



Architectural Review Board Meeting Agenda

Thursday, October 17, 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: Minear-Almgren Fence & Gates, Project 24-2307-FENCE/ARB
Address: 1455 Camellia Circle
Applicants: Holly Minear and Hans Almgren, property owners
Planner: Syndi Souter

Request of Holly Minear and Hans Almgren, property owners, to consider Project 24-2307-FENCE/ARB for preliminary review of a proposal for approval of “as-built” redwood fencing and gates, ranging from 3.75-feet to 8-feet in height, that were constructed in the front and side yard setbacks of the property. The property is a 9,147 square-foot parcel zoned Single Family Residential (7-R-1) and shown as APN 003-590-023, addressed as 1455 Camellia Circle.

2. Project: Objective Design Standards for Multifamily Residential and Mixed-Use Developments, Project #24-2279-ORD/LCPA
Project Address: Citywide
Applicant: City of Carpinteria
Planners: Mindy Fogg and Megan Musolf

Request of by the City of Carpinteria to consider Project 24-2279-ORD/LCPA for review of proposed Objective Design Standards (ODS) that would apply to specified multifamily residential and mixed-use developments in the City. The ODS are proposed as a new chapter in Title 14, Zoning, of the Carpinteria Municipal Code and are part of a larger project to rezone sites in the City to satisfy the City’s 2023-2031 Housing Element Program 1, Adequate Sites to Accommodate Regional Housing Needs Allocation.

OTHER BUSINESS

CONSENT CALENDAR

3. Action Minutes of the Architectural Review Board Meeting of September 26, 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, November 14, 2024.

NOTES

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

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

This agenda was posted on Thursday, October 10, 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 October 17, 2024**

Agenda Item #1

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 24-2307-FENCE/ARB
Address: 1455 Camellia Circle
APN: 003-590-023
Zoning: Single Family Residential (7-R-1)
Applicant: Holly Minear & Hans Almgren

Planner: Syndi Souter

Project Review: ☐ Conceptual
 ☒ Preliminary
 ☐ Final

PROJECT DESCRIPTION

This is the preliminary review of a request for approval of “as-built” redwood fencing and gates that were constructed in the front and side yard setbacks of the property. The fence would step-up in height from 3.75 feet to 7.76 feet in the front yard setback adjacent to the driveway, with two gates at heights of 6.83 feet and 6.0 feet, respectively. An additional fence would run along the western side property line at a height of 8.0 feet. No new landscaping is proposed as part of the project.

A site plan and photographs are included in Attachment A.

PROJECT SETTING

The project site is located at 1455 Camellia Circle at the end of the northeastern cul-de-sac along the semicircular street. The 9,147 square-foot lot is presently developed with a 2,020 square-foot single-story single-family dwelling with a detached 486 square-foot carport. A fenced easement runs along the western side of the property. The easement was originally for both flood control and sanitary sewer line purposes; however, the flood control portion of the easement was quitclaimed back to the underlying property owner in 1989. The area of the easement remains as a separate fenced area due to its lower elevation.

The original residence was constructed in 1969. In 1990, the garage was converted to living space and a new 3-car carport was constructed in the rear yard under Building Permit #4401. The permit included a new driveway to access the carport, a new 2-foot-tall fence at the front property line next to the driveway, and a new 8-foot-tall fence along the remainder of the western side property line.

At some point after 1990, the fencing in the front yard was modified without the benefit of permits. A new fence was constructed in the front yard setback along the western property line that stepped in height from approximately 4-feet at the street to 8-feet where it met the side property line fence. During the spring of 2024, the fence and gates were demolished and replaced with new redwood fencing and gates at similar heights in the same general locations. A complaint regarding unpermitted construction was filed with the City in June 2024, and at that time it was determined by staff that the new fence and gates would require permits.

The project site is located in the Canalino/Santa Monica/El Carro Neighborhood (“Subarea 3”), which is primarily comprised of single-family residential subdivisions located north of US Highway 101. The subject property is immediately surrounded by single-story homes, with a few two-story homes in the vicinity.

The site is zoned Single Family Residential District (7-R-1) and has a Low Density Residential (LDR) land use designation. The subject property is not located within any Overlay districts.

PROJECT ANALYSIS

Carpinteria Municipal Code

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

Fences, walls, and landscape plantings, CMC §14.50.050

In single-family zone districts, fences are exempt from permits if they are three-feet-or-less in height located in the front yard setback (typically the front 20-feet of a lot) and six-feet-or-less in height located in the side or rear setbacks (CMC §14.50.050.1). Fences that exceed the exempted heights are subject to approval by the Community Development Director, and the Architectural Review Board upon referral, if the findings specified in CMC §14.50.050.2 can be made:

- a. That the design and materials of the proposed fence is compatible with adjacent property fences and the surrounding neighborhood; and*
- b. That the proposed fence shall not impede vision or create a hazardous condition for motor vehicles, bicyclists or pedestrians.*

Most of the residences in the immediate vicinity have open, unfenced front yards, with the exception of a few homes with low planter walls. Perimeter fences around the side and rear yards of the surrounding homes are comprised of a variety of materials, including vinyl, lattice, and wood (both painted and natural). The proposed “as-built” fence height along the driveway could pose a hazard for pedestrians on the sidewalk during vehicular ingress and egress to the residences located on either side of the fence in the front yard setback.

The Board should provide input on the appropriateness of the proposed fencing as it relates to neighborhood compatibility and public safety.

Design Review

The project entails the replacement of a previously unpermitted fence and gates. The proposed “as-built” fencing includes three tiers of height in the front yard setback. The lowest tier is 3.75-foot tall and extends 5.66-feet back from the sidewalk at the front of the property. The second tier is 5.70-foot tall and approximately 8.0-feet in length. The last tier is 7.67-foot tall and extends 7.5 feet back to the western gate and the 8.0-foot-tall fence along the western property line. The total length of the fence in the front yard is approximately 21-feet. Two gates that open into the rear yard area were also replaced. The western gate was originally permitted as a single-swing gate, and has been replaced with a double-gate at a height of 6.83 feet. The eastern gate was originally permitted as a double-gate and remains as such at a height of 6.0-feet.

The portion of the fence that is located in the front yard setback is a double-sided solid dog-ear fence constructed with vertical redwood fence boards. The two double-gates that face the street are constructed of framed horizontal redwood boards. The western gate that provides access to the easement area is approximately 6-feet wide, and the eastern gate that provides access to the carport is approximately 10-feet wide.

The Board’s comments on the proposed fence and gate materials, design, and detailing would be appreciated.

General Plan/Coastal Plan Neighborhood Policies

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

Community Design Element- Citywide Objectives & Policies

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

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

The proposed front fencing would be located perpendicular to the street frontage, and would terminate at the sidewalk. The stepped heights of the fencing would exceed the exempted height of three-feet within the front setback area, which is considered to be an acceptable height for vision clearance along driveways. The fence in the front yard setback could be lowered for safer driveway ingress and egress.

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.*

As discussed previously, most of the homes in the immediate vicinity have either open front yards or low planters with landscaping along the street frontages. The proposed "as-built" fence and gates are replacing previously unpermitted fencing, both of which are a visual departure from the surrounding frontage pattern.

Community Design Element- Subarea 3 Objectives & Policies

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

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

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

CDS3-Implementation Policy 41: *Open wood fences, including split rail and picket types, are appropriate on frontage lines. Solid fences and walls should be limited to side and rear lot lines.*

The proposed project includes solid wood fencing at the street and within the front yard setback. An open fence design in this location would be more consistent with the above Objectives, Policy, and Implementation Policy for the neighborhood and pedestrian character of the street.

