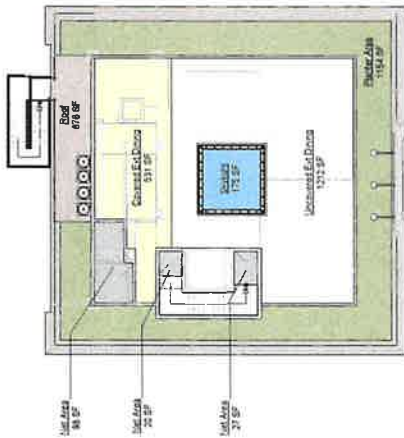




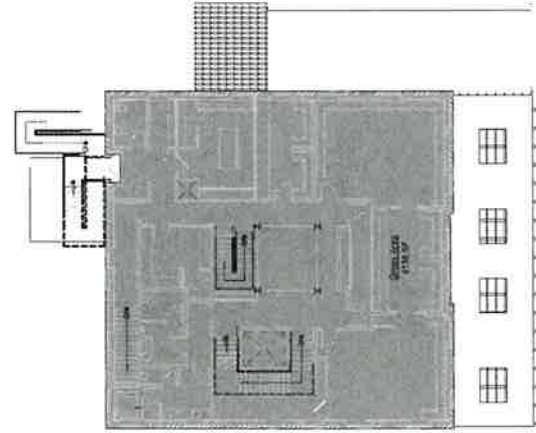
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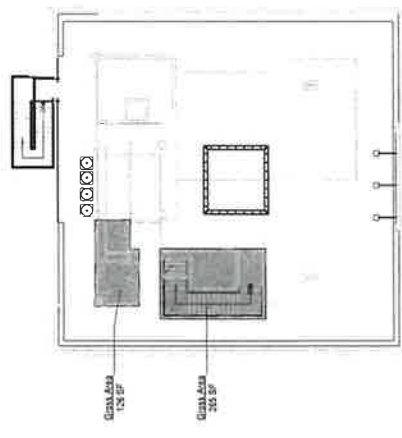
6 (N) Net Level 2
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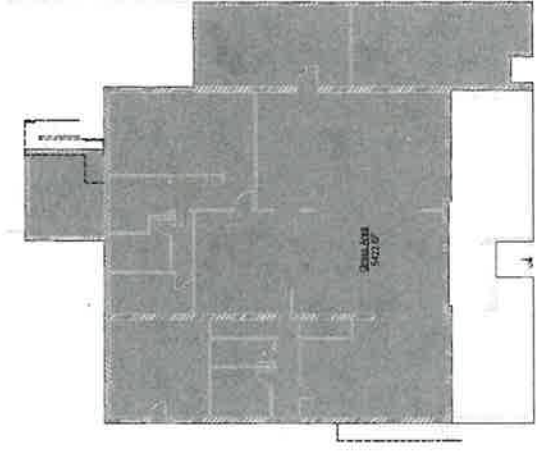
4 (N) Net Roof Area
SCALE 3/32" = 1'-0"



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



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

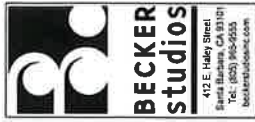


3 (N) Gross Level 1
SCALE 3/32" = 1'-0"

AREA CHART

Proposed Building		Existing Building	
(ft ²)	Cost (\$)	(ft ²)	Cost (\$)
1st Fl	5,201 s.d.	4,201 s.d.	3,350 s.d.
2nd Fl	5,331 s.d.	4,376 s.d.	4,150 s.d.
3rd Fl	5,331 s.d.	3,701 s.d.	3,950 s.d.
Total	15,863 s.d.	12,278 s.d.	11,450 s.d.

Proposed Plant Area		Existing Planting Area	
(ft ²)	Cost (\$)	(ft ²)	Cost (\$)
1st Fl	804 s.d.	804 s.d.	0.75 s.d.
2nd Fl	531 s.d.	531 s.d.	0 s.d.
3rd Fl	531 s.d.	531 s.d.	0 s.d.
Total	1,866 s.d.	1,866 s.d.	0.75 s.d.



BECKER
studios

412 E Haley Street
Santa Barbara, CA 93101
Tel: (805) 965-2553
beckertstudioinc.com

THE PALMS
701 LINDEN AVENUE

JOB NUMBER	23031
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CONTENTS

INTRODUCTION

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DRAWN BY	AUTHOR
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DATE	CHECKED

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ISSUE DATE	ISSUES
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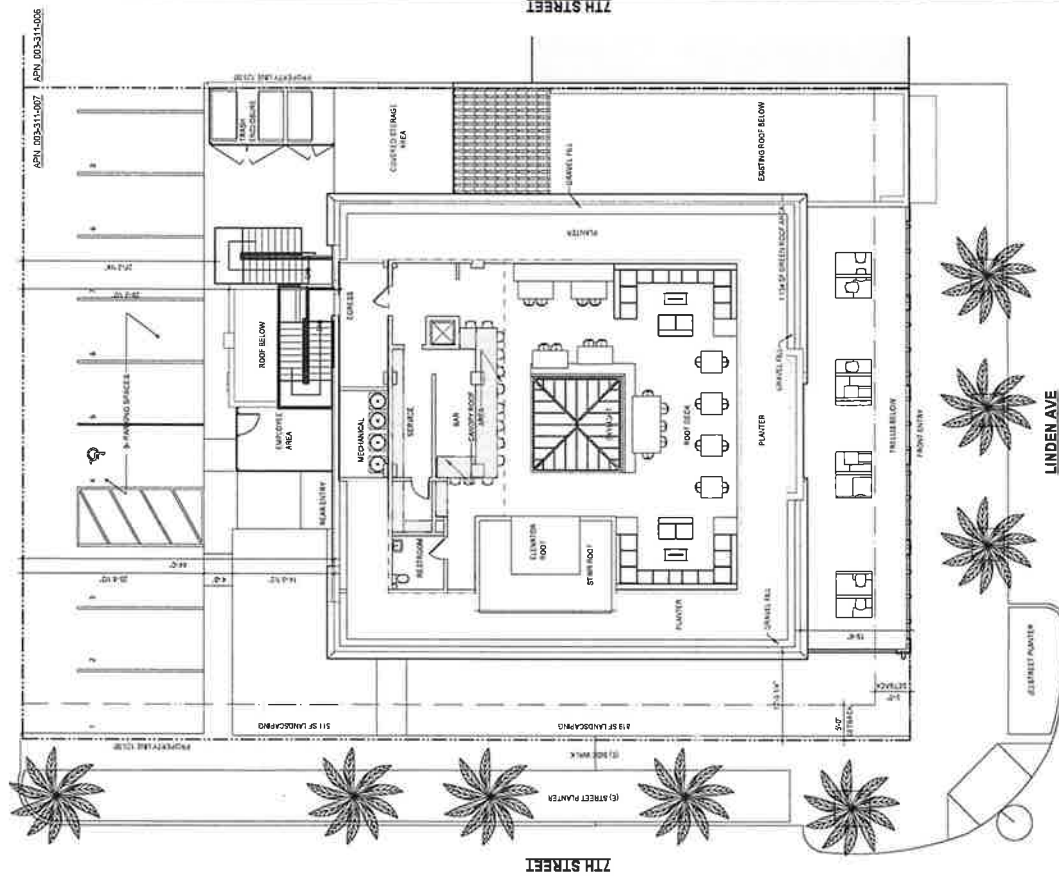
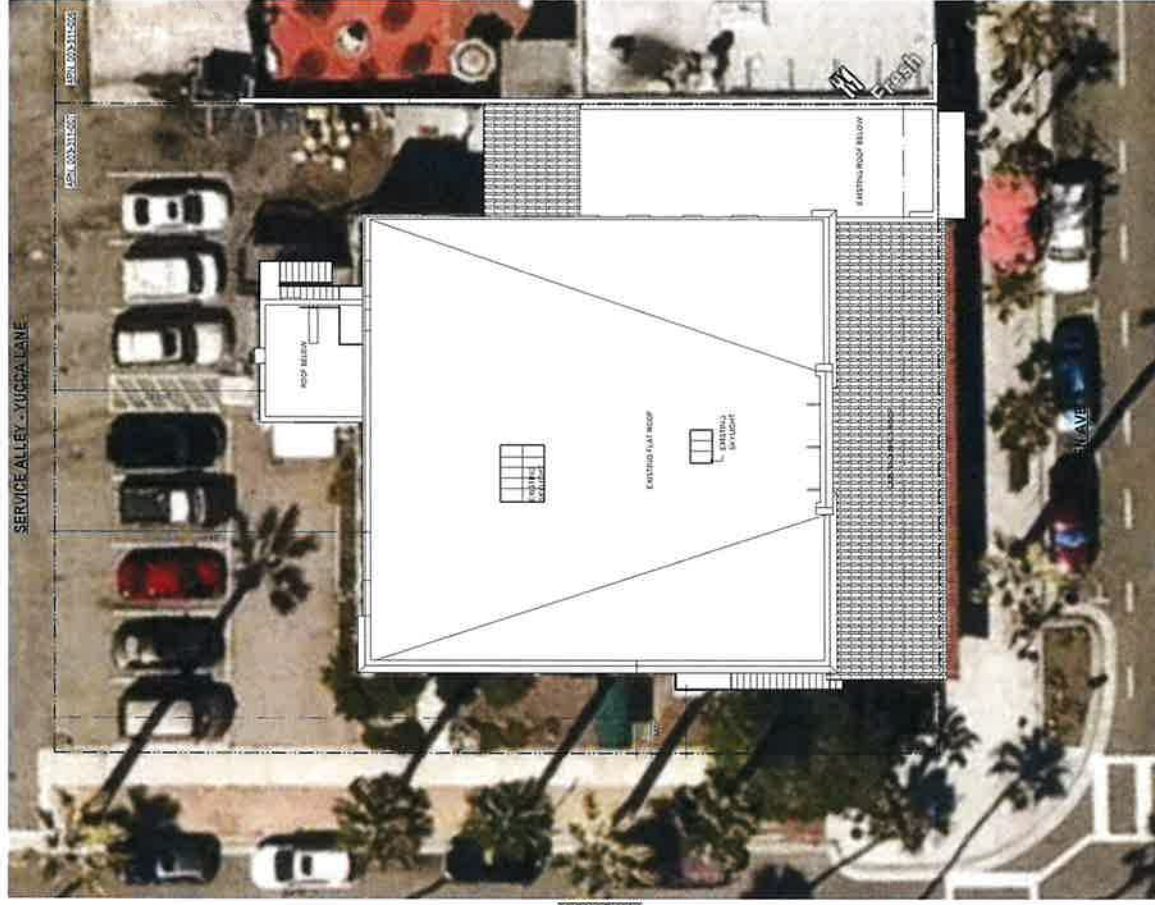
1

EXISTING SITE PLAN

SCALE: 100 = 100%

PROPOSED SITE PLAN

SCALE 1/8" = 1'-0"



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2ND FLOOR PROPOSED PLAN

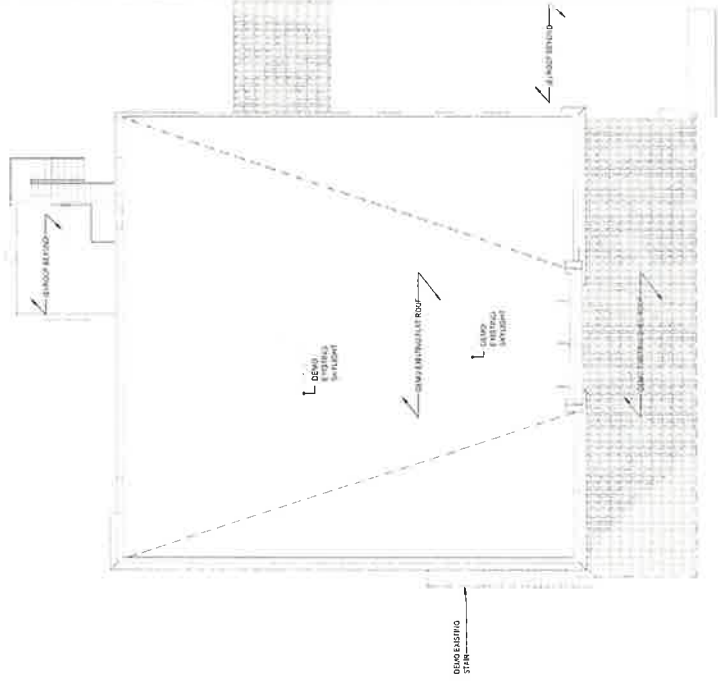


2ND FL DEMO PLAN

2020	2021
CONTENTS	CONTENTS
PROPOSITIONS	PROPOSITIONS
THEOREMS	THEOREMS
DEFINITIONS	DEFINITIONS
EXAMPLES	EXAMPLES
EXERCISES	EXERCISES
APPENDICES	APPENDICES
INDEX	INDEX
A2.2	
SHEET	OF

THE PALMS
701 LINDEN AVENUE

A2.2

[illegible]

2 ROOF DEMO PLAN
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SUPPLIER'S NAME	
QUANTITY	
UNIT PRICE	
TOTAL PRICE	
DATE PAID	11/02/2017
REMARKS	
DATE	
TIME	
LOCATION	
STATUS	
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STATUS	OK



THE PALMS
701 LINDEN AVENUE

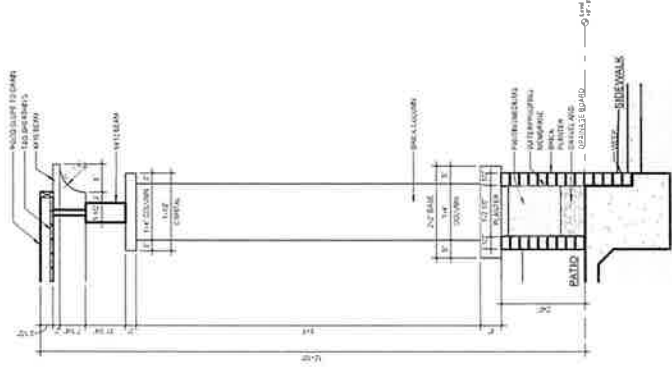
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ISSUE DATE	10/02/20
REVISIONS	
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SCALE 3/4" = 1'-0"