Subarea 3 Residential Design Guidelines

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

As described above, the proposed "as-built" fencing in the front yard is a double-sided solid redwood dog-ear fence. The fence is located on the property line between two driveways and terminates at the sidewalk without the preferred two-foot separation from the back of the sidewalk. Currently, there is no landscaping between the fence and the sidewalk.

The Board should comment on the height, design, and location of the fence.

SUMMARY OF ISSUES

- Design and materials for the fencing and gates;
- Height of fencing and gates; and
- Location of fencing in front yard setback;

RECOMMENDATION

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

ATTACHMENTS

Attachment A- Preliminary Site Plan and Photographs

Attachment A
Preliminary Site Plan and Photographs

Miner-Almgren Fence & Gates
Project 24-2307-FENCE/ARB
Preliminary ARB Review
October 17, 2024

North 7'

comp

comp

West Perimeter 8'

field fence

drive way

west gate

east gate

Site Plan

1455 Camellia Circle Carpentaria
Parcel # 003 - 990 - 023



1455 Camellia Circle- Aerial photo from ArcGIS



1455 Camellia Circle- Google street view of original as-built fence



Parcel #003-590-023

1455 Camellia Circle Carpinteria, CA 93013

The picture below depicts the front of the property line at 1455 Camellia Circle and includes the fencing and gate variances we are requesting.



Photo #1 – From front of property facing north

The west perimeter fence shown above includes three tiered heights:

- 45" tall at front x 68" long
- 68.5" tall x 96.5" long
- 92" tall x 90" long

Past the gate, the west fence continues at 96" or 8' tall until the end of the property line (northmost).

The front gates depicted above are the following heights:

- The gate on the west (left) is 82" tall.
- The gate on the right is 72" tall.

This difference in heights is based on the slope of the driveway. This slope is to allow proper drainage; thus, requiring a taller gate on the east side than on the west side to allow for straight or a level 6 ft gate height on the east side.

Rationale for variance: The west tiered fencing is the same height as the former fencing we replaced. The reasons we are requesting a variance for the fence and gates heights is to prevent viewing an old, dilapidated RV that is parked permanently in the driveway closest to 4605 El Carro. Additionally, the height of the perimeter fencing is actually lower than our all our neighbors surrounding this area including 1453 Camellia, 4615 El Carro, and 4605 El Carro. This fact is reflected in the photos below.



Photo #2: Side view of tiered fencing – facing west

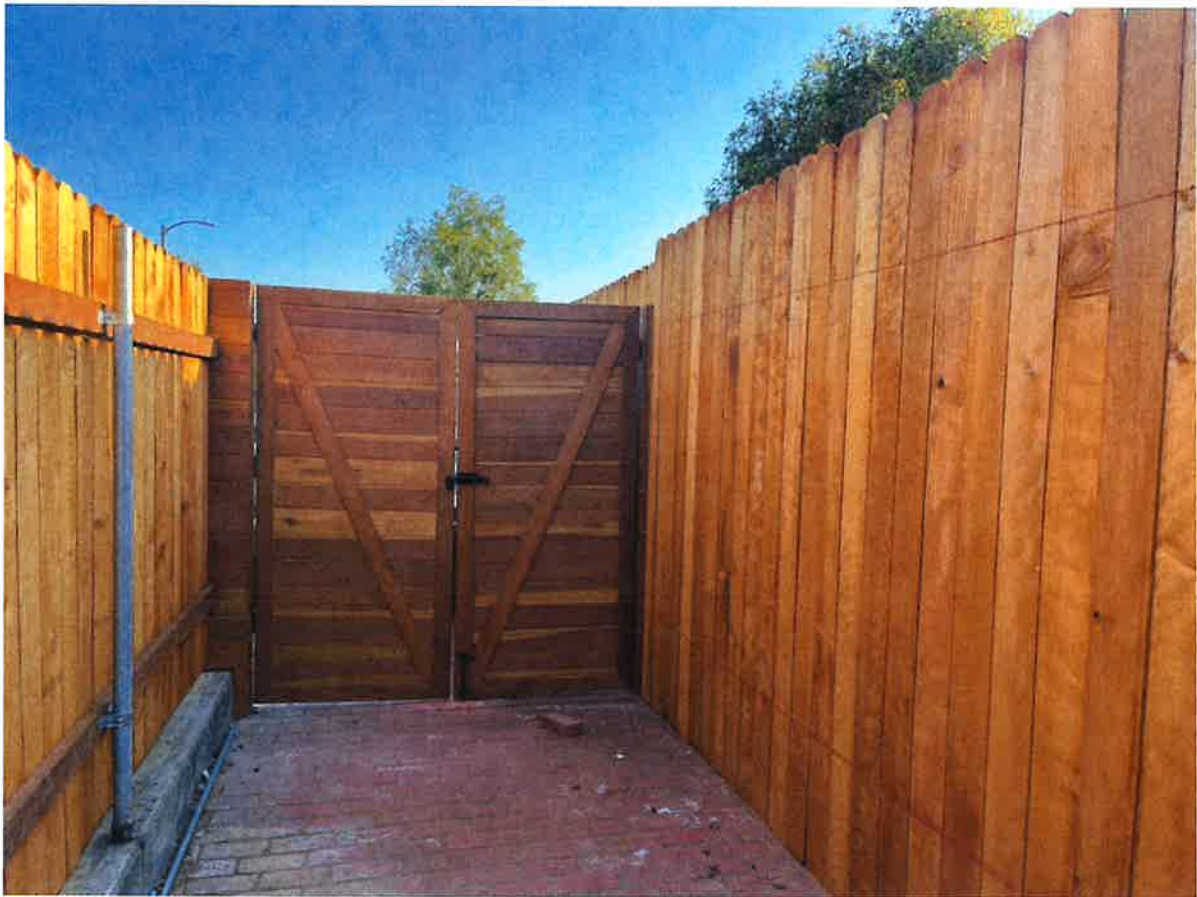


Photo #3 Back view (facing south) of tall gate.

Internal gate on east side is 6 feet tall. Gate on west side is 8 feet tall.



Photo #4 Reflects the RV parked in the driveway nearest 4605 El Carro.

This picture depicts fencing over 8 feet tall for both 1453 Camellia and 4605 El Carro. Notably, 4615 El Carro also has fencing that exceeds 8 feet tall. This property is not pictured in this photo.

Additionally, a 2" gap was provided at the bottom of the northernmost perimeter fence to allow for water drainage.



Photo #5 Facing west – west perimeter fence

This photo depicts the west perimeter fence which is 8 feet tall. It also depicts fencing over 8 feet on properties 1453 Camellia Circle and 4605 El Carro. As mentioned above, 4615 Camellia Circle also has fencing over 8 feet tall.

CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of October 17, 2024

Agenda Item #2

COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW

Project: 24-2279-ORD/LCPA **Planners:** Mindy Fogg and Megan Musolf
Address: Citywide
Zoning: Proposed MU-20/25
Applicant: City of Carpinteria

Project Review: ☐ Conceptual
 ☒ Preliminary
 ☐ Final

PROJECT DESCRIPTION

Long-Range Planning staff are seeking the Board’s review and feedback on proposed Objective Design Standards (ODS) that would apply to residential and mixed-use developments with certain zoning districts. These standards address the following overarching design areas and requirements:

- Building form, massing, and articulation
- Site design and layout, including placement of commercial and residential uses in a mixed-use development
- Utilitarian elements, including bicycle parking and equipment screening
- Building entrance design and placement
- Windows, materials, and colors
- Architectural details
- Landscaping

The ODS are part of a larger effort to implement Program 1 of the City’s 2023-2031 Housing Element¹— rezoning land in the City to ensure adequate housing capacity pursuant to the City’s Regional Housing Needs Allocation (RHNA). The Housing Accountability Act prevents a local jurisdiction from denying a housing development providing at least 20% affordable units when the jurisdiction has not yet met its share of the RHNA (with a few specific exceptions); however, a jurisdiction can require that housing developments comply with “objective, quantifiable, written development standards, conditions, and policies appropriate to, and consistent with” meeting its RHNA.² Due to the potential for more dense housing developments following the implementation of Housing Element Program 1, staff recommends that ODS be concurrently developed and adopted to ensure that new development maintains the City’s quality of architectural design and contributes to the City’s beach town character.

¹ The City’s adopted 2023-2031 Housing Element can be found at <https://carpinteriaca.gov/city-hall/community-development/planning/housing-element-update/>

² Government Code Section 65589.5(f)(1)

The ODS would reside in Title 14 (Zoning) of the City’s Municipal Code as a new chapter (14.51). The Housing Element rezone effort proposes the creation of a new zone district—Mixed Use (MU), Chapter 14.19, which would require mixed use or all-residential developments between 20 and 25 dwelling units per acre (designated as “MU-20/25”). The ODS would apply to all projects in the proposed MU-20/25 zone district, any projects requiring ministerial review pursuant to California Government Code Section 65913.4,³ and “Builder’s Remedy”⁴ projects. Additional discussion of the relation between zone districts and the proposed ODS is provided in the Project Analysis section of this report.

The proposed ODS are provided as Attachment A.

PROJECT CONTEXT & BACKGROUND

Objective design standards provide project applicants and architects with specifications for building and site design beyond what is required in the zone district. Attachment B provides a general overview of ODS and when they could be applied. With the increasing number of housing projects under State law that can (or must) receive streamlined or ministerial planning review, providing such standards is important in ensuring new development remains appropriate for and compatible with the existing community design.

Many jurisdictions in California have developed and implemented ODS in response to State housing law, including the Counties of Santa Barbara and San Luis Obispo, and Cities of Goleta, San Luis Obispo, Grover Beach, Thousand Oaks, and Agoura Hills. The City of Santa Barbara’s proposed ODS are currently moving through the public hearing process. Carpinteria initially embarked on a project to create a form of ODS in 2021 with the Downtown Design Overlay (Project #21-2112-LCPA/ORD). While that Overlay project has been placed on pause due to staff’s prioritization of implementing the Housing Element, draft versions of the DDO that were prepared with grant funding provided valuable material for the proposed mixed use and multifamily residential ODS discussed here, in addition to ODS from the City of Goleta and County of Santa Barbara.

Review and Permitting Process using the ODS

Projects in the MU-20/25 zone district that would be required to utilize the ODS would fall into two review/permitting processes:

³ Gov. Code Section 65913.4, commonly known as “SB 35” and recently amended by SB 423, allows for streamlined, ministerial review of infill multifamily residential projects with specified percentages (generally 10%) of affordable housing.

⁴ The ODS would apply to “Builder’s Remedy” projects as defined in Gov. Code Section 65589.5(h)(11) as amended by AB 1893 (2024), which will take effect January 1, 2025.

<i>Table 1. Review Types in the Proposed MU Zone District.</i>	
<u>Ministerial Review</u> ⁵ • For mixed-use and residential-only projects restricting at least 20% of units to lower-income residents (people with incomes 80% or below the Area Median Income) • No public hearings required • Staff may not exercise discretion in project review— limited to conformance with ODS and other objective regulations in zone district • Permit is not appealable • Project receives an administrative Coastal Development Permit (CDP)	<u>Streamlined Review</u> • For mixed-use and residential-only projects with less than 20% of units restricted to lower-income residents • Will go to ARB and Planning Commission hearings but can only be “measured against” ODS and other objective regulations in zone district • Project is appealable • Project receives Development Plan (DP) approval and a CDP

Structure of the ODS

The proposed ODS are organized into sections by design topic. Importantly, language in the section “Building Form, Massing, and Articulation” describes the general shape a building must take, including variation on building facades and rooflines, floor height, and reduced massing and stepbacks of upper floors. The section “Site Design” describes how different areas and elements of a development (e.g. siting of commercial within mixed-use developments, driveways, pedestrian pathways, loading areas, etc.) connect to or are buffered from one another. The remaining sections address additional components like placement of building entrances, landscaping, bicycle parking, and allowed exterior materials.

Downtown-Specific Standards

Due to the unique role and character of the City’s “Downtown T,” staff proposes some design standards specific to project sites fronting Linden or Carpinteria Avenues. Such standards emphasize pedestrian- and public-oriented facades and entrances, prohibit parking in front and street-side setbacks, and enhance shopfronts. **Staff would appreciate the Board’s input on downtown T-specific design standards, particularly regarding the creation of an appropriate mix of residential and commercial uses.**

PROJECT ANALYSIS

Carpinteria Municipal Code

Projects that would be required to comply with the ODS would also be subject to the regulations of the base zone district— the ODS are not a zone district themselves. Staff currently proposes that the ODS only apply to projects in the proposed MU-20/25 zone district, projects requiring ministerial review pursuant to California Government Code Section 65913.4, and “Builder’s

⁵ Pursuant to the City’s 2023-2031 Housing Element, Program 1. See Government Code Subdivision 65583(g).

Remedy” projects; therefore, the proposed development standards of the MU-20/25 zone district would work alongside the ODS to shape development. A comparison of the development and design topics covered in the proposed ODS versus the MU zone district is provided below:

Table 2. Standards in the Proposed ODS versus Zone District.	
ODS covers:	ODS does not cover (contained in zone district development standards):
• Applicability (where the ODS apply) • Massing and articulation of buildings • Location and design of open space areas • Siting of commercial uses in mixed-use projects • Siting and design of building entrances • Vehicular circulation and access • Siting of loading/service areas • Pedestrian circulation and access • Bicycle parking requirements • Utilitarian elements including lighting, placement of vents/exhaust, mechanical equipment, and trash enclosures • Window design • Materials and colors • Garage door design • Siting and requirements for landscaping	• Project processing • Permitted uses • Density • Affordability requirements • Setbacks and distance between buildings • Building site coverage • Building height • Parking space requirements • Open space requirements • Fence, wall, and planting height • Ground floor requirements for mixed-use developments

Although not in the scope of the ARB’s review for this item, the Board may wish to use the following information from the proposed MU-20/25 zone to review the ODS in the context of the zone district:

Table 3. Proposed Development Standards in the MU Zone District.	
Density	20 (minimum) to 25 (maximum) dwelling units/acre. Applies to both residential-only and mixed-use developments.
Setbacks	5 feet minimum from all property lines. <i>Exception for sites fronting Via Real-</i> 15 ft front setback, 5 ft other sides.
Distance between buildings	10 ft minimum
Building coverage	75% maximum
Height	35 ft. maximum
Parking	Lower-income dwelling units: Studio and one-bedroom units: one parking space per unit. Two-bedroom or larger units: 1.5 parking spaces per unit. All other dwelling units:

	Studio and one-bedroom units: one parking space per unit. Two-bedroom or larger units: two parking spaces per unit.
Common or public open space	20%. A maximum of 50% of the required open space may be provided on rooftops or upper-story decks.
Fence height	In the front setback, may not exceed four ft.
Mixed-use requirement	For mixed-use developments, at least 80% of the ground floor frontage facing the primary street shall be designated for commercial uses. Sites with frontage on Carpinteria Avenue shall be limited to mixed-use (commercial and residential) development.
Unit size in downtown	For sites with frontage on Linden Avenue or Carpinteria Avenue, 50% of the residential units shall be a mix of studios and one-bedroom units

General Plan/Coastal Plan Policies

The proposed ODS aim to create objective standards that are based upon, and that would help implement, the subjective policies in the Community Design Element of the General Plan/Coastal Land Use Plan. Because the proposed ODS incorporate a substantial portion of the Community Design Element, analysis of the ODS with the objectives and policies in the Community Design Element is provided as [Attachment C](#).