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EXISTING



PROPOSED



EXISTING

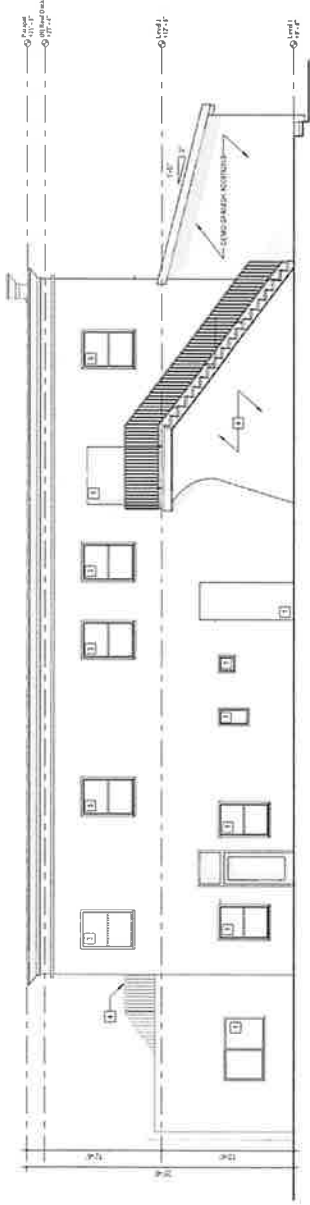


PROPOSED

JOB NUMBER	71231	
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FRONT RENDERINGS		
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AUTHOR		
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REVISIONS		
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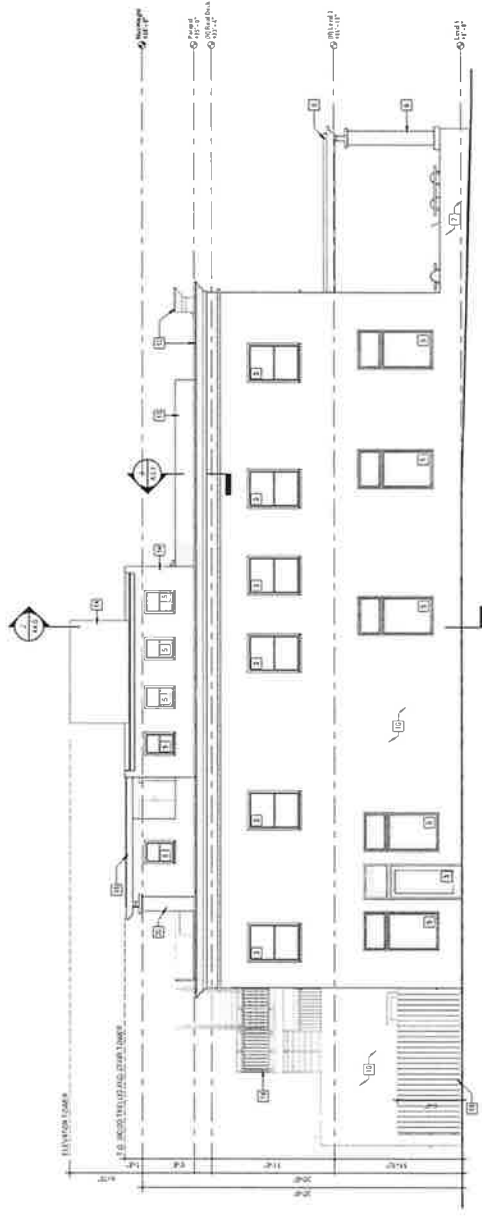
ELEVATION KEY/NOTES

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- 2. REPAIR AND REPAINT EXISTING ROOF FLASHING TO MATCH EXISTING
- 3. REPAIR AND REPAINT EXISTING ROOF FLASHING TO MATCH EXISTING
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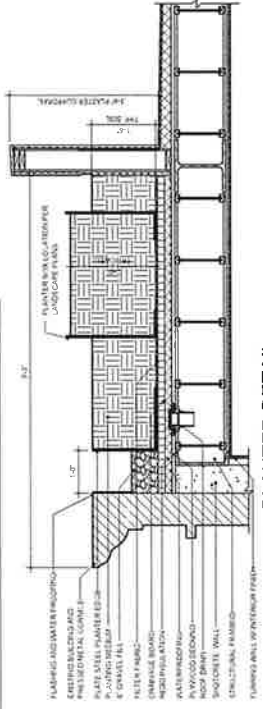
1 SOUTH ELEVATION - EXISTING

SCALE 3/16\"/>



2 SOUTH ELEVATION - PROPOSED

SCALE 3/16\"/>



3 PLANTER DETAIL

SCALE 3/4\"/>



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beckersstudios.com

THE PALMS
701 LINDEN AVENUE

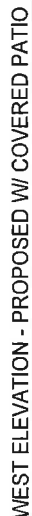
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CHECKED BY	CRK	
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SHEET 04

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SCALE 3/16" = 1'-0"



SCALE 3/15 = 1.0"



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COUNTY	CLATSOP COUNTY
SECTION	SECTION 1
TAXPAYER	CLATSOP COUNTY
ASSESSOR'S OFFICE	CLATSOP COUNTY ASSESSOR'S OFFICE
DATE OF SALE	10/1/2023
SHEET NO.	58

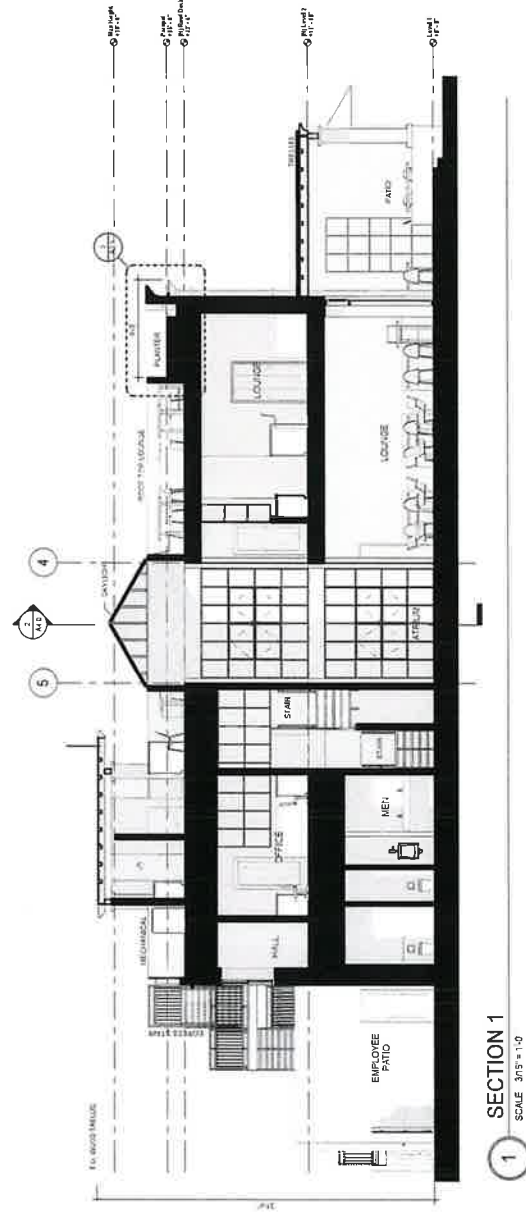
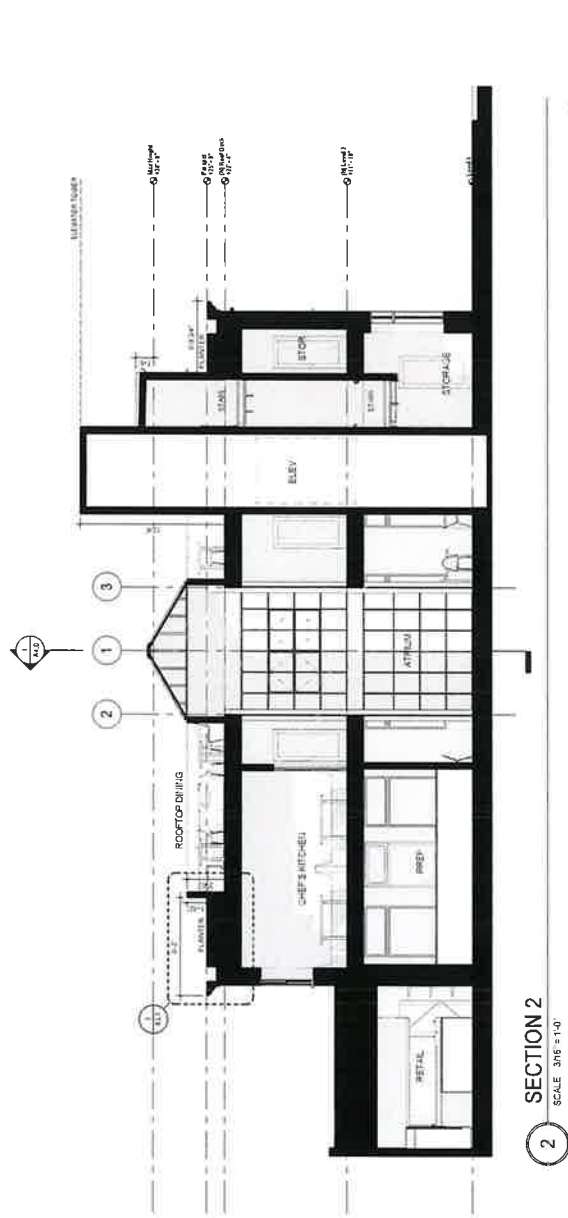


THE PALMS
701 LINDEN AVENUE

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BULKING SECTION		
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The botanical story of the Palms Restaurant

The Palms Restaurant is an icon in one of the most perfect beach towns in California. Carpinteria is romantically positioned with mountains at its back and the Pacific Ocean in its sights. As we dove into the history of the town and the long-storied past of the "world's safest bar", we realized that to do this restaurant justice, palm trees would be essential. Palms reflect the identity of the building, the proximity to the ocean, and Carpinteria's truly unique sense of place. Our heritage palette of palms includes California and Mexican fan palms, Australian cabbage palms, and others. We have created two options for planting schemes to accompany these iconic trees. Palms are the heart of the Coastal Palms Restaurant's botanical story. The choices of each scheme focus on a particular characteristic of the restaurant's setting.

The Palm Canyon

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

- (E) Washingtonia sp.
California Fan Palm
- (F) Livistona australis
Cabbage-tree palm
- Boronia acida
Guadalupe Palm
- Chamaecrista humilis
var. argentea
- Flowering shrubs
- Grass-like plants
- Yucca (for terrace planted edge, not shown on plan)
- Ground cover plants



studio pappaterra

LANDSCAPE DESIGN
HORTICULTURE
FIRE ECOLOGY

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Arch Rev Board 03/19/24

Conceptual
Planting Plan

03/19/24

erl studio papateria

L1.01

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Landscape Planting Plan
SCALE: 1/8"=1'-0"

PLANT IMAGES

PALMS



Brahea edulis



(E) Livistona australis



(E) Washingtonia filifera

PLANT SCHEDULE

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



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Arch Rev (Base) 03.22.24

Conceptual Plant
Selection

03.22.24

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Abutilon palmeri



Eriogonum fasciculatum



Solanum laxum



Oenothera speciosa



Achillea spp.



Eschscholzia californica



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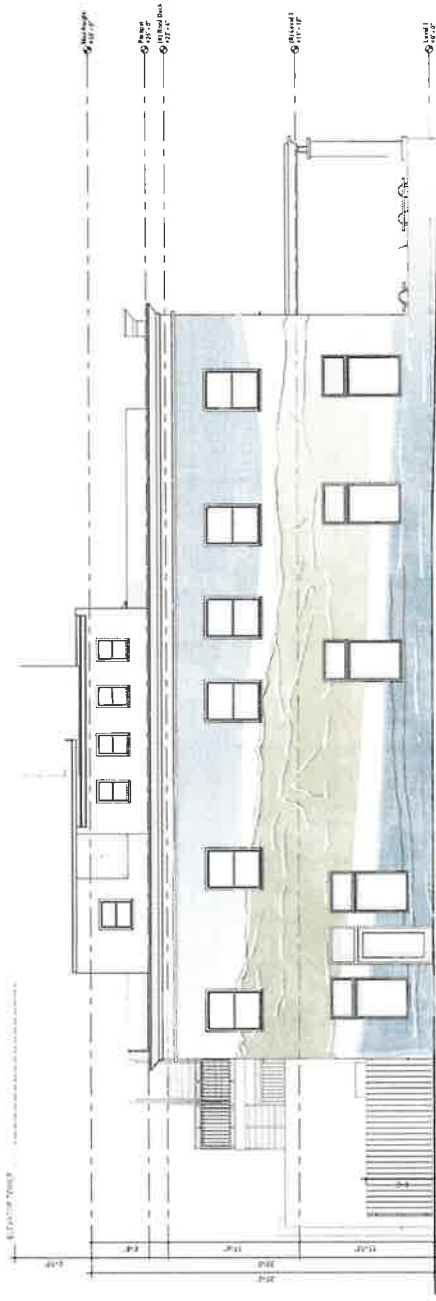
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701 Linden Avenue
Carpinteria, CA 91013



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



Carpinteria's Reflection Mural Conceptual Landscape

1

Arch Rev Board 03.22.24

Conceptual Building Mural

03.22.24

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Attachment F
Noise Technical Memorandum

The Palms Renovation
Project 24-2303-DP/CDP/ARB
Preliminary ARB Review
September 26, 2024

MEMORANDUM

To: Darrell Becker, Becker Studios
From: Jonathan V. Leech, INCE
Subject: Noise Technical Memorandum for the Palms Restaurant Expansion Project
Date: July 8, 2024
cc: Mark Storm, Dudek
Attachments: A. Architecture Plan Sheets - Floor Plans
B. Ambient Noise Monitoring Data
C. Manufacturer Sound Power Data for HVAC Equipment
D. On-site Operations Noise Modeling Data

Dudek has prepared this noise assessment to assist Beck Studios (applicant) in satisfying initial development review and environmental planning requirements for the Palms Restaurant Expansion Project (project) in Carpinteria, California. This memo addresses potential noise associated with on-site mechanical equipment and outdoor entertainment areas, as predicted to occur at the noise-sensitive receivers proximate to the project.

The contents and organization of this memorandum are as follows:

- Section 1, Project Description
- Section 2, Noise Background / Terminology
- Section 3, Applicable Noise Regulations
- Section 4, Existing Noise Environment
- Section 5, Noise Assessment
- Section 6, References Cited

Figures supporting the discussion in this memorandum are provided at the end of the narrative portion of the memo.

1 Project Description

The applicant proposes interior renovation, addition of outdoor ground-level patio dining area, and addition of roof-top lounge and bar areas at The Palms Restaurant, 701 Linden Avenue in Carpinteria, California. From a community noise perspective, the proposed interior renovation would not have the potential to increase noise generated by the facility. However, the addition of outdoor dining and cocktail space in a new ground-level patio, and the creation of roof-top bar and lounge areas could generate noise that could potentially be discernible at existing residences in the vicinity of the project.

Figure 1 and Figure 2 (at the end of this memo) provide the Regional and Local Setting for the project site, respectively. As illustrated in Figure 2, the project site is bordered by Linden Avenue on the southeast, across which are retail commercial uses. 7th Street borders the project site on the southwest, across which is a restaurant with large parking area to the rear. Yucca Lane borders the project site on the northwest, across which are single-family homes. Restaurant and retail commercial uses border the project site on the northeast.

Figure 3 (at the end of this memo) provides the Site Plan for the project. Attachment A contains sheets from the architecture plan set (Becker Studios, 2024) illustrating the floor plans for the ground level (including the proposed outdoor patio dining and cocktail area) and the proposed roof-top level addition.