Staff would appreciate the Board’s comments on how effective the proposed ODS are in implementing the applicable policies and objectives of the Community Design Element, considering the intended application of the ODS to higher density developments.

Specific Items for ARB Input

While drafting the proposed ODS, the following specific standards were identified as needing additional input from the Board:

- Subsection 14.51.040(A): Should the ODS specify a minimum or maximum size of a “variation,” “projection,” or “reveal”?
- Subsection 12.51.040(B): Any comments on the proposed story height maximums?
- Subsection 14.51.040(C): Are there any roof styles that should be permitted to exceed the proposed maximum height of upper stories (e.g. clerestory)?
- Subsection 14.51.040(H): Does a two-foot stepback create a significant enough variation in massing at ground-level? If proposed, the Board should consider whether a larger stepback could prevent the construction of a building at the required density.
- Subsection 14.51.050(F): Should the ODS specify different standards for upper-story screening of private open spaces (i.e. balconies)? Consider height and material transparency.
- Subsection 14.51.050(G): Should barbeque grills be permitted as a common or public open space amenity?

SUMMARY OF ISSUES

The Board should broadly consider the following elements of the Objective Design Standards:

- Massing and placement of multi-story buildings, particularly regarding required setbacks for upper stories;
- Design elements specific to the Downtown T area (Linden and Carpinteria Avenues);
- Architectural styles permitted (or not permitted) by the design standards;
- Privacy considerations for residences within a mixed-use development, particularly regarding window placement on adjacent building facades; and
- Colors and materials, including exterior lighting.

RECOMMENDATION

The Board should receive public comment and provide input on the proposed Objective Design Standards and issues raised. If the Board finds the proposed standards appropriate to the overall community character, then the Board should recommend approval to the Planning Commission and City Council with their comments attached.

ATTACHMENTS

Attachment A – Proposed Objective Design Standards

Attachment B – SANDAG Informational Handout on Objective Design Standards

Attachment C – Analysis of Proposed Objective Design Standards with the Community Design Element of the General Plan/Coastal Land Use Plan

Attachment A

Proposed Objective Design Standards

DRAFT Chapter 14.51 – Objective Design Standards

14.51.010 – Purpose and Intent

The purpose of this chapter is to provide objective design standards for certain mixed-use and multifamily residential developments in the City of Carpinteria in order to provide ministerial and/or streamlined review of such projects. The intent of this Chapter is to maintain the City's unique small-town character and vibrant neighborhoods while encouraging and incentivizing residential and mixed-use developments that:

- A. Provide housing opportunities for residents of all income levels, including family and workforce housing;
- B. Revitalize neighborhoods and provide opportunities for infill development;
- C. Cultivate pedestrian and alternative transportation-friendly spaces; and
- D. Are sensitive to and compatible with existing development...with respect to massing, setbacks, and rooflines.

14.51.020 – Applicability

- A. The provisions of this Chapter shall apply to:
 - 1. Any residential or mixed-use development in the Mixed Use (MU) 20/25 Zone District;
 - 2. Any residential development subject to a streamlined, ministerial approval process pursuant to California Government Code Section 65913.4; and
 - 3. Any development that constitutes a "housing development project" under California Government Code Section 65589.5 (Housing Accountability Act) that is both inconsistent with the City's general plan land use designation and zoning ordinance or meets the criteria proposed in Government Code Section 65589.5, subdivision (h)(11).
- B. In the case of conflict between this Chapter and other regulations of Title 14 – Zoning, the objective standards established by this Chapter shall prevail.

14.51.030 – Processing

- A. Permit processing shall be as provided for in the underlying base zone district.
- B. Any project that seeks an exception, waiver, or modification to the provisions of this Chapter, excluding waivers or modifications granted pursuant to State Density Bonus Law (Gov. Code, § 65915 et seq.) as implemented by chapter 14.77, shall require the filing and approval of a Development Plan Modification as provided for in Section 14.50.120 of this title.

14.51.040 – Building Form, Massing, and Articulation

- A. *Building Form and Vertical Hierarchy.* Buildings that are higher than two stories shall be designed to differentiate between a defined base (first floor); a middle or body (e.g., second or third floor); and a top, cornice, or parapet cap (architectural features). Two-story buildings shall include a defined base and a top, cornice, or parapet cap. All buildings shall achieve this effect through at least two of the following:
 - 1. Color, texture, or material changes;
 - 2. Variations, projections, or reveals in the wall plane;
 - 3. Variations in fenestration design or pattern; or
 - 4. Decorative architectural features, such as cornices and columns.

- B. *Story height.* The ground story shall have a maximum story height of ten (10) feet for residential use and 12 feet for commercial use. The height of upper stories shall not exceed nine feet.
- C. *Wall plane variation.* Building facades visible from the primary right-of-way shall not extend more than 30 feet in length without either a two-foot variation in depth in the wall plane or one of the following projected or recessed architectural elements: porches, stoops, porticos, balconies, bay windows, overhangs, terraces, and/or trellises.
- D. *Street Facade.* If buildings on adjacent properties establish a contiguous street facade along the primary right-of-way frontage, such as the 900 block of Linden Avenue, new buildings shall be located to maintain the contiguous street-facing wall, with allowances for variation in facade and entrances which are projected or recessed.
- E. *Corner lots.* Buildings located on corner lots shall include one or more of the following features on both street-facing facades, located within 25 feet of the corner of the building closest to the intersection:
 - 1. An entrance to a ground-floor use or a primary building entrance;
 - 2. A different material application, color, or fenestration pattern of windows and doors from the rest of the facade; or
 - 3. A change in height of at least 18 inches from the height of the abutting facade.
- F. *Roofline variation.* Rooflines shall provide one of the following prominent changes a minimum length of every 50 feet:
 - 1. Variation in roof form, such as hip, mansard, gable, shed, or flat with parapet;
 - 2. Variation in architectural elements, such as parapets and cornices; or
 - 3. Variation of roof height of 18 inches minimum (as measured from the highest point of each roof line).
- G. *Upper floor massing.* Upper floors shall be reduced in bulk and massing: upper floors shall each have a total maximum floor area of 80 percent of the total net floor area of the ground floor. For lots with 5,000 square feet or less, upper floors shall have a total maximum floor area of 70 percent of the total net floor area of the ground floor.
- H. *Contextual Upper Story Stepback.*
 - 1. Where a building's facade is within 20 feet of a street side property line, at least 30 percent of the facade of the upper floor(s) shall be stepped back from the ground floor facade at least 2 feet.
 - 2. Where a building on an abutting lot across a side lot line is single-story, any proposed building located within 15 feet of the side lot line shall step back at least 30 percent of the upper floor(s)' facade from the ground floor facade at least 2 feet.
- I. *Common open space.* Common open spaces for multifamily residential developments shall comply with the minimums required by the base Zone District in which they are located.
 - 1. *Rooftop open space.* Open spaces located on a building rooftop shall be a minimum of 15 feet away from any property line.
- J. *All-sided architecture.* Fenestration, materials, and common details shall be carried over on all sides of the building visible from public rights-of-way.
- K. *Limits on garages.* To minimize the dominance of garage doors along street frontages, a garage facing and visible from a public street shall not occupy more than 50 percent of the width of a building facade facing that street, except that it may be 12 feet wide in any circumstance. Mixed-

use developments shall not have any street-facing garage doors along the primary right-of-way. Garage doors shall be recessed a minimum of four inches from the surrounding wall plane.