2 Noise Background

2.1 Fundamentals of Environmental Noise

Vibrations, traveling as waves through air from a source, exert a force perceived by the human ear as sound. Sound pressure level (referred to as sound level) is measured on a logarithmic scale in decibel (dB) that represents the fluctuation of air pressure above and below atmospheric pressure. Frequency, or pitch, is a physical characteristic of sound and is expressed in units of cycles per second or hertz. The normal frequency range of hearing for most people extends from about 20 to 20,000 hertz. The human ear is more sensitive to middle and high frequencies, especially when the noise levels are quieter. As noise levels get louder, the human ear starts to hear the frequency spectrum more evenly. To accommodate for this phenomenon, a weighting system to evaluate how loud a noise level is to a human was developed. The frequency weighting, called “A” weighting, is typically used for quieter noise levels, which de-emphasizes the low-frequency components of the sound in a manner similar to the response of a human ear. This A-weighted sound level is called the “noise level” and is referenced in units of A-weighted decibel (dBA). Table 1 (following page) presents typical noise levels for common outdoor and indoor activities.

Since sound is measured on a logarithmic scale, a doubling of sound energy results in a 3-dBA increase in the noise level. Changes in a community noise level of less than 3 dBA are not typically noticed by the human ear (Caltrans 2020a). Changes from 3 to 5 dBA may be noticed by some individuals who are extremely sensitive to changes in noise. A 5-dBA increase is readily noticeable (EPA 1974). The human ear perceives a 10-dBA increase in sound level as a doubling of the sound level (i.e., 65 dBA sounds twice as loud as 55 dBA to a human ear).

An individual’s noise exposure occurs over time; however, noise level is a measure of noise at a given instant in time. Community noise sources vary continuously, being the product of many noise sources at various distances, all of which constitute a relatively stable background or ambient noise environment. The background, or ambient, noise level gradually changes throughout a typical day, corresponding to distant noise sources such as traffic volume and changes in atmospheric conditions. The time-varying character of environmental noise is often described with use of statistical or percentile noise descriptors including L_{10} , L_{50} , and L_{90} . These are the noise levels equaled or exceeded during 10, 50, and 90 percent of the measured time interval. Sound levels associated with L_{10} typically describe transient or short-term events, such as the noise from distinct passing cars and trucks. L_{50} represents the median sound level during the measurement. Levels will be above and below this value exactly one-half of the accumulated measurement time. L_{90} is the sound level exceeded 90 percent of the time, and often is used to describe background noise conditions or sources that are continuous or “steady-state” in character.

Table 1. Typical Noise Levels Associated with Common Activities

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	110	Rock Band
Jet Flyover at 1,000 feet	105	
	100	
Gas Lawn Mower at three feet	95	
	90	
Diesel Truck at 50 feet, 50 miles per hour	85	Food Blender at 3 feet
	80	Garbage Disposal at 3 feet
Noisy Urban Area, Daytime	75	
	70	Vacuum Cleaner at 10 feet
Commercial Area	65	Normal speech at 3 feet
Heavy Traffic at 300 feet	60	
	55	Large Business Office
Quiet Urban Daytime	50	Dishwasher (in next room)
	45	
Quiet Urban Nighttime	40	Theater, Conference Room (background)
Quiet Suburban Nighttime	35	
	30	Library
Quiet Rural Nighttime	25	Bedroom at Night, Concert Hall (background)
	20	
	15	Broadcast/Recording Studio
	10	
	5	
Lowest Threshold of Human Hearing (Healthy)	0	Lowest Threshold of Human Hearing (Healthy)

Source: Caltrans 2020a. Notes: dBA = A-weighted decibel.

Noise levels are generally higher during the daytime and early evening when traffic (including airplanes), commercial, and industrial activity is the greatest. However, noise sources experienced during nighttime hours when background levels are generally lower can be potentially more conspicuous and irritating to the receiver. To evaluate noise in a way that considers periodic fluctuations experienced throughout the day and night, a concept termed “community noise equivalent level” (CNEL) was developed, wherein noise measurements are weighted, added, and averaged over a 24-hour period to reflect magnitude, duration, frequency, and time of occurrence.

Different types of measurements are used to characterize the time-varying nature of sound. These measurements include the equivalent sound level (L_{eq}), the minimum and maximum sound levels (L_{min} and L_{max} , respectively), percentile-exceeded sound level (L_{xx}), the day-night sound level (L_{dn}), and the CNEL. The following list provides brief definitions of noise terminology used in this report.

- **Decibel (dB)** is a unitless measure of sound on a logarithmic scale, which indicates the squared ratio of sound pressure amplitude to a reference sound pressure amplitude. The reference pressure is 20 micropascals.
- **A-weighted decibel (dBA)** is an overall frequency-weighted sound level in decibels that approximates the frequency response of the human ear.

- **Equivalent sound level** (L_{eq}) is the constant level that, over a given time period, transmits the same amount of acoustic energy as the actual time-varying sound. Equivalent sound levels are the basis for both the L_{dn} and CNEL scales.
- **Maximum sound level** (L_{max}) is the maximum sound level measured during the measurement period.
- **Minimum sound level** (L_{min}) is the minimum sound level measured during the measurement period.
- **Percentile-exceeded sound level** (L_{xx}) is the sound level exceeded X% of a specific time period. L_{10} is the sound level exceeded 10% of the time.
- **Day-Night Average Sound Level** (L_{dn}) is a 24-hour average A-weighted sound level with a 10 dB penalty added each of the hourly average noise levels occurring in the nighttime hours from 10:00 p.m. to 7:00 a.m. The 10 dB penalty is applied to account for increased noise sensitivity during the nighttime hours.
- **Community Noise Equivalent Level** (CNEL) is the average equivalent A-weighted sound level during a 24-hour day. CNEL accounts for the increased noise sensitivity during the evening hours (7:00 p.m. to 10:00 p.m.) and nighttime hours (10:00 p.m. to 7:00 a.m.) by adding 5 dB to the recorded hourly average sound levels in the evening and 10 dB to the hourly average sound levels at night.

2.1.1 Exterior Noise Distance Attenuation

Noise sources are classified in two forms: (1) point sources, such as stationary equipment or a gathering of people engaged in conversation; and (2) line sources, such as a roadway with a large number of pass-by sources (motor vehicles). Sound generated by a point source typically diminishes (attenuates) at a rate of 6.0 dBA for each doubling of distance from the source to the receptor at acoustically “hard” sites and at a rate of 7.5 dBA for each doubling of distance from source to receptor at acoustically “soft” sites (Caltrans 2020a). Sound generated by a line source (i.e., a roadway) typically attenuates at a rate of 3 dBA and 4.5 dBA per doubling distance, for hard and soft sites, respectively (Caltrans 2020a). Sound levels can also be attenuated by human-made or natural barriers. For the purpose of a sound attenuation discussion, a hard or reflective site does not provide any excess ground-effect attenuation and is characteristic of asphalt or concrete ground surfaces, as well as very hard-packed soils. An acoustically soft or absorptive site is characteristic of unpaved loose soil or vegetated ground.

With respect to examples of this distance-attenuation relationship for exterior noise, a 60-dBA noise level measured at 3 feet from an air conditioning compressor (stationary equipment) would diminish to 54 dBA at 6 feet from the source, and to 48 dBA at 12 feet from the source. This scenario is addressed by the point source attenuation for a hard site (6 dBA with each doubling of the distance).

2.2 Health Effects of Noise

Excessively noisy conditions can affect an individual's quality of life, health, and well-being. The effects of noise can be organized into six broad categories: sleep disturbance, permanent hearing loss, human performance and behavior, social interaction or communication, extra-auditory health effects, and general annoyance. An individual's reaction to noise and its level of disturbance depends on many factors such as the source of the noise, its loudness relative to the background noise level, time of day, whether the noise is temporary or permanent, and subjective sensitivity.

3 Noise Regulation and Management

3.1 State

3.1.1 California Noise Control Act of 1973

Sections 46000 through 46080 of the California Health and Safety Code, known as the California Noise Control Act of 1973, declares that excessive noise is a serious hazard to the public health and welfare and that exposure to certain levels of noise can result in physiological, psychological, and economic damage. It also identifies a continuous and increasing bombardment of noise in the urban, suburban, and rural areas. The California Noise Control Act declares that the State of California has a responsibility to protect the health and welfare of its citizens by the control, prevention, and abatement of noise. It is the policy of the state to provide an environment for all Californians free from noise that jeopardizes their health or welfare.

3.2 Local

3.2.1 City of Carpinteria General Plan/Local Coastal Land Use Plan 2003

The Noise Element of the *City of Carpinteria General Plan/Local Coastal Land Use Plan* provides objectives, policies, and programs regarding Noise, including the following:

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

- N-5a.** The City will address nuisance on a case-by-case basis and develop appropriate mitigation measures such as scheduling of events or activities during hours when effects would be minimal.
- N-5b.** The City will require that construction activities adjacent to sensitive noise receptors be limited as necessary to prevent adverse noise impacts.
- N-5c.** The City will require that construction activities employ techniques that minimize the noise impacts on adjacent uses.

The *City of Carpinteria General Plan/Local Coastal Land Use Plan* provides guidelines for determining whether or not ambient noise levels are compatible with certain land uses in the City. The guidelines indicate the compatibility of noise-sensitive land uses in areas subject to noise levels of 55 to 80 dB CNEL or L_{dn}. Residential uses and transient lodging facilities are normally unacceptable in areas exceeding 70 dB CNEL; and conditionally acceptable between 60 - 70 dB CNEL. Schools, libraries, hospitals, and nursing homes are also treated as noise-sensitive land uses, with normally acceptable levels up 60 dB CNEL, and conditionally acceptable levels up to 70 dB CNEL. Commercial/professional office buildings and recreational uses such as golf courses and water recreation have normally acceptable levels up 75 dB CNEL (City of Carpinteria 2003).

Applying the land use based exterior noise exposure limits from the General Plan, a proposed new development with the potential to generate noise would be subject to a noise limit of no greater than 60 dBA CNEL (L_{dn}) at any residence in the vicinity of the project (residences are the most common noise sensitive receiver and also have the lowest permissible exterior noise exposure level).

4 Existing Noise Environment

4.1 Sensitive Receptors

Noise-sensitive land uses are locations where people reside or where the presence of unwanted sound could adversely affect the use of the land. Residences, hospitals, nursing care or assisted living facilities, guest lodging, and churches would be considered noise-sensitive. Noise-sensitive receivers in the project vicinity are represented by residences. The nearest residential receivers to the project are located along the northwest side of Yucca Lane, as close as approximately 65 feet from the proposed roof-top addition (identified as R1 through R-4 on Figure 4). The next closest residences are along the southwest side of 7th Street as close as approximately 220 feet from the proposed roof-top addition (identified as LT2 on Figure 4). There are also other residences on Yucca Lane and 7th Street in this vicinity, but at greater distances from the project site.

4.2 Ambient Noise Survey

Sound-pressure level measurements of long duration (i.e., 24 hours) were conducted at two locations in the vicinity of the project site on July 2 and 3, 2024 to quantify and characterize the existing outdoor noise levels adjacent to the nearest residential uses to the project site. One of the long-term measurements was performed within the right-of-way of Yucca Lane adjacent to the nearest residence to the project site (illustrated as LT1 on Figure 4). The second long-term measurement was performed within the right-of-way of 7th Street, adjacent to the closest residence in a southerly direction from the project site (illustrated as LT2 on Figure 4). The long-term measurements were intended to characterize the existing ambient noise exposure levels at residences in the project vicinity. Table 2, Measured Long-Term Baseline Outdoor Noise Levels, provides the locations and dates for the long-term baseline noise level measurements. The unattended long-term sound-pressure level measurements were performed by a Dudek field investigator using SoftdB Piccolo model sound level meters equipped with a 0.5-inch, pre-polarized condenser microphone with pre-amplifier (ANSI Type 2). The accuracy of the sound level meters was verified using a field calibrator before and after the measurements.

The L_{eq} range over daytime (7 AM to 10 PM) and nighttime (10 PM to 7 AM) periods, as well as the calculated L_{dn} for the 24-hour measurements are provided in Table 2. The primary noise source affecting the long-term measurements (and the adjacent residences) was vehicle traffic along area roadways. As shown in Table 2, the measured existing ambient sound levels at LT1 ranged from 53 to 74 dBA L_{eq} during the day and from 59 to 64 dBA L_{eq} overnight; measured existing ambient sound levels at LT2 ranged from 53 to 74 dBA L_{eq} during the day and from 59 to 64 dBA L_{eq} overnight. Noise measurement data summarized in Table 2 is also included in Appendix B.

Table 2. Measured Long-Term Ambient Outdoor Noise Levels

Receptor	Location/Address	Date	Daytime L_{eq} Range (dBA)	Nighttime L_{eq} Range dBA)	CNEL (dBA)
LT1	Northerly side of Yucca Lane adjacent to nearest residence (northwest)	7/2/2024 – 7/3/2024	52 - 65	37 - 53	58
LT2	Southerly side of 7 th St. adjacent to nearest residence (southwest)	7/2/2024 – 7/3/2024	52 - 67	39 - 59	60

Source: Appendix B

Notes: L_{eq} = equivalent continuous sound level (time-averaged sound level); dBA = A-weighted decibels; LT = long-term noise measurement location. L_{dn} = Day night average noise level.

5 Noise & Assessment

5.1 Methodology

5.1.1 Operational Noise Level Quantification

Stationary Source Reference Sound Levels

Long-term operational project noise was assessed based upon the architecture plan set (floor plans) indicating locations for each of the major components. For a commercial project, the most important noise sources tend to be equipment for heating, ventilation, or air conditioning (HVAC). This equipment is typically located outdoors and may run continuously or almost continuously during the operating hours of the facility in order to provide comfortable temperature conditions for indoor spaces. The Roof Deck Proposed Plan (Attachment A) illustrates the location of the exterior components of the HVAC systems on the building roof. Based on the total interior floor area of the building, Dudek assumed that four HVAC systems with 5-ton capacity would be required for climate control. Dudek selected a 5-ton HVAC system from Carrier as representative (Carrier 25HPB6, 60-50 variant). The manufacturer sound pressure rating for these units is 61 dBA at 1 meter (Attachment C). This equipment would be located on the roof deck level, outside of the wall which forms the rear of the proposed bar area (Attachment A).

The project also includes roof-top amenities for patrons, including cocktail bar and lounge areas, as well as a new patio area at the front of the building at ground level including dining tables and cocktail service area. Inputs for patron activity noise in the roof-top and patio area were based upon an applicable research paper presented at the 2011 Institute of Noise Control Engineers (INCE) national conference (Hayne et.al. 2011). The research paper examined noise from various size gatherings, at outdoor spaces configured for dining, cocktail bar, or informal recreation. The Hayne paper identifies an estimated noise level based upon the number of participants. For the assessment of the rooftop amenity areas, the model evaluated a total of 20 patrons in the bar area, 15 patrons in the central lounge area, and 35 patrons in the large area closest to Linden Avenue, which includes tables and built-in couches or benches. For the assessment of the ground-level patio area, the model evaluated a total of 20 patrons in the cocktail service area, and 18 patrons in the dining area.

Dudek also assumed a speaker system would be installed in the roof-top area and ground-floor patio area for low-level background/ambient music to be played in these areas. A sound level of 60 dBA at 3 feet was assigned to each speaker, which is 5 dBA lower than a typical conversation between two people at this same distance (the ambient music would therefore not interfere with conversations between patrons). Six speakers distributed throughout the roof area and four speakers distributed around the patio area were included in the model.

Stationary Source Operational Sound Level Modeling

Prediction of operation noise for the Project involved creation of a sound propagation model using a Dudek proprietary Excel-based software tool. Dudek NoisePro is used for calculation, presentation, assessment, and prediction of environmental noise. Estimated sound emission from the HVAC equipment, patron activities in the roof-top and patio areas, and low volume speakers in the roof-top and patio areas (described above) were entered into the Dudek NoisePro model. The outdoor noise propagation formulas in NoisePro follow the International Organization of Standardization (ISO) Standard 9613-2, "Attenuation of Sound During Propagation Outdoors, Part 2: General Method of Calculation" (ISO 1996).

Calculation parameters that establish how the NoisePro model predicts combined noise level from the above-listed Project sources include as follows:

- Sound propagation per International Organization of Standardization (ISO) 9613-2 (ISO 1996);
- Default ground acoustical absorption coefficient = 0.5 (on a scale of 0 = reflective, 1 = absorptive); and;
- Zero order of reflection.

5.2 Impacts Analysis

5.2.1 Project Impacts – Increases in Ambient Noise Levels

Significance Criteria: *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

5.2.1.3 Project Operational Noise

As described under Section 5.1.1 (Operational Noise Methodology), operational noise was modeled in the NoisePro model space. For the roof-top, a perimeter wall of 8-feet height above the roof deck elevation was included around approximately the northerly half of the space (from the elevator lobby to behind the bar area, and then for the width of the bar on the easterly side), as illustrated in the building elevations (Becker Studios, 2024). For the remainder of the perimeter of the roof-deck area, a 3.5 foot wall was included (required 42-inch tall safety wall). No perimeter walls were included in the model around the ground-level patio area.

For the roof-top amenity space, a separate noise source was entered to represent a total of 20 patrons in the bar area, 15 patrons in the central lounge area, and 35 patrons in the large area closest to Linden Avenue. For the patio space, a separate noise source was entered to represent a total of 20 patrons in the cocktail service area, and 18 patrons in the dining area. The noise source for grouping of patrons was derived from a research paper presented at the 2011 Institute of Noise Control Engineers (INCE) national conference (Hayne et.al. 2011). With regard to the Hayne paper, the researchers conclude by providing an equation for predicting the sound power (L_{WAeq}) associated with a crowd size of “N” participants. The equation is:

$$L_{WAeq} = 15 \text{ Log } N + 64 \text{ dB(A)}$$

Low volume speakers (sound reference of 60 dBA at 3 feet) were also included in the model to account for the delivery of background music levels in the roof-top and patio areas; a total of 6 speakers in the rooftop area and 4 speakers in the patio area were included in the model.

A receiver was placed in the NoisePro Model to represent each of the four closest off-site receptors (R1 – R4).

Operations Noise Assessment Results

Table 3 and 4 present the results of the operational noise modeling predictions at R1 through R4 and compare these modeled operational noise levels to recorded ambient noise levels (Table 3) and to limits contained in the Carpinteria General Plan/Local Coastal Program Noise Element (Table 4). With regard to Table 3, the ambient noise level measurements on Yucca Lane at LT1 are assumed to also be representative for other residences along Yucca Lane. Detailed information for the operational noise modeling is provided in Appendix D.

Table 3. Project Operational Noise Levels Compared to Ambient

Receiver ID	Existing Ambient (dBA L_{eq}) ¹	Predicted Operational Noise Level (dBA L_{eq})	Existing + Project (dBA L_{eq})	Increase (dBA L_{eq})
R1	52	41	52	0
R2	52	37	52	0
R3	52	39	52	0
R4	52	39	52	0
LT2	52	32	52	0

Source: Appendix D

Notes: ¹ Lowest recorded daytime hourly L_{eq} value L_{eq} = equivalent continuous sound level (time-averaged sound level); dBA = A-weighted decibels

As indicated in Table 3, the project would not result in an increase in the ambient noise level at the noise sensitive receptors closest to the project site.

The operational sound levels presented in Table 4 assume the restaurant would be in operation continuously from 7 AM until 10 PM, a very conservative evaluation. The noise levels in Table 4 also represent full occupancy of the roof top and patio areas throughout the 7 AM to 10 PM period, and with HVAC systems operating at full capacity.

Table 4 Project Operational Noise Levels Compared to General Plan Limits

Receiver ID	Predicted Operational Noise Level (dBA L_{eq})	Predicted Operational Noise Level (dBA L_{dn}) ¹	Noise Ordinance Limit (dBA L_{dn})	Limit Exceeded?
R1	41	39	60	No
R2	37	35		No
R3	39	37		No
R4	39	37		No
LT2	32	30		No

Source: Appendix D

Notes: ¹ Assumes continuous restaurant operation between 7 AM and 10 PM. L_{eq} = equivalent continuous sound level (time-averaged sound level); dBA = A-weighted decibels

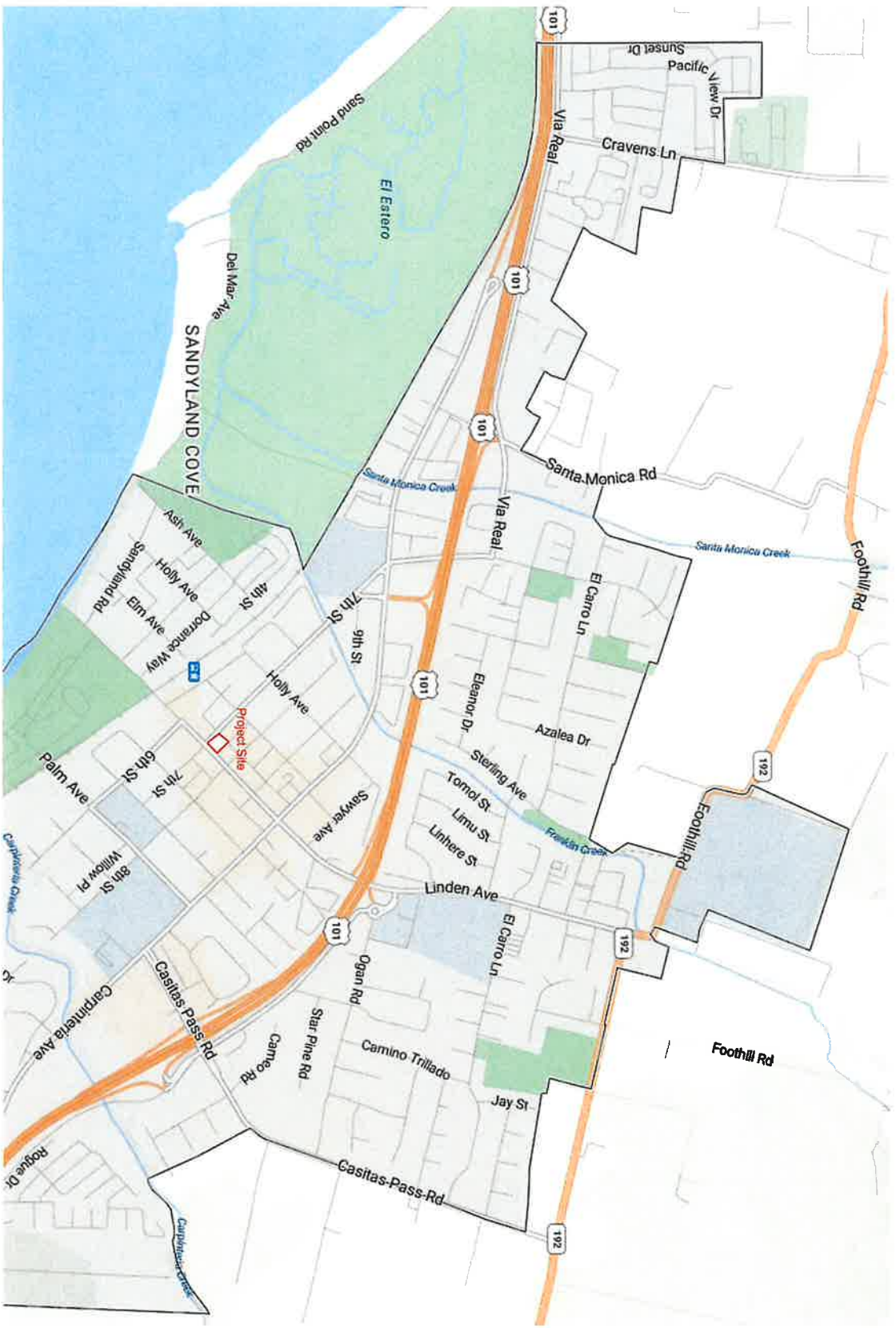
As indicated in Table 4, even if all of the HVAC equipment operated continuously from 7 AM to 10 PM, and the roof top and patio areas operated at full capacity during this period, the predicted operational sound level at the noise-sensitive receptors closest to the project site would fall well below the General Plan guidance of 60 dBA L_{dn} . Consequently, operational noise impacts of the project would be **less than significant**.

NoisePro calculates the noise level across the entire grid that encompasses the Project site and adjacent areas. Figure 5 graphically represents the noise model results, providing noise contours extending outward from the proposed project to illustrate the hourly noise level from operation of the project. Based on Figure 5, the predicted noise level at selected locations may be quickly determined, in addition to the sound levels reported for discrete receiver points included in the model

6 References Cited

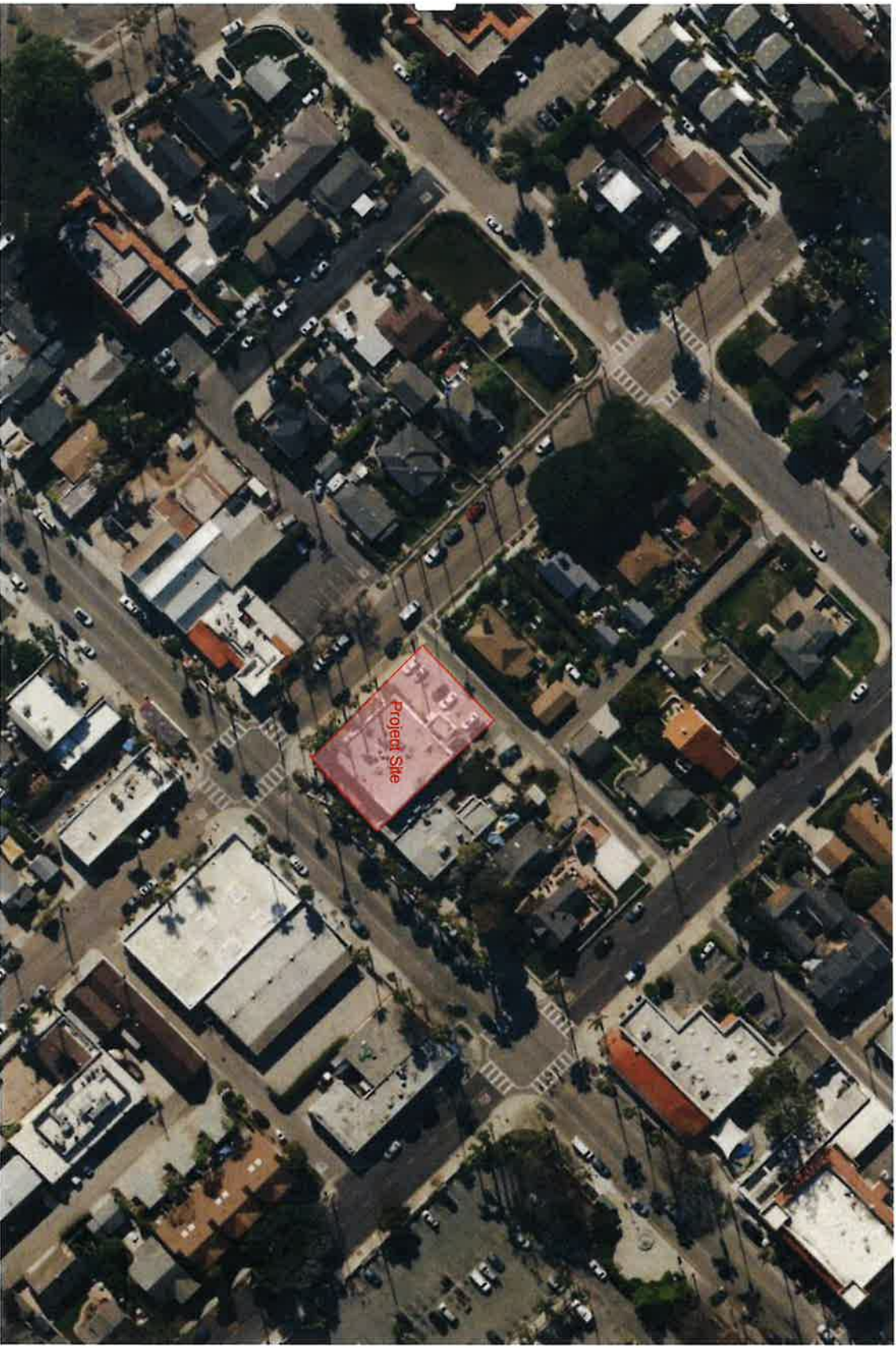
Becker Studios. 2024. *The Palms 701 Linden Avenue Architecture Plan Set*.