1. Where the width of a garage exceeds 30% of the linear front or side elevations, the garage shall be recessed a minimum of 3 feet from the front wall of the building, or provide a trellis extending in front of the face of the garage.
2. Garage doors shall feature at least one of the following treatments:
 - a. Garage door windows;
 - b. Paneled garage door surface;
 - c. Two different colors; or
 - d. Accent material.

14.51.050 – Site Design

- A. *Siting of commercial uses.* Commercial components of a mixed-use development shall always be located closest to the primary right-of-way. Where a combination of commercial and residential uses is provided within the same building, commercial uses shall be located on the ground floor and closest to the primary right-of-way.
- B. *Front-facing open space.* For developments fronting Linden Avenue or Carpinteria Avenue, any ground-floor courtyard, open space, or building setback from the street-facing property line shall be used for landscaping, outdoor dining, public plazas, and/or building entries.
- C. *Vehicular circulation and access.*
 1. Vehicular site access to parking areas shall be provided via side streets or alleys, when present.
 2. A maximum of one vehicle access point from the street is permitted per 100 feet of street frontage. For corner lots, one vehicular access point is permitted per lot where all street frontages are less than 100 linear feet, and two vehicular access points are permitted on lots where at least one street has a frontage of 100 linear feet or more.
 3. For developments fronting Linden Avenue or Carpinteria Avenue, parking areas shall not be located within any front or street side setback, or between any building and the primary right-of-way.
- D. *Loading and service areas.* New commercial uses requiring the receipt or distribution of material or merchandise by vehicles or trucks shall provide one (1) off-street loading space for 5,000 to 20,000 square feet of commercial area, and two (2) off-street loading spaces for commercial area greater than 20,000 square feet. Additional loading spaces shall be provided pursuant to Section 14.54.090.
 1. Required loading and service areas shall not be located between a building and the primary right-of-way.
 2. Loading and service areas shall not be located in drive aisles so as to not disrupt or block the flow of on-site and off-site vehicular traffic. Striping and signage shall be as provided in Chapter 10.04.
 3. Loading and service areas shall be located in parking areas and alleys, when present.
 4. Loading and service areas shall be screened from view from public rights-of-way with walls, solid fencing, and/or landscape privacy screening pursuant to Section 14.51.110.
- E. *Pedestrian circulation and access.* Pedestrian walkways shall be a minimum width of four feet and shall be designed as follows:

1. Pedestrian walkways shall connect public sidewalk right-of-way to areas throughout the site, such as building entrances, unit entrances, vehicle parking areas, bicycle parking areas, common open space areas, waste and recycling enclosures, and any transit stops directly adjacent to the site. Such walkways shall also connect buildings and amenities within the development to one another.
2. Where through lots are located more 300 feet from a street intersection, as measured from the closest point of the lot, pedestrian walkways shall be designed to provide public access connecting the two streets.
3. Pedestrian walkways shall be constructed of firm, stable and slip-resistant materials, such as concrete, permeable paving, decomposed granite, stone, or brick.
- F. *Private open space screening.* When a private open space (e.g. patio or balcony) is located within 20 feet of another residence or another private open space, the private open space shall be enclosed with a wall or fence that is a minimum of four feet in height.
- G. *Usable open spaces.* Required common or public open spaces shall be a minimum of ten feet by ten feet. At least one of the common or public open spaces shall incorporate at least one of the following elements:
 1. Picnic tables;
 2. Permanently installed benches or seating;
 3. Barbeque grills;
 4. Sport court or field, playground, or other children's play area;
 5. Community garden;
 6. Swimming pool; or
 7. Pet park with a minimum of one trash receptacle.
- H. *Paving.* For lots not fronting Linden Avenue or Carpinteria Avenue, the maximum amount of impervious surface area in the front setback is 30 percent.

14.51.060- Utilitarian elements

- A. *Bicycle parking.* All developments shall provide bicycle parking spaces. Short-term bicycle parking is intended to serve shoppers, customers, couriers, guests, and other visitors to a site who generally stay for less than 2 hours. Long-term bicycle parking is intended to serve residents and commuters who generally stay at a site for long periods of time (e.g., overnight or for a work shift).
 1. *Required number of spaces.*
 - a. Short-term bicycle parking. One space per five residential units, plus one space per 250 square feet of commercial space; or four spaces, whichever is greater.
 - b. Long-term bicycle parking. One space per two residential units, plus one space per 1,000 square feet of commercial space.
 2. *Location and required elements.*
 - a. Multifamily residential uses – Long-term bicycle parking. Long-term bicycle parking shall be located in an enclosed bicycle locker, a covered storage area or room, or a rack or stand in a room with key access limited to residents.
 - b. Commercial uses – Long-term bicycle parking. Long-term bicycle parking shall be provided by a rack or stand within 100 feet of an entrance to the building it serves, or in an enclosed bicycle locker, covered storage area, or room.

- c. Short-term bicycle parking. Short-term bicycle parking shall be located outside of pedestrian walkways, and within 100 feet of an entrance to the building it serves.
- 3. *Size and accessibility*. Each bicycle parking space shall be a minimum of two feet in width and six feet in length and shall be accessible without moving other bicycles. Two feet of clearance shall be provided between a bicycle parking space and walls, poles, landscaping, street furniture, pedestrian walkways, and parking areas.
- B. *Pedestrian-oriented commercial setback areas*. Front setback areas between a commercial use and the primary right-of-way shall be landscaped and shall contain at least one amenity per 50 linear feet, such as benches or other seating, drinking fountains, shade structures, or other design element (e.g., public art, planters, kiosks, etc.).
- C. *Lighting*. Outdoor light fixtures, including pole lights, wall-mounted lights, and bollards, shall be fully shielded and downward-facing in order to minimize glare and light trespass within and beyond the project site.
 - 1. *Light intensity*. The maximum light intensity shall not exceed a maintained value of ten foot-candles, when measured at finished grade.
 - 2. *Light temperature*. Lights shall be light-emitting diode (LED) lights with a color temperature no higher than 3000 Kelvins.
- D. *Vents and Exhaust*. All wall-mounted vent and exhaust elements shall be located at interior corners of building walls or behind building elements that conceal them from view from any public right-of-way.
- E. *Screening of mechanical equipment*. The following screening standards apply to specified types of mechanical equipment:
 - 1. *Ground-mounted equipment*. Ground-mounted equipment that faces a public viewing area must be screened to a height of 6 inches above the equipment, unless such screening conflicts with utility access. Acceptable screening devices consist of walls, fences, or berms. Screening materials for walls or fences shall be selected from an exterior finish, siding, fencing, or wall material utilized elsewhere on the primary building of the development it serves.
 - 2. *Wall-mounted equipment*. Wall-mounted equipment (e.g., electrical meters, cable connection boxes, electrical distribution cabinets, etc.) shall provide screening that incorporates the exterior wall or accent colors of the building, unless such screening conflicts with accessibility and visibility requirements for health and safety. For screen walls that are three feet in height or lower, vegetative materials may be substituted for the screening device.
 - 3. *Rooftop equipment*. Where rooftop equipment is located within 10 feet of a roof edge, a parapet shall be provided that is a minimum of six inches taller than all roof-top equipment. Rooftop equipment located within or adjacent to rooftop open space shall be screened to a height of 6 inches above the equipment in the manner provided by subsection (1) above.
- F. *Trash, recycling, and other waste containers*. Enclosures for recycling, green waste, and any other waste containers required by law shall be located within a building, incorporated into the exterior building design, or located within a detached enclosure designed and placed as follows:
 - 1. The enclosure shall be located to the rear or side of the building(s) and located outside of view from a public right-of-way, and
 - 2. The enclosure shall incorporate the materials and colors of the primary building design.