Carpinteria, City of. 2003. *General Plan/Local Coastal Land Use Plan*



Source: Microsoft Bing Maps 2024

Figure 1
Regional Setting



Source: Microsoft Bing Maps 2024

Figure 2
Local Setting

[illegible]

Figure 3 Site Plan

The Palms Restaurant Expansion Project, Carpinteria, California



Legend

LT# - Long-term Measure Location

R# - Modeled Noise-Sensitive Receiver

Figure 4

Long-term Noise Measurement and Modeled Receiver Locations



SOURCE: Dudek 2024

DUDEK

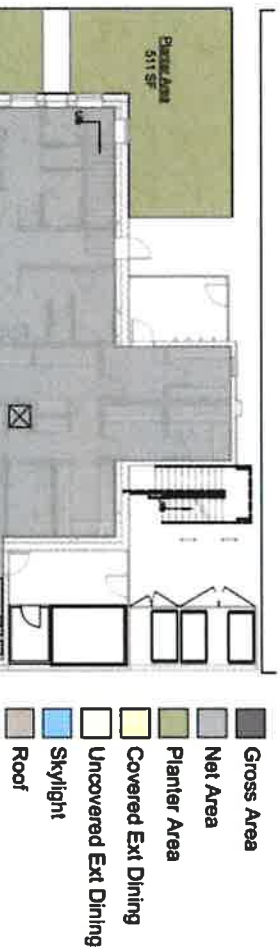


FIGURE 5

On-Site Sources Modeled Noise Levels
The Palms Restaurant Expansion Project

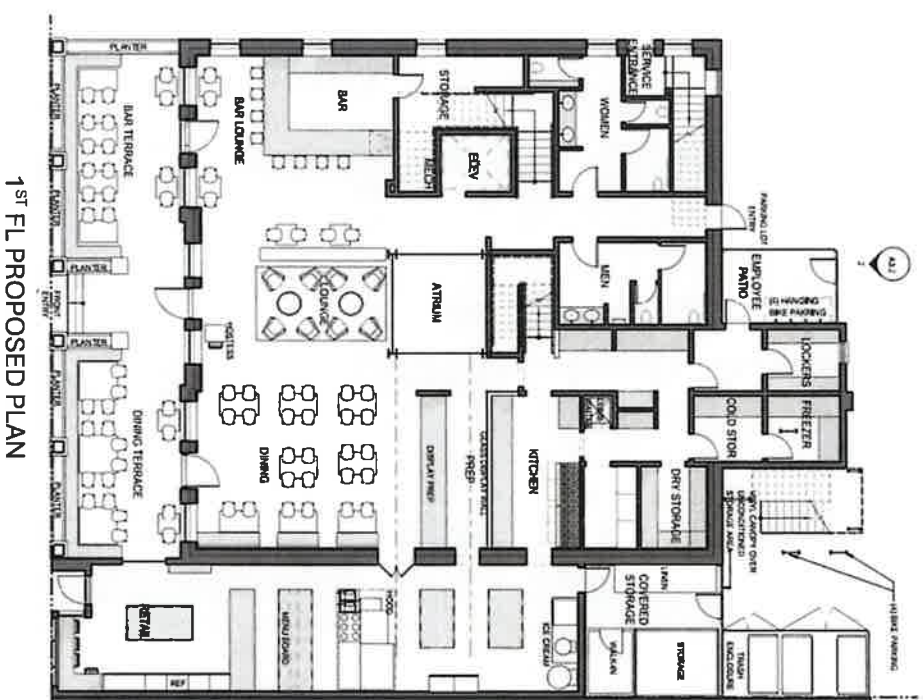
Attachment A

Selected Plan Sheets (Architecture Design Set)



(N) Net Level 1

SCALE: 3/32" = 1'-0"



Source: Becker Studios - Architecture Plan Set - The Palms 701 Linden Avenue Carpinteria

ATTACHMENT A

The Palms Restaurant Expansion Noise Assessment

Attachment B

Ambient Noise Measurement Data

Start Date	Start Time	End Time	Duration	SPL Time Weight	Freq Weight	Leq
7/2/2024	2:00:00 PM	3:00:00 PM	1:00:00	Slow	dBA	56.0
7/2/2024	3:00:00 PM	4:00:00 PM	1:00:00	Slow	dBA	53.8
7/2/2024	4:00:00 PM	5:00:00 PM	1:00:00	Slow	dBA	55.2
7/2/2024	5:00:00 PM	6:00:00 PM	1:00:00	Slow	dBA	52.8
7/2/2024	6:00:00 PM	7:00:00 PM	1:00:00	Slow	dBA	53.3
7/2/2024	7:00:00 PM	8:00:00 PM	1:00:00	Slow	dBA	53.5
7/2/2024	8:00:00 PM	9:00:00 PM	1:00:00	Slow	dBA	54.4
7/2/2024	9:00:00 PM	10:00:00 PM	1:00:00	Slow	dBA	52.0
7/2/2024	10:00:00 PM	11:00:00 PM	1:00:00	Slow	dBA	49.7
7/2/2024	11:00:00 PM	12:00:00 AM	1:00:00	Slow	dBA	44.2
7/3/2024	12:00:00 AM	1:00:00 AM	1:00:00	Slow	dBA	39.1
7/3/2024	1:00:00 AM	2:00:00 AM	1:00:00	Slow	dBA	42.6
7/3/2024	2:00:00 AM	3:00:00 AM	1:00:00	Slow	dBA	37.3
7/3/2024	3:00:00 AM	4:00:00 AM	1:00:00	Slow	dBA	41.2
7/3/2024	4:00:00 AM	5:00:00 AM	1:00:00	Slow	dBA	38.9
7/3/2024	5:00:00 AM	6:00:00 AM	1:00:00	Slow	dBA	44.6
7/3/2024	6:00:00 AM	7:00:00 AM	1:00:00	Slow	dBA	53.3
7/3/2024	7:00:00 AM	8:00:00 AM	1:00:00	Slow	dBA	54.3
7/3/2024	8:00:00 AM	9:00:00 AM	1:00:00	Slow	dBA	65.4
7/3/2024	9:00:00 AM	10:00:00 AM	1:00:00	Slow	dBA	53.1
7/3/2024	10:00:00 AM	11:00:00 AM	1:00:00	Slow	dBA	65.2
7/3/2024	11:00:00 AM	12:00:00 PM	1:00:00	Slow	dBA	57.0
7/3/2024	12:00:00 PM	1:00:00 PM	1:00:00	Slow	dBA	59.0
7/3/2024	1:00:00 PM	2:00:00 PM	1:00:00	Slow	dBA	54.4
Daytime Hourly L _{eq} Range (7 AM - 10 PM):				52 - 65 dBA		
Nighttime Hourly L _{eq} Range (10 PM - 7 AM):				37 -53 dBA		
L _{dn}				58 dBA		

Start Date	Start Time	End Time	Duration	SPL Time Weight	Freq Weight	Leq
7/2/2024	2:00:00 PM	3:00:00 PM	1:00:00	Slow	dBA	58.7
7/2/2024	3:00:00 PM	4:00:00 PM	1:00:00	Slow	dBA	58.2
7/2/2024	4:00:00 PM	5:00:00 PM	1:00:00	Slow	dBA	58.1
7/2/2024	5:00:00 PM	6:00:00 PM	1:00:00	Slow	dBA	54.9
7/2/2024	6:00:00 PM	7:00:00 PM	1:00:00	Slow	dBA	53.9
7/2/2024	7:00:00 PM	8:00:00 PM	1:00:00	Slow	dBA	56.3
7/2/2024	8:00:00 PM	9:00:00 PM	1:00:00	Slow	dBA	56.8
7/2/2024	9:00:00 PM	10:00:00 PM	1:00:00	Slow	dBA	51.5
7/2/2024	10:00:00 PM	11:00:00 PM	1:00:00	Slow	dBA	53.1
7/2/2024	11:00:00 PM	12:00:00 AM	1:00:00	Slow	dBA	43.8
7/3/2024	12:00:00 AM	1:00:00 AM	1:00:00	Slow	dBA	39.1
7/3/2024	1:00:00 AM	2:00:00 AM	1:00:00	Slow	dBA	39.5
7/3/2024	2:00:00 AM	3:00:00 AM	1:00:00	Slow	dBA	41.2
7/3/2024	3:00:00 AM	4:00:00 AM	1:00:00	Slow	dBA	46.4
7/3/2024	4:00:00 AM	5:00:00 AM	1:00:00	Slow	dBA	48.3
7/3/2024	5:00:00 AM	6:00:00 AM	1:00:00	Slow	dBA	42.0
7/3/2024	6:00:00 AM	7:00:00 AM	1:00:00	Slow	dBA	58.6
7/3/2024	7:00:00 AM	8:00:00 AM	1:00:00	Slow	dBA	67.5
7/3/2024	8:00:00 AM	9:00:00 AM	1:00:00	Slow	dBA	55.7
7/3/2024	9:00:00 AM	10:00:00 AM	1:00:00	Slow	dBA	56.0
7/3/2024	10:00:00 AM	11:00:00 AM	1:00:00	Slow	dBA	55.5
7/3/2024	11:00:00 AM	12:00:00 PM	1:00:00	Slow	dBA	56.6
7/3/2024	12:00:00 PM	1:00:00 PM	1:00:00	Slow	dBA	56.7
7/3/2024	1:00:00 PM	2:00:00 PM	1:00:00	Slow	dBA	56.2
Daytime Hourly L _{eq} Range (7 AM - 10 PM):				52 - 67 dBA		
Nighttime Hourly L _{eq} Range (10 PM - 7 AM):				39 -59 dBA		
L _{dn}				60 dBA		

Attachment C

HVAC Equipment Sound Data

**25HPB6
Performance™ Series Heat Pump
with Puron® Refrigerant
1–1/2 to 5 Tons**



Product Data



Carrier heat pumps with Puron® refrigerant provide a collection of features unmatched by any other family of equipment. The 25HPB6 has been designed utilizing Carrier's non-ozone depleting Puron refrigerant.

This product has been designed and manufactured to meet Energy Star® criteria for energy efficiency when matched with appropriate coil components. Refer to the combination ratings in the AHRI Directory for system combinations that meet Energy Star® guidelines.

NOTE: Ratings contained in this document are subject to change at any time. Always refer to the AHRI directory (www.ahridirectory.org) for the most up-to-date ratings information.

INDUSTRY LEADING FEATURES / BENEFITS

Energy Efficiency

- 14.0 - 16.0 SEER/11.5 - 13.0 EER/8.2 - 9.0 HSPF
- Microtube Technology™ refrigeration system
- Indoor air quality accessories available

Sound

- Sound level as low as 67 dBA

Comfort

- System supports Thermidistat™ or standard thermostat controls

Reliability

- Non-ozone depleting Puron® refrigerant
- Front-seating service valves
- Scroll compressor
- Internal pressure relief valve
- Internal thermal overload
- High pressure switch
- Loss of charge switch
- Filter drier
- Balanced refrigeration system for maximum reliability

Durability

WeatherArmor Ultra™ protection package:

- Solid, Durable sheet metal construction
- Steel louver coil guard
- Baked-on, complete outer coverage, powder paint

Applications

- Long-line - up to 250 feet (76.2 m) total equivalent length, up to 200 feet (60.96 m) condenser above evaporator, or up to 80 ft. (24.38 m) evaporator above condenser (See Longline Guide for more information.)
- Low ambient cooling (down to -10°F / -23°C) with approved low ambient accessory kits.

MODEL NUMBER NOMENCLATURE

1 N	2 N	3 A	4 A	5 A/N	6 N	7 N	8 N	9 A/N	10 A/N	11 A/N	12 N	13 N
2	5	H	P	B	6	3	6	A	0	0	3	0
Product Series	Product Family		Tier P = Performance Series	Major Series	SEER	Cooling Capacity		Variations	Open	Open	Voltage	Minor Series
25 = HP	H = RES HP			B = Puron	6=16 SEER	1,000 Btuh (nominal)		A = Standard	0=Not Defined	0=Not Defined	3=208/230-1 5=208/230-3	0, 1, 2...



Use of the AHRI Certified TM Mark indicates a manufacturer's participation in the program. For verification of certification for individual products, go to www.ahridirectory.org.



ISO 9001
QMI-SAI Global



This product has been designed and manufactured to meet Energy Star® criteria for energy efficiency when matched with appropriate coil components. However, proper refrigerant charge and proper air flow are critical to achieve rated capacity and efficiency. Installation of this product should follow all manufacturing refrigerant charging and air flow instructions. **Failure to confirm proper charge and air flow may reduce energy efficiency and shorten equipment life.**

STANDARD FEATURES

FEATURES	Unit Size – Voltage, Series									
	18–30	24–30	30–30	36–30	36–50	42–30	48–30	48–50	60–30	60–50
Puron Refrigerant	X	X	X	X	X	X	X	X	X	X
Maximum SEER Rating*	16.0	16.0	16.0	16.0	15.4	16.0	16.0	15.4	16.0	15.4
Scroll Compressor	X	X	X	X	X	X	X	X	X	X
Crankcase Heater				X	X			X	X	X
Low Ambient Cooling Capability with Approved Kits	X	X	X	X	X	X	X	X	X	X
Louvered Coil Guard	X	X	X	X	X	X	X	X	X	X
Sound Shield	X	X	X	X	X	X	X	X	X	X
Field Installed Filter Drier	X	X	X	X	X	X	X	X	X	X
Front Seating Service Valves	X	X	X	X	X	X	X	X	X	X
Internal Pressure Relief Valve	X	X	X	X	X	X	X	X	X	X
Long Line capability	X	X	X	X	X	X	X	X	X	X
Loss of Charge Switch	X	X	X	X	X	X	X	X	X	X
High Pressure Switch	X	X	X	X	X	X	X	X	X	X

* = With approved combinations

X = Standard

PHYSICAL DATA

UNIT SIZE SERIES	18	24	30	36	42	48	60
Compressor Type	Scroll						
REFRIGERANT	Puron® (R-410A)						
Charge lb (kg)	7.00 (3.18)	7.60 (3.45)	9.75 (4.42)	11.20 (5.08)	9.92 (4.50)	9.87 (4.48)	13.00 (5.90)
Indoor Control	TXV (Puron Hard Shutoff)						
Outdoor Heating Piston #	TXV	TXV	TXV	55	59	TXV	65
COND FAN	Propeller Type, Direct Drive						
Air Discharge	Vertical						
Air Qty (CFM)	2233	3223	3223	3223	3770	4046	4400
Motor HP	1/12	1/12	1/12	1/12	1/3	1/4	1/3
Motor RPM	810	810	810	810	700	810	767
COND COIL							
Face Area (Sq ft)	19.30	20.10	20.10	20.10	20.10	20.10	35.47
Fins per In.	20	20	20	20	20	20	20
Rows	1	1	2	2	2	2	2
Circuits	5	5	6	8	8	8	12
VALVE CONNECT. (In. ID)							
Vapor	5/8		3/4		7/8		1-1/8
Liquid	3/8"						
REFRIGERANT TUBES* (In. OD)							
Rated Vapor (0-80 Ft Tube Length)	5/8		3/4		7/8		1-1/8
Max Liquid Line	3/8						

* Units are rated with 25 ft (7.6 m) of lineset length. See Vapor Line Sizing and Cooling Capacity Loss table when using other sizes and lengths of lineset.

Note: See unit Installation Instruction for proper installation.

VAPOR LINE SIZING AND COOLING CAPACITY LOSS

Acceptable vapor line diameters provide adequate oil return to the compressor while avoiding excessive capacity loss. The suction line diameters shown in the chart below are acceptable for HP systems with Puron refrigerant:

Vapor Line Sizing and Cooling Capacity Losses - Puron® Refrigerant 1- Stage Heat Pump Applications

Unit Nominal Size (Btuh)	Maximum Liquid Line Diameters (In. OD)	Acceptable Vapor Line Diameters (In. OD)	Cooling Capacity Loss (%) Total Equivalent Line Length (ft)										
			Standard Application			Long Line Application Requires Accessories							
			25 (7.62)	50 (15.2)	80 (24.4)	80+ (24.4+)	100 (30.48)	125 (38.10)	150 (45.72)	175 (53.34)	200 (60.96)	225 (68.58)	250 (76.20)
18000 1-Stage HP	3/8	1/2	1	2	3	3	4	6	7	8	9	10	12
		5/8	0	0	1	1	1	1	2	2	3	3	3
24000 1-Stage HP	3/8	5/8	0	1	1	1	2	3	3	4	4	5	6
		3/4	0	0	0	0	0	1	1	1	1	1	2
30000 1-Stage HP	3/8	5/8	1	2	3	3	3	4	5	6	7	8	9
		3/4	0	0	1	1	1	1	2	2	2	3	3
		7/8	0	0	0	0	0	1	1	1	1	1	1
36000 1-Stage HP	3/8	5/8	1	2	4	4	5	6	7	9	10	11	13
		3/4	0	0	1	1	1	2	2	3	3	4	4
		7/8	0	0	0	0	0	1	1	1	1	2	2
42000 1-Stage HP	3/8	3/4	0	1	2	2	2	3	4	4	5	6	6
		7/8	0	0	1	1	1	1	2	2	2	3	3
48000 1-Stage HP	3/8	3/4	0	1	2	2	3	4	5	5	6	7	8
		7/8	0	0	1	1	1	2	2	2	3	3	4
60000 1-Stage HP	3/8	3/4	1	2	4	4	5	6	7	9	10	11	12
		7/8	0	1	2	2	2	3	4	4	5	5	6
		1 1/8	0	0	0	0	1	1	1	1	1	1	2

Standard Length = 80 ft. (24.4 m) or less total equivalent length

Applications in this area are long line. Accessories are required as shown recommended on Long Line Application Guidelines

Applications in this area may have height restrictions that limit allowable total equivalent length, when outdoor unit is below indoor unit. See Long Line Application Guidelines.

ELECTRICAL DATA

UNIT SIZE	V/PH	OPER VOLTS*		COMPR		FAN	MCA	MAX FUSE† or CKT BRK AMPS
		MAX	MIN	LRA	RLA	FLA		
18-30	208/230-1	253	197	56.3	10.5	0.50	13.6	20
24-30				62.9	11.9	0.60	15.5	25
30-30				72.5	15.4	0.60	19.9	30
36-30				75.0	16.8	0.60	21.6	35
42-30				123.9	20.0	2.80	27.8	40
48-30				130.0	24.4	1.30	31.8	45
60-30	208/230-3	253	187	152.5	24.9	2.80	33.9	50
36-50				73.0	11.5	0.50	14.9	25
48-50				83.1	13.7	1.20	18.3	30
60-50				110.0	16.0	2.80	22.8	35

* Permissible limits of the voltage range at which the unit will operate satisfactorily

† Time-Delay fuse.

FLA - Full Load Amps

LRA - Locked Rotor Amps

MCA - Minimum Circuit Amps

RLA - Rated Load Amps

NOTE: Control circuit is 24-V on all units and requires external power source. Copper wire must be used from service disconnect to unit.

All motors/compressors contain internal overload protection.

Complies with 2010 requirements of ASHRAE Standards 90.1

SOUND DATA

Single Phase A-Weighted Sound Power (dBA)								
UNIT SIZE	STANDARD RATING	TYPICAL OCTAVE BAND SPECTRUM (without tone adjustment)						
		125	250	500	1000	2000	4000	8000
18-30	68	66.2	63.8	64.1	64.6	59.9	57.7	53.6
24-30	72	63.4	63.3	63.3	70.4	64.5	59.3	55.5
30-30	72	65.0	65.0	66.0	69.0	65.0	62.0	59.0
36-30	72	67.7	66.8	68.1	69.9	62.8	60.3	55.2
42-30	68	63.9	64.1	65.0	64.9	58.2	57.3	56.7
48-30	73	67.5	67.8	70.1	70.6	63.1	58.5	53.3
60-30	70	61.7	65.6	68.1	65.8	59.8	58.4	56.1

Single Phase A-Weighted Sound Power (dBA) with Accessory Sound Shield								
UNIT SIZE	STANDARD RATING	TYPICAL OCTAVE BAND SPECTRUM (without tone adjustment)						
		125	250	500	1000	2000	4000	8000
18-30	67	66.2	63.9	63.8	62.3	58.4	56.4	50.3
24-30	71	65.0	63.7	63.4	68.5	64.7	58.7	52.8
30-30	70	67.1	66.3	66.6	66.9	62.9	58.1	53.0
36-30	71	68.2	66.4	67.5	68.4	59.6	58.2	52.4
42-30	68	63.0	64.2	66.3	63.5	57.1	55.4	55.8
48-30	71	68.4	67.7	69.7	67.6	59.4	56.4	50.0
60-30	69	63.7	65.4	67.3	64.9	58.3	56.2	51.9

5-ton

Three Phase A-Weighted Sound Power (dBA) [Includes Sound Shield]								
UNIT SIZE	STANDARD RATING	TYPICAL OCTAVE BAND SPECTRUM (without tone adjustment)						
		125	250	500	1000	2000	4000	8000
36-50	72	43.3	50.6	59.5	65.7	57.0	53.6	45.6
48-50	72	45.9	55.0	60.6	62.2	57.4	51.9	48.8
60-50	72	45.2	51.2	62.1	62.4	60.1	54.5	49.4

NOTE: Tested in compliance with AHRI 270-2008 but not listed with AHRI.

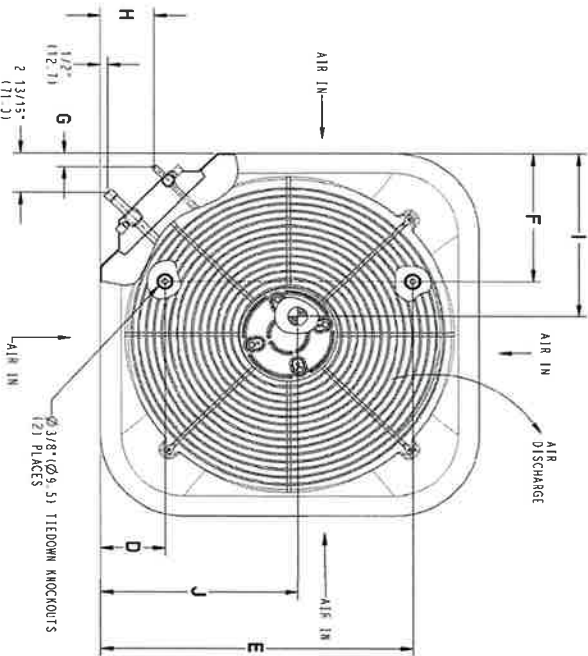
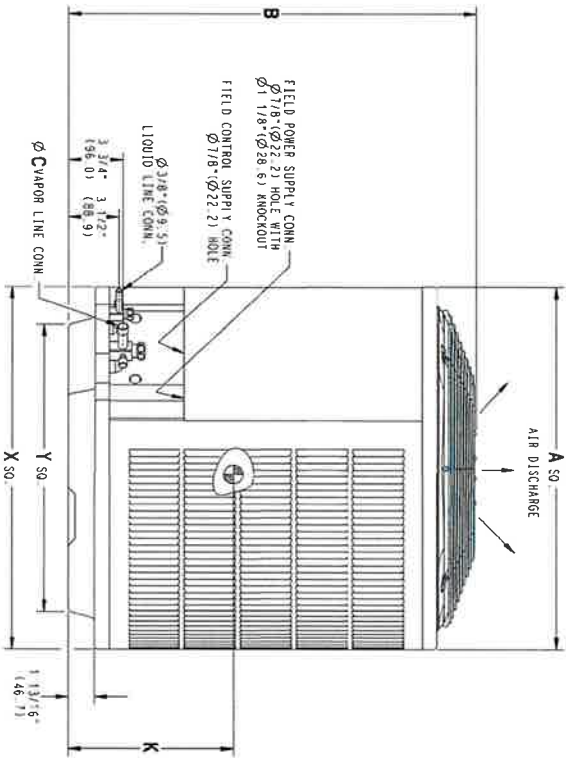
CHARGING SUBCOOLING (TXV-TYPE EXPANSION DEVICE)

UNIT SIZE-VOLTAGE, SERIES	REQUIRED SUBCOOLING °F (°C)
18-30	8 (4.44)
24-30	7 (3.89)
30-30	7 (3.89)
36-30	10 (5.56)
42-30	9 (5.00)
48-30	9 (5.00)
60-30	7 (3.89)
36-50	10 (5.56)
48-50	9 (5.00)
60-50	7 (3.89)

DIMENSIONS

UNIT	SERIES	ELECTRICAL CHARACTERISTICS		A		B		C	D		E		F		G		H		I		J		K		OPERATING WEIGHT	SHIPPING WEIGHT	SHIPPING LENGTH (50')	SHIPPING WIDTH	SHIPPING HEIGHT						
				INCH	MM	INCH	MM		INCH	MM	INCH	MM	INCH	MM	INCH	MM	INCH	MM	INCH	MM	INCH	MM	INCH	MM											
25HPB61BA0000060	0	Y	N	N	N	31 3/16	792.5	35 1/2	901.4	5/8	15.9	6 9/16	166.1	24 1/16	626.3	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	15 3/4	400.1	16	406.4	16 1/4	412.8	181	82.1	213	96.6	33 9/16	846.5	40	1015.8
25HPB64A0000060	0	Y	N	N	N	35	889.0	32 1/16	815.1	5/8	15.9	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	17 1/2	444.5	17 7/8	454.0	15 5/8	396.9	192	87.1	230	104.3	37 1/8	943.1	35 5/8	929.5
25HPB630A0000060	0	Y	N	N	N	35	889.0	32 1/16	815.1	3/4	19.1	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	17 1/4	438.2	16 7/8	428.6	15 3/4	400.1	227	103.0	265	120.2	37 1/8	943.1	35 5/8	929.5
25HPB642A0000060	0	Y	N	N	N	35	889.0	32 1/16	815.1	3/4	19.1	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	17 3/8	441.3	17 1/2	444.5	13 3/4	349.3	235	106.6	273	123.8	37 1/8	943.1	35 5/8	929.5
25HPB60A0000060	0	Y	N	N	N	35	889.0	32 1/16	815.1	7/8	22.2	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	16 1/4	412.8	17 7/8	454.0	15 7/8	403.2	253	114.8	291	132.0	37 1/8	943.1	35 5/8	929.5
25HPB64A0000060	0	Y	N	N	N	35	889.0	32 1/16	815.1	7/8	22.2	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	16 1/8	409.6	18	457.2	14 7/8	371.8	239	117.0	296	134.3	37 1/8	943.1	35 5/8	929.5
25HPB60A0000060	0	Y	N	N	N	35	889.0	45 11/16	1160.5	7/8	22.2	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	17 7/8	454.0	16 1/4	412.8	19	482.6	316	143.3	382	164.2	37 1/8	943.1	50 3/16	1274.9
25HPB630A0000060	0	N	Y	N	N	35	889.0	32 1/16	815.1	3/4	19.1	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	17 3/8	441.3	17 1/2	444.5	13 3/4	349.3	235	106.6	273	123.8	37 1/8	943.1	35 5/8	929.5
25HPB64A0000060	0	N	Y	N	N	35	889.0	32 1/16	815.1	7/8	22.2	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	16 1/8	409.6	18	457.2	14 7/8	371.8	238	117.0	296	134.3	37 1/8	943.1	35 5/8	929.5
25HPB64A0000060	0	N	Y	N	N	35	889.0	45 11/16	1160.5	7/8	22.2	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	17 7/8	454.0	16 1/4	412.8	19	482.6	316	143.3	382	164.2	37 1/8	943.1	50 3/16	1274.9
25HPB64A0000060	0	N	Y	N	N	35	889.0	32 1/16	815.1	7/8	22.2	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	16 1/8	409.6	18	457.2	14 7/8	371.8	238	117.0	296	134.3	37 1/8	943.1	35 5/8	929.5
25HPB64A0000060	0	N	Y	N	N	35	889.0	45 11/16	1160.5	7/8	22.2	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	17 7/8	454.0	16 1/4	412.8	19	482.6	316	143.3	382	164.2	37 1/8	943.1	50 3/16	1274.9
25HPB64A0000060	0	N	Y	N	N	35	889.0	32 1/16	815.1	7/8	22.2	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	16 1/8	409.6	18	457.2	14 7/8	371.8	238	117.0	296	134.3	37 1/8	943.1	35 5/8	929.5
25HPB64A0000060	0	N	Y	N	N	35	889.0	45 11/16	1160.5	7/8	22.2	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	17 7/8	454.0	16 1/4	412.8	19	482.6	316	143.3	382	164.2	37 1/8	943.1	50 3/16	1274.9
25HPB64A0000060	0	N	Y	N	N	35	889.0	32 1/16	815.1	7/8	22.2	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	16 1/8	409.6	18	457.2	14 7/8	371.8	238	117.0	296	134.3	37 1/8	943.1	35 5/8	929.5
25HPB64A0000060	0	N	Y	N	N	35	889.0	45 11/16	1160.5	7/8	22.2	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	17 7/8	454.0	16 1/4	412.8	19	482.6	316	143.3	382	164.2	37 1/8	943.1	50 3/16	1274.9
25HPB64A0000060	0	N	Y	N	N	35	889.0	32 1/16	815.1	7/8	22.2	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	16 1/8	409.6	18	457.2	14 7/8	371.8	238	117.0	296	134.3	37 1/8	943.1	35 5/8	929.5
25HPB64A0000060	0	N	Y	N	N	35	889.0	45 11/16	1160.5	7/8	22.2	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	17 7/8	454.0	16 1/4	412.8	19	482.6	316	143.3	382	164.2	37 1/8	943.1	50 3/16	1274.9
25HPB64A0000060	0	N	Y	N	N	35	889.0	32 1/16	815.1	7/8	22.2	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	16 1/8	409.6	18	457.2	14 7/8	371.8	238	117.0	296	134.3	37 1/8	943.1	35 5/8	929.5
25HPB64A0000060	0	N	Y	N	N	35	889.0	45 11/16	1160.5	7/8	22.2	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	17 7/8	454.0	16 1/4	412.8	19	482.6	316	143.3	382	164.2	37 1/8	943.1	50 3/16	1274.9
25HPB64A0000060	0	N	Y	N	N	35	889.0	32 1/16	815.1	7/8	22.2	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	16 1/8	409.6	18	457.2	14 7/8	371.8	238	117.0	296	134.3	37 1/8	943.1	35 5/8	929.5
25HPB64A0000060	0	N	Y	N	N	35	889.0	45 11/16	1160.5	7/8	22.2	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	17 7/8	454.0	16 1/4	412.8	19	482.6	316	143.3	382	164.2	37 1/8	943.1	50 3/16	1274.9
25HPB64A0000060	0	N	Y	N	N	35	889.0	32 1/16	815.1	7/8	22.2	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	16 1/8	409.6	18	457.2	14 7/8	371.8	238	117.0	296	134.3	37 1/8	943.1	35 5/8	929.5
25HPB64A0000060	0	N	Y	N	N	35	889.0	45 11/16	1160.5	7/8	22.2	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	17 7/8	454.0	16 1/4	412.8	19	482.6	316	143.3	382	164.2	37 1/8	943.1	50 3/16	1274.9
25HPB64A0000060	0	N	Y	N	N	35	889.0	32 1/16	815.1	7/8	22.2	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	16 1/8	409.6	18	457.2	14 7/8	371.8	238	117.0	296	134.3	37 1/8	943.1	35 5/8	929.5
25HPB64A0000060	0	N	Y	N	N	35	889.0	45 11/16	1160.5	7/8	22.2	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	17 7/8	454.0	16 1/4	412.8	19	482.6	316	143.3	382	164.2	37 1/8	943.1	50 3/16	1274.9
25HPB64A0000060	0	N	Y	N	N	35	889.0	32 1/16	815.1	7/8	22.2	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	16 1/8	409.6	18	457.2	14 7/8	371.8	238	117.0	296	134.3	37 1/8	943.1	35 5/8	929.5
25HPB64A0000060	0	N	Y	N	N	35	889.0	45 11/16	1160.5	7/8	22.2	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	17 7/8	454.0	16 1/4	412.8	19	482.6	316	143.3	382	164.2	37 1/8	943.1	50 3/16	1274.9
25HPB64A0000060	0	N	Y	N	N	35	889.0	32 1/16	815.1	7/8	22.2	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	16 1/8	409.6	18	457.2	14 7/8	371.8	238	117.0	296	134.3	37 1/8	943.1	35 5/8	929.5
25HPB64A0000060	0	N	Y	N	N	35	889.0	45 11/16	1160.5	7/8	22.2	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	17 7/8	454.0	16 1/4	412.8	19	482.6	316	143.3	382	164.2	37 1/8	943.1	50 3/16	1274.9
25HPB64A0000060	0	N	Y	N	N	35	889.0	32 1/16	815.1	7/8	22.2	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	16 1/8	409.6	18	457.2	14 7/8	371.8	238	117.0	296	134.3	37 1/8	943.1	35 5/8	929.5
25HPB64A0000060	0	N	Y	N	N	35	889.0	45 11/16	1160.5	7/8	22.2	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	17 7/8	454.0	16 1/4	412.8	19	482.6	316	143.3	382	164.2	37 1/8	943.1	50 3/16	1274.9
25HPB64A0000060	0	N	Y	N	N	35	889.0	32 1/16	815.1	7/8	22.2	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	16 1/8	409.6	18	457.2	14 7/8	371.8	238	117.0	296	134.3	37 1/8	943.1	35 5/8	929.5
25HPB64A0000060	0	N	Y	N	N	35	889.0	45 11/16	1160.5	7/8	22.2	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4	17 7/8	454.0	16 1/4	412.8	19	482.6	316	143.3	382	164.2	37 1/8	943.1	50 3/16	1274.9
25HPB64A0000060	0	N	Y	N	N	35	889.0	32 1/16	815.1	7/8	22.2	6 9/16	166.1	28 7/16	722.8	9 1/8	231.3	1 1/8	28.2	3 13/16	97.4														