14.51.070- Building and dwelling unit entrances.

- A. *Separate entrances.* Building entrances and lobbies for residential units shall be separate from non-residential entrances.
- B. *Street-facing commercial entrances.* Commercial components of mixed-use development along the primary right-of-way shall have main entrances facing the primary right-of-way and directly accessible from the sidewalk by a pedestrian walkway. Such entrances shall provide weather protection that is a minimum of six feet wide and four feet deep by recessing the entrance or providing an awning or similar weather protection element.
- C. *Downtown street-facing entrance.* Buildings fronting Linden Avenue or Carpinteria Avenue shall provide an entrance directly from the public sidewalk or right-of-way a minimum of every 40 feet. Each shall have one or more of the following:
 - 1. Entrance flanked by columns, decorative fixtures, or other similar elements;
 - 2. Entrance recessed within a large arch or cased decorative opening;
 - 3. Entrance covered by a large portico projecting at least 6 feet from the surrounding wall plane; or
 - 4. Entrance covered by an awning.
- D. *Downtown enhanced paving.* Building entrances fronting Linden Avenue or Carpinteria Avenue shall provide paving treatment using patterned and/or colored pavers, brick, or decorative colored and/or scored concrete that contrasts in color and texture from the adjacent walkway or right-of-way paving.
- E. *Exterior entrances to residential units.*
 - 1. All individual exterior unit entrances shall have either a projected sheltering element or be recessed from the main facade; the projection or recess shall have a minimum depth of 24 inches.
 - 2. Entrance types such as a stoop, porch, patio, or courtyard may serve more than one residential unit.
 - 3. Individual exterior unit entrances shall be illuminated, or face toward a common area or public street.
 - 4. Each residential unit located within 20 feet of a primary right-of-way with an exterior entrance shall include at least one street-facing porch, balcony, or patio unless a setback of five feet or less is provided.
 - 5. The entrance to residential units located on the ground floor may be raised up to a maximum finished floor height of 42 inches above the abutting sidewalk height, unless otherwise required for safety or sea level rise reasons.

14.51.080 – Windows

- A. *General Treatment.* Windows shall provide one of the following:
 - 1. Window trim or windowsill a minimum of one-half inch in depth; or
 - 2. Window recess a minimum of three inches in depth from the surrounding wall plane.
- B. *Windows Facing a Public Street.* Windows facing a public street shall feature one or more enhanced window treatments, such as decorative architectural brackets, trim, shutters, awnings, and/or trellises.

- C. *Privacy.* Where buildings are located within 15 feet of one another, residential window design on the building facades adjacent to one another shall avoid unfiltered/direct views into building interiors and shall be designed with one or more of the following:
 1. Offset windows horizontally at least 12 inches from any windows in adjacent buildings (edge to edge), so as not to have a direct line-of-sight into adjacent units;
 2. Non-transparent or obscured glazing, such as frosted/patterned glass, glass block, or non-operable opaque windows. One-way mirror glass or film is not permitted;
 3. Permanent architectural screens or affixed louvers at windows; or
 4. Clerestory windows a minimum height of 5 feet from the ground.

14.51.090 – Materials and colors

- A. *Wall material.* The primary exterior wall siding material shall be selected from stucco, plaster, wood, composite wood, stone, stone veneer, brick, brick veneer, or vinyl. The use of exposed plywood or glass curtain walls is prohibited.
- B. *Material transition.* Changes in materials or colors shall occur at inside corners of intersecting walls or at architectural features that break up the wall plane, such as a column or pier.
- C. *Window Consistency.* Window frame materials and color shall be used on all elevations.
- D. *Fences, walls, and hedges.* Fences and walls shall be constructed from materials such as wood, vinyl, wrought iron, brick, and stone. Chain link and barbed wire fencing is prohibited. Both sides of all fences and walls shall feature the same color and treatment.
- E. *Vents and exhaust.* All flashing, sheet metal vents, exhaust fans or ventilators, and pipe stacks shall be painted a color to match the adjacent roof or wall material.

14.51.100 – General building design and architecture

- A. *Architectural Consistency.* Affordable units and market rate units in the same development shall be constructed of the same exterior materials and details such that the units are not distinguishable from one another in quality and detail.
- B. *Roofs.*
 1. Parapets shall be capped with precast treatment, continuous banding, projecting cornices, dentils, or similar edge treatment. The interior side of parapet walls shall not be visible from a common open space or public right-of-way.
 2. Roofs with overhanging eaves shall have an underside of stained wood, painted wood, or stucco. Exposed plastic is prohibited.
 3. Corbels and brackets shall be constructed of stone, wood, or stucco. Exposed plastic is prohibited.
- C. *Downtown ground floor transparency.* New mixed-use commercial building facades facing Linden Avenue or Carpinteria Avenue shall include windows and doors for at least 50 percent of the building wall area located between three and seven feet above the elevation of the sidewalk. Windows and doors shall not use an opaque, frosted, or glazed material.
 1. The bottom of any product display window shall not be more than three and a half feet from the elevation of the sidewalk.
 2. Transparent or translucent glazing is required on the ground floor facade. Opaque, dark tinted glass, and mirror treatments that obstruct interior views at the street level are not permitted.

- D. *Decorative window treatments.* Windows facing Linden Avenue or Carpinteria Avenue shall feature one or more of the following enhanced or decorative window treatments:
 - 1. Decorative architectural brackets, trim, exterior shutters, or awnings;
 - 2. Planter boxes or hanging planters;
 - 3. Balconies;
 - 4. Decorative accent material (such as wood or tile) as wainscot; or
 - 5. Bay windows.
- E. *Decks and balconies.* Decks and balconies shall be constructed such that at least 75 percent of the area between the finished floor and the railing is an opaque material. All decks and balconies on a building shall use consistent colors, materials, and form.
- F. *Vehicle Light Intrusion.* Vehicle headlights shall be obstructed from direct alignment with habitable interior first-story spaces with a minimum three-foot-high fence, wall, or other solid architectural feature.
- G. *Carports.* Carports shall incorporate the same colors and materials as the primary residential or mixed-use building design. Solar panels shall be permitted on carports in accordance with building code.

14.51.110 – Landscaping

Landscaping shall be designed for all outdoor areas that are not specifically designated for buildings, walkways, driveways and parking, or open space. For further requirements, see the provisions of the base zoning district.