NOTES:
1. CENTER OF GRAVITY



UNIT SIZE	"X"		"Y"	
	MINIMUM GROUND MOUNTING HORIZONTAL CLEARANCE DIMENSIONS	MINIMUM ROOF RAMP MOUNTING HORIZONTAL CLEARANCE DIMENSIONS	MINIMUM GROUND MOUNTING HORIZONTAL CLEARANCE DIMENSIONS	MINIMUM ROOF RAMP MOUNTING HORIZONTAL CLEARANCE DIMENSIONS
18	23 1/8	587.3	17 7/8	454.6
	25 3/4	654.0	20 7/16	518.5
	31 3/16	792.5	22 15/16	583.2
24,30,36,42,48,60	35	889.0	26 3/4	679.7

NOTE: ALL DIMENSIONS IN INCH (MM) U.S. ECGN: Not Subject to Regulation (N.S.R.)

Attachment D

Operational Noise Modeling Data

Technical Basis of Dudek's "NoisePro" Excel-based Outdoor Sound Propagation Prediction Model

In summary, the Microsoft Excel-based **NoisePro** outdoor sound propagation model developed by Dudek calculates the aggregate sound pressure level (SPL) received by each and every cell within a two-dimensional (2D) array (a product of X columns of cells by Y rows of cells). The quantity of this received SPL, in A-weighted decibels (dBA), is the logarithmic sum of acoustical contribution from each of "n" user-input sound emitting point sources located on the same 2D array, which may be written as follows:

$$SPL_{X,Y} = 10 * \log \sum_{i=1}^n 10^{0.1[L_i - A_i]}$$

where each individual source sound level (L_i) is attenuated by an algebraic sum of three attenuation factors ($A_i = A_{div} + A_{atm} + A_{gr}$) that are each dependent on the distance between the sound source position on the X by Y array and the receiving $SPL_{X,Y}$ position on a different position in the same 2D array of worksheet cells, where each cell is defined by the user as representing the center of a square area having equal sides of user-defined length in feet. The above expression is based on Equation 5 from the International Organization for Standardization (ISO) 9613-2 "Acoustics – Attenuation of sound during propagation outdoors – Part 2: General method of calculation", and the individual attenuation factors used by **NoisePro** emulate those in Equation 4 and may be summarized as follows:

- A_{div} = attenuation due to *geometrical divergence* (i.e., pure distance), equating to $20 * \text{LOG}(d/d_{ref})$; and where d is the horizontal distance between a source and a receiver position, while d_{ref} is the reference distance at which the sound source L_i is defined.
- A_{atm} = attenuation due to *atmospheric absorption*, which for 1,000 Hz (1 kHz) = $4.16 * d / 3280$ and is derived from Equation 5.7 in [Noise & Vibration Control Engineering](#) (Beranek and Ver, 1992).
- A_{gr} = attenuation due to *ground effects*, appearing as Equation 10 in ISO 9613-2 and can be expressed with the following Excel formula:

$$A_{gr} = \text{MAX}(0, 4.8 - [h_s + h_r] / d * [17 + 984 / d])$$

where h_s and h_r are the heights (in feet) of the sound source and receiver positions above grade, respectively. This means that for small distances, attenuation from ground effects will be small or essentially zero; and, even at great distances, the attenuation from ground effects is effectively capped at 4.8 dB.

The Excel workbook comprising **NoisePro** calculates $SPL_{X,Y}$ by using a coding loop to evaluate the acoustic contribution from each attenuated sound source ($L_i - A_i$) in sequence, and logarithmically adding the new evaluation to the previous total in a cumulative manner. When all sources have been evaluated, the loop terminates and yields an aggregate or log-summed total $SPL_{X,Y}$ value that is thus unique to a position in the 2D array of cells represented by X and Y, and can thus be "mapped". If the user has defined a particular cell in the X by Y array as a uniquely tagged Receiver, then the corresponding $SPL_{X,Y}$ value can be indexed and displayed accordingly.

The resulting output array of cells, each having an individually calculated $SPL_{X,Y}$ numerical value, is then filled with a color (from a user-defined palette) by application of a Conditional Formatting rules set (an Excel formatting feature) that compares the dB quantity with user-defined "high" and "low" dB ranges for each available color. Each colored cell can thus be likened to a "pixel" within a 2D array that forms a composite image representing—visually—the sound propagation from all modeled sound sources.

¹ Reference for GUESTS in outdoor entertainment areas
2011_Hayne

Rooftop Central Seating Area

of Guests ¹

15

93.9 LwAmax

89.9 LwA01

84.6 LwA10

81.6 LWeq

73.6 Lp dBA @ 1 meter (3.28 feet)

Ground Floor Patio Dining Area

of Guests ¹

18

94.8 LwAmax

90.8 LwA01

85.8 LwA10

82.8 LWeq

74.8 Lp dBA @ 1 meter (3.28 feet)

Rooftop Bar Area / Ground Floor Patio Bar

of Guests ¹

20

95.3 LwAmax

91.3 LwA01

86.5 LwA10

83.5 LWeq

75.5 Lp dBA @ 1 meter (3.28 feet)

Roof Lounge Areas

of Guests ¹

35

98.0 LwAmax

94.0 LwA01

90.2 LwA10

87.2 LWeq

79.2 Lp dBA @ 1 meter (3.28 feet)

Source Inventory with Model Grid Coordinate Locations and Sound Pressure Reference Levels

grid scale	ft	Type	Noise Source Description	SPL (dBA)	Ref.
					Distance (feet)
x	3.2	CR	Carrier 25HPB6-02PD	61	3.28
y	3.2	RP1	15 Restaurant Patrons - Rooftop Central	73.6	3.28
		RP2	18 Restaurant Patrons - Ground Floor Patio Dining	74.8	3.28
		RP3	20 Bar Patrons - Rooftop / Ground Floor Patio	75.5	3.28
		RP4	35 Restaurant Patrons - Rooftop Lounge Areas	79.2	3.28
		SPK	Background / ambient music speaker	60	3.28

Source	1	2	3	4	5
Source Type	RP1	RP3	RP4	RP3	RP2
Source X-coordinate (feet)	201.6	192	188.8	176	201.6
Source Y-coordinate (feet)	153.6	144	172.8	192	192
Source Reference SPL	73.6	75.5	79.2	75.5	74.8
Source Reference Dist. (ft.)	3.28	3.28	3.28	3.28	3.28
Source Height Above Grade (ft.)	25	25	25	25	25

Source	6	7	8	9	10
Source Type	CR	CR	CR	CR	SPK
Source X-coordinate (feet)	182.4	185.6	188.8	192	185.6
Source Y-coordinate (feet)	128	128	128	128	137.6
Source Reference SPL	61	61	61	61	60
Source Reference Dist. (ft.)	3.28	3.28	3.28	3.28	3.28
Source Height Above Grade (ft.)	27	27	27	27	24

Source	11	12	13	14	15
Source Type	SPK	SPK	SPK	SPK	SPK
Source X-coordinate (feet)	195.2	208	208	195.2	182.4
Source Y-coordinate (feet)	137.6	153.6	169.6	172.8	172.8
Source Reference SPL	60	60	60	60	60
Source Reference Dist. (ft.)	3.28	3.28	3.28	3.28	3.28
Source Height Above Grade (ft.)	24	24	24	24	24

Source	16	17	18	19	20
Source Type	SPK	SPK	SPK	SPK	SPK
Source X-coordinate (feet)	169.6	169.6	182.4	198.4	208
Source Y-coordinate (feet)	169.6	195.2	195.2	195.2	195.2
Source Reference SPL	60	60	60	60	60
Source Reference Dist. (ft.)	3.28	3.28	3.28	3.28	3.28
Source Height Above Grade (ft.)	24	2	2	2	2

Receiver Inventory with Model Grid Coordinate Locations and Predicted Operational Sound Level Exposure

Receiver				
Receiver Tag	R1	R2	R3	R4
Receiver X-coordinate (feet)	150	67	240	269
Receiver Y-coordinate (feet)	64	64	38	67
Receiver Ht Above Ground (ft)	5	5	5	5
SPL Predicted at Receiver	41	37	39	39

Barrier Segments with Model Grid Coordinate Locations

Tag	W01	W02	W03	W04	W05	W06	W07	W08	W09
X-coord	166.4	166.4	166.4	166.4	166.4	166.4	166.4	166.4	166.4
Y-coord	156.8	153.6	150.4	147.2	144	140.8	137.6	134.4	131.2
height (ft.)	32	32	32	32	32	32	32	32	32

Tag	W10	W11	W12	W13	W14	W15	W16	W17	W18
X-coord	169.6	172.8	176	179.2	182.4	185.6	188.8	192	195.2
Y-coord	131.2	131.2	131.2	131.2	131.2	131.2	131.2	131.2	131.2
height (ft.)	32	32	32	32	32	32	32	32	32

Tag	W19	W20	W21	W22	W23	W24	W25	W26	W27
X-coord	198.4	201.6	204.8	208	211.2	425.6	211.2	211.2	211.2
Y-coord	131.2	131.2	131.2	131.2	131.2	304	137.6	140.8	144
height (ft.)	32	32	32	32	32	32	32	32	32

Tag	W28	W29	W30	W31	W32	W33	W34	W35	W36
X-coord	211.2	211.2	211.2	211.2	211.2	211.2	211.2	211.2	211.2
Y-coord	147.2	150.4	153.6	156.8	160	163.2	166.4	169.6	172.8
height (ft.)	26.5	26.5	26.5	26.5	26.5	26.5	26.5	26.5	26.5

Tag	W37	W38	W39	W40	W41	W42	W43	W44	W45
X-coord	211.2	211.2	211.2	211.2	208	204.8	201.6	198.4	195.2
Y-coord	176	179.2	182.4	185.6	185.6	185.6	185.6	185.6	185.6
height (ft.)	26.5	26.5	26.5	26.5	26.5	26.5	26.5	26.5	26.5

Tag	W46	W47	W48	W49	W50	W51	W52	W53	W54
X-coord	192	188.8	185.6	182.4	179.2	176	172.8	169.6	166.4
Y-coord	185.6	185.6	185.6	185.6	185.6	185.6	185.6	185.6	185.6
height (ft.)	26.5	26.5	26.5	26.5	26.5	26.5	26.5	26.5	26.5

Tag	W55	W56	W57	W58	W59	W60	W61	W62
X-coord	166.4	166.4	166.4	166.4	348.8	166.4	166.4	166.4
Y-coord	182.4	179.2	176	172.8	358.4	166.4	163.2	160
height (ft.)	26.5	26.5	26.5	26.5	26.5	26.5	26.5	26.5

GRID CALCULATION WORKSHEET

Example Portion of Concluded Calculations Loop

		grid size (ft)		20 Source		
X		3.2		SPK Source Tag		
Y		3.2		208 Source X-coordinate		
		rcvr plane height (ft)		195.2 Source Y-coordinate		
Z		5		2 Source Z-coordinate		
				60 Source Reference SPL		
				3.28 Source Ref. Distance (ft.)		
				2 Source height above grade (ft.)		
Grid Upper Left (C,R)						
1	1					
Grid Lower Right (C,R)						
120	90					
		Receiver Location				
Column	Row	X-coord	Y-coord	Z-coord	Cumulative SPL	
	1	1	3.2	3.2	5	32.0
	1	2	3.2	6.4	5	31.6
	1	3	3.2	9.6	5	32.1
	1	4	3.2	12.8	5	32.0
	1	5	3.2	16	5	32.4
	1	6	3.2	19.2	5	32.4
	1	7	3.2	22.4	5	32.4
	1	8	3.2	25.6	5	32.6
	1	9	3.2	28.8	5	32.4
	1	10	3.2	32	5	33.1
	1	11	3.2	35.2	5	33.0
	1	12	3.2	38.4	5	33.2
	1	13	3.2	41.6	5	33.3
	1	14	3.2	44.8	5	34.8
	1	15	3.2	48	5	33.5
	1	16	3.2	51.2	5	33.2
	1	17	3.2	54.4	5	35.6
	1	18	3.2	57.6	5	35.2
	1	19	3.2	60.8	5	35.2
	1	20	3.2	64	5	34.3
	1	21	3.2	67.2	5	35.8
	1	22	3.2	70.4	5	35.7
	1	23	3.2	73.6	5	35.5
	1	24	3.2	76.8	5	35.7
	1	25	3.2	80	5	35.9
	1	26	3.2	83.2	5	35.8
	1	27	3.2	86.4	5	36.0
	1	28	3.2	89.6	5	39.9
	1	29	3.2	92.8	5	36.3

ACTION MINUTES

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

ROLL CALL

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

Boardmembers absent: Chair Stein and Boardmember O'Connor absent.