- A. *Groundcover.* Groundcover shall be sized and located to cover at least 75 percent of all landscape areas that are not planted with shrubs or trees at the time building occupancy is granted.
 - 1. While groundcovers and shrubs are establishing, a minimum layer of 3-inch bark mulch or decorative gravel shall be placed within all landscape areas to provide 100 percent coverage of such landscape areas.
- B. *Plant selection.* Landscaping shall utilize non-invasive Mediterranean, local California native, and other WELO-compliant drought-tolerant species. Landscaping shall comply with the provisions of Chapter 15.90 – Water Efficient Landscaping, as applicable. Artificial or synthetic plants are prohibited.
- C. *Number of Plants.* A minimum of one 15-gallon tree or equivalent box size and 10 five-gallon shrubs shall be planted for every 1,000 square feet of required landscape area.
- D. *Landscape privacy buffer.* A landscape buffer of a minimum width of five feet shall be located between all ground-level private open spaces, and pedestrian walkways or common/public open spaces. Plants shall be selected to enhance security (e.g. thorny plants) and shall be demonstrated to grow to a minimum height of four feet.
 - 1. *Exception.* Plantings providing a solid screen that are located in a front yard setback or facing the primary right-of-way shall not exceed a height of four feet.
- E. *Pedestrian walkways.* Pedestrian walkways shall be flanked on at least one side with landscaping, and include a mix of groundcover, shrubs, and trees. Trees shall be selected and spaced to shade at least 25 percent of the overall walkway length at full maturity.

- F. *Solar Access*. Landscaping shall not obstruct solar access to adjacent solar collectors for water heating, space heating or cooling, or electricity generation.

14.51.120- Community Development Director Substantial Conformance Determination

The Community Development Director may make a determination that a substitution for, or minor deviation from, an objective standard specified in this section substantially supports the intent of the standard. Only the standards in the following sections are subject to a substantial conformance deviation:

- A. Section 14.51.040 – subsections B, D, F, G, and L;
- B. Section 14.51.050 – subsections C and H;
- C. Section 14.51.060 – subsection E;
- D. Section 14.51.070 – subsection C;
- E. Section 14.51.080 – subsections A and C; and
- F. Section 14.51.100 – subsection D.

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# Attachment B

SANDAG Informational Handout on  
Objective Design Standards

# What are Objective Design Standards?

## Frequently Asked Questions

July 2024

### Overview

Objective design standards are the only basis a local agency may use to deny or reduce the density of certain eligible projects and are the only way for local agencies to shape the design of certain projects. These frequently asked questions provide information about the purpose, applicability, and role of objective design standards required by different State laws.

### Purpose

The purpose of this material is to provide guidance, which agencies and other entities may use at their discretion. This guidance does not alter lead agency discretion in decision-making, independent judgment and analysis, and preparing environmental documents for project or governmental action subject to CEQA requirements. This material is for general information only and should not be construed as legal advice or legal opinion.

## FREQUENTLY ASKED QUESTIONS

### 1. What are objective design standards?

Objective design standards (ODS) include a broad set of standards used by a local agency to regulate development. As described in Senate Bill 35<sup>1</sup>, ODS are defined as:

*“objective zoning standards,” “objective subdivision standards,” and “objective design review standards” mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal.*<sup>2</sup>

ODS are also similarly defined as part of the Housing Crisis Act (“SB 330”), and other state laws.<sup>3</sup>

### 2. Why do local agencies need objective design standards?

There have been several recent changes in State law that limit a local agency’s ability to use subjective design guidelines, which can no longer be used to deny certain residential development applications. ODS are the only basis a local agency may use to deny or reduce the density of certain eligible projects, and are the only way for local agencies to shape the design of certain projects.

### 3. What if a local agency does not have objective design standards?

Many jurisdictions already have ODS related to setbacks, height, lot area coverage, floor area ratios, density, and other topics as part of their zoning code, general plan, and other land development regulations. However, local agencies that do not adopt additional ODS may lose the opportunity to shape the design of projects if any subjective design guidelines or other criteria are currently used as part of the review of projects. Jurisdictions that do not have ODS will still be required to review and act on certain eligible projects through a by-right or streamlined ministerial approval process, whether or not there are ODS. Criteria that is subjective cannot be used to deny or reduce the density of certain eligible projects.

A local agency may elect to adopt new ODS by modifying existing subjective design guidelines that are currently a part of the local agency’s zoning code, stand-alone design guidelines, specific plans, and/or other requirements. In many jurisdictions, ODS act as a supplement to the zoning code and are adopted by reference; in other jurisdictions, ODS are adopted into the zoning code.

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<sup>1</sup> Government Code Section 65913.4

<sup>2</sup> Government Code 65913.4(a)(5)

<sup>3</sup> Housing Crisis Act (“SB 330”) - Government Code Section 66300(a)(7)

#### 4. What State laws require objective design standards?

Many different pieces of recent State legislation require projects to be reviewed against ODS and are intended to address the housing shortage and make the approval of housing development more predictable and easier to interpret. Together these laws define ODS and establish criteria for certain projects eligible for an approval process based on ODS, including the following notable sections of the California Government Code:

- **Housing Accountability Act:** Government Code Section 65589.5
- **Housing Crisis Act of 2019 (“SB 330”):** Government Code Sections 66300 - 66301
- **Streamlined Ministerial Approvals (“SB 35”):** Government Code Section 65913.4
- **Residential in Commercial Zones:**
  - Affordable Housing and High Road Jobs Act of 2022 (“AB 2011”): Government Code Section 65912.100 – 65912.140
  - Middle Class Housing Act of 2022 (“SB 6”): Government Code Section 65852.24
- **Housing Element Rezone Sites:** Government Code Sections 65583(g)(1), 65583.2 (h) and (i)
- **By-right Approval on Previously Used Housing Element Sites (“AB 1397”):** Government Code 65583.2(c)
- **Accessory Dwelling Unit (ADU) Law:** Government Code Section 66310 et seq.
- **Ministerial Duplex and Urban Lot Splits (“SB 9”):** Government Code Section 65852.21(b) and 66411.7(c)
- **Density Bonus Law:** Government Code Sections 65915 – 65918
- **Emergency Shelters:** Government Code Section 65583(a)(4)
- **Low Barrier Navigation Centers:** Government Code Sections 65660 - 65668

#### 5. After objective design standards are adopted, can projects be denied if some standards are not met? Or, is there a threshold that must be met based on a specific percentage of standards to establish consistency, and be approved?

A jurisdiction can deny a project if it is not consistent with the adopted ODS. If the jurisdiction finds that the proposed project is not consistent with ODS, a resubmittal can be required or the jurisdiction could work with the applicant to bring the project into compliance. Whether a full resubmittal is required or only a resubmittal of changes to come into compliance tends to be a processing preference for the jurisdiction and can be done both ways.

Regarding establishing consistency, it would be challenging to apply a percentage consistently. It would be better to require that all projects comply with all applicable ODS. An argument could be made that if a standard is waived (outside of the Density Bonus Law context), it is not actually objective, since subjectivity is being used on when it applies or doesn't.

## **6. Can subjective design guidelines that were adopted prior to January 1, 2020 be used to review residential development applications?**

Yes, sometimes. Local agencies may be able to use subjective design guidelines to condition approval of residential projects if the design guidelines were adopted before January 1, 2020. Per the Housing Accountability Act, the subjective guidelines cannot be used to deny, reduce the density of, or make infeasible the housing development, but they can be used to otherwise shape the design of the development through conditions of approval. However, if the local agency places a condition of approval on a project based on a subjective guideline and the developer says it is infeasible, the burden of proof is on the local agency to prove otherwise.

Subjective guidelines cannot be used to review certain categories of residential developments, including residential developments submitted using the SB 35 ministerial approval process or certain categories of residential development where state law specifically limits the review of those land uses to ODS (e.g., ADUs, SB 9 duplexes or lot splits, AB 2011 residential developments in commercial zones).

## **7. How can you build flexibility into numeric standards? For example, would it be possible to allow up to a 10% deviation for numeric standards such as setbacks or setbacks?**

You could specify which ODS the 10% deviation applies to, and which it does not apply to. If a request is made as a waiver or incentive through density bonus, the local agency must allow it in most cases. Findings must be made to deny a density bonus concession or waiver.