OTHERS PRESENT: Approximately 5 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Project: Eugenia Sign Program, Project 24-2301-ARB/SIGN
Address: 1145 Eugenia Place
Applicant: Eric Newman, Dave's Signs, for Eugenia Spaces LLC, Owner
Planner: Marysol Smith

Request of Eric Newman, Dave's Signs, agent for Eugenia Spaces, LLC, owner, to consider Project 24-2301-ARB/SIGN for preliminary/final review of a sign program for an existing multi-tenant building. The property is a 1.59-acre parcel zoned Commercial Planned Development and shown as APN 003-162-011 addressed as 1145 Eugenia Place.

Ex Parte Communications Disclosure: None

Staff Comments:

Marysol Smith provided a presentation and described the existing sign design and the proposed comprehensive sign plan. Marysol noted that the existing sign was classified as a ground/monument sign that historically only featured the property address or only one tenant. Marysol clarified that the proposed project would result in approval of a Directory sign with specifications for individual tenant signs to be located on the existing ground sign structure.

Applicant Comments:

Eric Newman, applicant, was in attendance to answer any questions from the Boardmembers. No Boardmember questions were posed and Eric did not have anything to add to the information Marysol presented.

Public Comments:

Emailed comments from Patrick O'Connor were received expressing overall support for the sign program, and questions regarding the height of the monument sign and confirming other signs on the site are permitted. Mr. O'Connor also suggested confirming the property zoning, recent occupancy rate and whether the property can be designated for rezoning to mixed / residential use.

Boardmember Discussion:

Boardmember Little commented that he had no issue with the proposal to allow the use of the existing sign structure as a Directory sign with tenant names.

Boardmember Johnson commented that the project is fine and appreciated the subtle and sedate design of the proposed signage.

ACTION: Motion by Vice Chair Blakemore, seconded by Boardmember Johnson, to recommend preliminary and final approval as presented.

VOTE: 3-0

- 2) Project: Dish Wireless Telecommunications Facility,
Address: 24-2292-CUP/CDP/ARB
Applicant: 6267 Carpinteria Avenue
Planner: Brian Banks

Request of Harold Thomas Jr, MD7 Architecture, for Dish Wireless, LLC to consider Project 24-2292-CUP/CDP/ARB for preliminary review of a proposal for collocation of a new wireless telecommunications facility on an existing multi-story office building which currently hosts an existing Verizon Wireless facility. The request includes the installation of six (6) 8-foot wireless telecommunication antennas, twelve radios and associated rooftop equipment, and outdoor screening materials to visually shield the antennas. The equipment cabinets and ancillary equipment would be located behind an existing secondary rooftop mechanical screen. The proposed antenna screening enclosure would reach a height of 39 feet 4-inches. The property is a 3.73-acre parcel zoned Industrial Research Park (M-RP) and shown as APN 001-190-056, addressed as 6267 Carpinteria Avenue.

Ex Parte Communications Disclosure: None

Staff Comments:

Brian Banks provided a presentation and described the proposed project. Brian provided a detailed explanation of the project description and related elements, including the proposed antenna dimensions and locations on the building, proposed antenna screening elements, and associated equipment locations. Brian noted that the building currently hosts an existing Verizon Wireless facility and thus qualifies the project as a “collocation” site under the City’s wireless communications ordinance standards. Brian next presented photographs of the existing building and applicant-provided photosimulations of the appearance of the building with the proposed antenna screening elements on the rooftop installed. Next, Brian summarized the relevant criteria, development standards, and findings for approval of a wireless communication facility that would need to be met and asked the Board to comment on:

- Resultant increased height and mass of the proposed antenna screening architectural elements;
- Design and finish of the proposed screening elements; and
- Overall project compliance with the wireless communications development standards and applicable public view preservation policies.

Brian then answered several questions from the Board regarding the antenna locations, dimensions of the screening enclosures, and clarified the proposed equipment location and screening.

Applicant Comments:

Harold Thomas, agent for Dish Wireless, was in attendance and answered questions from the Board regarding the material used for the antenna screening and confirmed that the application of the color to match the existing building is possible. Harold answered questions from the Board regarding the ability to move the screening projections slightly back so the screening elements are not directly in line with the existing parapet wall.

Public Comments:

Emailed comments from Patrick O'Connor were received noting that the project would be a minimal impact solution for wireless coverage. The email also included several questions asking if other compatible architectural alternatives are available for the antenna screening, questions about the wireless coverage gap and related customer demand and/or a market value benefit to the applicant, what other locations were considered, if there is an economic incentive to the property owner or local tax revenue opportunity associated with the lease cost, if there is an obligation to allow the installation of a competing facility, and if there is any detrimental impact to existing services.

Boardmember Discussion:

Boardmember Johnson commented that these types of facilities are common around the City and are innocuous. He recommended that the applicant study pulling the antenna and enclosures back at least a few feet from the building edge to break the plane of the continuous fascia line of the building. Boardmember Johnson also suggested painting the screening element a slightly darker color than the body of the building to help minimize its appearance and suggested that adding more detailing would unnecessarily draw attention to the screening element.

Boardmember Little also suggested setting-back the screening projections from the wall without having the screening projection be taller than currently proposed.

ACTION: Motion by Vice Chair Blakemore, seconded by Boardmember Johnson to recommend preliminary approval to the Planning Commission with the condition that the applicant study the potential to push the projections back from the building face without increasing their height, and study using a darker paint color.

VOTE: 3-0

- 3) Project: 4745 Carpinteria Avenue Mixed Use Project,
Project 24-2285-CDP/ARB
Address: 4745 Carpinteria Avenue
Applicant: Edward DeVicente, DMHA Architecture
Planner: Brian Banks

Request of Edward DeVicente, DMHA Architecture, to consider Project 23-2221-DP/CDP/ARB for final review of redevelopment of the property at 4745 Carpinteria Avenue (currently occupied by Sun Coast Rentals) into a new three-story mixed-use (commercial / residential) development comprised of a 24-unit, 31,026 square foot apartment complex built around and

atop a ground-level 22,198 square foot concrete parking podium, and a 4,044 square foot two-story commercial building. The property is identified as APN 003-251-021, and addressed as 4745 Carpinteria Avenue.

Ex Parte Communications Disclosure: None

Staff Comments:

Brian Banks explained that while project was previously approved by the Planning Commission and ultimately approved by the City Council on appeal, the Board is still tasked with review of the adequacy of the final architectural, landscape, lighting, and color/material details and ensuring the project is consistent with the City Council's conditions of approval, including the Planning Commission's previous comments and conditions. Brian began his presentation with a brief history of the project and how the project has evolved since the ARB's first conceptual review of the project. Brian then recapped the relevant conditions of approval required by the Planning Commission and City Council related to the project design including:

- Stepping in the west-facing third floor units an additional three feet;
- Working with the Architectural Review Board (ARB) to address privacy and solar shading of interior courtyard areas and adjacent living areas;
- The prohibition on any roof-mounted satellite dishes or similar appurtenances on portions of the building above 30 feet in height; and
- Reducing the height of the three-story element of the project by 17 inches,

Brian then proceeded with a detailed presentation of the project plans and asked the project architect to provide any additional required information on the provided plan sheets as presented to the Board. As part of the presentation, Brian described how the Final plans have responded to the required conditions of the Planning Commission and Council, including a detailed discussion of the courtyard planter and solar shading elements. Brian summarized the presentation by asking the Board to comment on:

- Revisions in response to the City Council's comments and conditions of approval;
- Architectural detailing and materials;
- Proposed exterior light fixtures, including night-sky compliance; and
- Landscape and hardscape details.

Applicant Comments:

Michael Stroh, project architect, noted several project revisions beyond those required by the Planning Commission and City Council, including:

- Softening the Ninth Street vehicle driveway curve and pulling-back the vehicle entry gate by 14 feet to allow more space for vehicle queuing;
- Reorganizing the garage area parking slightly, resulting in one less compact space;
- Enlarging the Ninth Street pedestrian opening and stairway;
- Reconfiguring the front stair on the second floor to the commercial areas to create more room and related circulation pattern and solar access improvements;
- Pushing-back/recessing bedroom windows and related planter changes to address privacy within the interior courtyards; and
- Creating new bridges and "front porches" for the third-floor units and related shades over each unit's door.

Katie Klein, project landscape architect, provided a presentation of the landscape plans including how the courtyard plantings have evolved and specifically how the planters, species choices and potted plants were designed to provide privacy and separation for the second and third floor courtyard units. Katie concluded her presentation by describing the chosen hardscape materials and landscape lighting.

Michael Stroh then concluded the architectural presentation with an explanation of the architectural detailing and final colors, materials and lighting details, and wattages.

Public Comments:

Emailed comments from Patrick O'Connor were received with several questions and comments, including: the proposed solution to the courtyard solar shading and privacy; stating that the path to the inner units is circuitous and forces foot traffic close to neighboring units; comments regarding the lack of window color variation and door trim; questions regarding the exterior siding choice; comments regarding the ironwork for the stairs and railings being "flat"; comments regarding the Ninth Street setback being awkward; and the lack of detail in the previous City Council minutes regarding the project's through lot designation and nuanced discussion of the lot coverage and riparian setback.

An anonymous electronic comment in opposition to the project was received expressing concerns with the parking impacts on the residents of Ninth Street and mountain view obstruction.

An electronic comment in opposition to the project from Leticia Landeros, Carpinteria resident, was received expressing concerns with the parking impacts on the residents of Ninth Street and mountain view obstruction.

An anonymous electronic comment in opposition to the project was received expressing concerns with the Ninth Street driveway and traffic, and related pedestrian and cyclist safety concerns. The commenter further expressed concerns with the density of the project and the related strain on resources, roads, and public services.

Kathy Henry, Carpinteria resident, spoke at the meeting and provided a background on her long history of property ownership in Carpinteria and expressed concerns about the extremes of "cramming people in" to projects such as the subject project, and on the opposite end, so many residential units being used only occasionally. Ms. Henry wanted the Board to consider the "mess" of the current parking situation on Ninth Street.

Katherine Salant, (speaking as a private citizen), had several questions of the architect and landscape architect regarding the courtyard planter design, window recesses, and chosen plant species. After hearing the responses from the architect and landscape architect, Ms. Salant was happy to see that the Planning Commission conditions and comments were addressed.

Beth Anderson, resident of Arbor Trailer Park, spoke at the meeting and expressed appreciation to the City and the developer as to how the project has been updated in response to previous comments, especially as related to the Ninth Street neighbors, and while there are still impacts given the mass and scale of the project, the Arbor Trailer Park residents see the improvements in the project.

Boardmember Discussion:

Vice Chair Blakemore had questions of the landscape architect regarding the tree protection fencing and indicated that the fencing should be durable and sufficient to withstand the long construction process.

Boardmember Little commented that from the beginning, he was concerned with the massing, especially along the Ninth Street portion of the project. However, he noted that the applicant has done a good job in reducing the size and was amazed at the concessions the applicant has agreed to as part of the review process. He had several additional comments: 1) the proposed round seating stones could be flatter to allow more comfortable seating; 2) his personal experience with the proposed island morning glory vine specified on the landscape plan is that it is invasive/hard to control and could be replaced with another species (the project Landscape Architect clarified that the chosen species is native and likely not the same species Boardmember Little noted); 3) Boardmember Little really liked the Ninth Street presentation but was concerned that the Carpinteria Avenue side was a bit “boxy” and perhaps more vertical siding on certain elements would be better; 4) the axonometric plan view included in the final plans (sheet A901) was helpful to depict the long walkways which are a great idea; and 5) he continued to advocate for a more “beachy” presentation for the project along the Carpinteria Avenue frontage.

Boardmember Johnson commented that he does not like cable rail balconies and prefers a pony wall to provide privacy, but that is only a suggestion and not a requirement. He commented that the plan updates to create more open space between the buildings and within the corridors turned out very well.

Vice Chair Blakemore commented that as previously discussed, the tree protection fencing needs to be defined with the project arborist to ensure that it is durable and will protect the trees along the Franklin Creek portion of the project site (west side). She further commented that: 1) she really appreciated all of the accommodations the applicant has made; 2) the parking configuration within the project looks better and more useable; 3) the landscape plan is really well executed and the plant and hardscape choices work well together; 4) some of the gates on the balcony railings could be articulated in a different way to soften them (A201 elevation 03 - Ninth Street elevation); 5) she likes the revised Ninth Street opening; and 6) overall, the project has come a long way, looks great, and is “head and shoulders” above when the project was first reviewed.

ACTION: Motion by Boardmember Little, seconded by Vice Chair Blakemore, to recommend final approval to the Director with the condition that the applicant work with the project arborist to specify a durable tree fencing material to be detailed on the final building permit plans, and to continue to explore options to soften the look on the Carpinteria Avenue elevation.

VOTE: 3-0

OTHER BUSINESS: None

CONSENT CALENDAR:

4) Action Minutes of the Architectural Review Board Meeting of July 11, 2024.

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

VOTE: 3-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:5521 Calle Ocho Addition/Remodel:

The following addition/remodel project was reviewed by the Board. Shawn Godkin, Architect, explained the details of the project to the ARB members:

- Demo existing rear covered patio and extend rear of residence in same location as patio (304 square feet).
- Extend existing hip roof to create a gable at each end of roof (no increase in height), and install composition shingle in charcoal gray color.
- Replace windows and doors on south elevation.
- Plaster existing CMU chimney to match residence plaster siding.
- Paint residence in a light tan color - Benjamin Moore #AF-35.
- Convert existing one-car garage to ADU (under separate permit, not reviewed by ARB).

The ARB provided the following comments:

- Being that the addition is not visible, the proposal is acceptable.
- Body color of residence should be no lighter than existing residence.
- Like to see overhead utility service lines placed underground, if possible

700 Linden Paint Color and Awning Revisions:

The following minor paint color changes were presented by the applicant's architect:

- Proposed paint plaster walls along Linden Avenue, the Plaza, and Cactus Lane on Butler Building - SW9168 Elephant Ear.
- Proposed paint metal elevation along the Plaza and Cactus Lane on Butler Building - SW6989 Domino.
- Proposed paint existing (yellow) 8th Street awnings Benjamin Moore Cedar Grove 444 (light green).

The ARB provided the following comments:

- The ARB was supportive of all the proposed changes.

ADJOURNMENT

Vice Chair Blakemore adjourned the meeting at 7:34 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, September 12, 2024. Boardmember Johnson indicated that he will not to be in attendance.

Vice Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board