## **8. Do objective design standards apply to attached homes such as duplexes, triplex/quads, and townhomes?**

Yes, the rules requiring review and approval of a housing development project subject to ODS apply to any residential project with more than one unit, including attached homes and detached homes. The units can occupy more than one parcel and still meet the definition of "housing development project" so long as the units are included in the same development application.

## **9. For jurisdictions that have a Design Review Process and a Design Review Board (DRB), how can ODS be used?**

The project would be reviewed for consistency with objective design standards. Note that the requirement to only apply ODS is for housing development projects, and subjective standards could still be applied to commercial/industrial projects.

## **10. Where can I find more information?**

Please refer to the following resources for more information:

### **SANDAG**

- Objective Design Standards Workshop (October 2023)
  - [Presentation slides](#)
  - [Video](#)

### **HCD**

- [Approaches and Considerations for Objective Design Standards \(January 2021\)](#)
- [Housing Accountability Act Technical Assistance Advisory \(September 2020\)](#)

### **ABAG**

- [Objective Design Standards Handbook for Residential and Mixed-Use Projects \(April 2024\)](#)
- ["How Objective is Objective?" Forum \(February 2018\)](#)

# Attachment C

Analysis of Proposed Objective Design  
Standards with the Community Design  
Element of the General Plan/Coastal  
Land Use Plan

# Analysis of Objective Design Standards (ODS) Compliance with Community Design Element Objectives and Policies

## Citywide Community Design Objectives

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

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

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

The ODS propose many standards which address the relationship between the project site, adjacent sites, and the new development. Section 14.51.04- Building Form, Massing, and Articulation proposes contextual standards that reflect structures surrounding a proposed project, such as a requirement to maintain an existing contiguous street façade (like on parts of Carpinteria and Linden Ave); upper story setbacks when a project is within 20 feet of a side property line or when adjacent to a single-story building; and reduced upper-story massing (80% of the ground story, or 70% for lots of 5,000 square feet or less). Section 14.51.050 – Site Design proposes standards that ensure building facades remain in character and coherent with the surrounding neighborhood, such as requiring commercial components of mixed-use developments to be located on the ground floor facing the primary street and designating street-facing open spaces on Carpinteria and Linden Avenues to be used for public plazas, dining, or entry spaces.

The requirements for building massing and variation do not confine buildings to a certain architectural style, allowing for the continued charming variety of architectural styles seen in the City, while at the same time requiring elements that prevent boxy, generic structures. For example, facades must incorporate variations in wall depth or elements like a porch or stoop to create animated spaces. Proposed restrictions on story heights prevent structures from being taller than necessary and roofline variation requirements create breaks in massing at the top of buildings, allowing for views to remain incorporated in projects.

## Key Physical Community Design Characteristics

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

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

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

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

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

Many of the proposed standards address street frontages and the relationship between public and private spaces. Section 14.51.070 proposes requirements for the placement and design of building entrances, a key component of how the public interacts with building facades. The proposed ODS include elements that make public entrances inviting and interesting, and in mixed-use settings require separate entrances to residential and commercial spaces. Entrances would be required to provide a weather-sheltering element and/or decorative features, and street-facing entrances would need to incorporate enhanced paving to differentiate from the public right-of-way. Additional proposed requirements include maximum four-foot-tall fences, walls, or plantings around private open spaces within 20 feet of other residences, a limit on garages to occupy no more than 50% of a facade, and pedestrian walkways that connect public rights-of-way to key elements within a development (such as entrances, bicycle parking, and other amenities). Together, these various ODS would create inviting, interesting facades and entryways that would make neighborhood streets feel safe and vibrant.

**Policy CD-6a.** *Neighborhood-serving commercial or apartment buildings should be oriented to the street that bounds or enters the neighborhood. Front doors should face the street, with primary access directly from the public sidewalk. The buildings should be compatible in scale with nearby residential buildings.*

**Policy CD-6b.** *Parking lots should be beside or behind the buildings, not in front. On-street customer parking for small neighborhood-serving shops, restaurants, offices and service businesses is encouraged. Such on-street parking should be managed as short-term convenience parking, and should not conflict with parking for coastal access or for nearby residences.*

The proposed ODS would require commercial uses to locate main entrances toward the primary street. Parking and loading areas would not be permitted between any building and the primary right-of-way. The number of required parking spaces is determined by the zone district and is not included in the proposed ODS.

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

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

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

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

The proposed ODS would be applicable to any sites rezoned to the proposed MU zone district, as well as specified projects which could receive ministerial/streamlined review under the California Government Code. MU sites are currently proposed in the downtown T area, Eugenia professional offices area, adjacent to Shepard's Place Shopping Center, and in the Cindy Lane-Mark Avenue industrial park district. New mixed-use and/or residential developments could "enhance" these areas by providing new housing and job opportunities and public amenities. Commercial frontages on Linden and Carpinteria Avenues would have to incorporate transparent windows and doors for at least 50% of the wall area between three and seven feet high, and wall plane variation requirements proposed in 14.51.040 would additionally prevent "blank sections" of frontages. Mechanical equipment, waste receptacles, and loading areas for commercial uses would require screening from public view through landscaping or enclosures, and loading zones would be prohibited along the primary street façade. Developments would be prevented from forming apartment "blocks" with unbroken facades through a combination of the zone district's development standards (building coverage, open space requirements) and the ODS (minimum dimensions for open space, contextual upper-story setbacks, wall plane variation requirements).

**Objective CD-8:** *To encourage and facilitate pedestrian and bicycle pathways.*

**Policy CD-8a.** *All streets should be designed with safe and pleasant pedestrian ways at their edge. Pedestrian ways shall be spatially separated from vehicular traffic by elements such as trees, other plantings, streetlights, and/or parked cars.*

**Policy CD-8b.** *To provide convenient pedestrian routes, the existing network of automobile lanes, trails and pedestrian ways in the Downtown District and adjacent neighborhoods should be preserved, reinforced and extended into other neighborhoods. This pedestrian network should be in addition to, not in lieu of, pedestrian ways on the streets.*

The proposed ODS provide several standards related to pedestrian access and circulation on a site. Walkways would be a required minimum of four feet wide and would need to connect the public sidewalk to areas all throughout the site. For sites located more than 300 feet from an intersection, a public access walkway would be required through the lot to connect blocks to one another. Landscaping would be required to flank at least one side of each walkway, with trees planted to shade at least 25% of the walkway at maturity, providing buffer from other uses (e.g. parking or street areas). While the ODS do not address bicycle infrastructure in the public right-of-way, the ODS do propose requirements for bicycle parking for both commercial and residential uses, enhancing the bike-friendliness of the City.

**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-10b.** *Frontages where residential uses abut a major thoroughfare should include buffering elements such as yards, forecourts, courtyards, and tree rows. Sound walls are the most primitive form of*

*buffer and should be used only where other methods are impractical. If sound walls are used they should be attractive and well landscaped.*

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

Attractive building frontages are a key focus of the proposed ODS. Section 14.51.040 would address frontages on a larger scale, requiring wall plane variation, vertical breaks in color, material, or texture, roofline variation, and reduced upper story massing to prevent “looming” multi-story facades. Where an established façade setback pattern exists (such as along Linden Ave and parts of Carpinteria Ave), new developments would be required to maintain that pattern to fit in with the building character. Other sections propose standards to enliven and beautify frontages in smaller ways, such as requiring that front setbacks of commercial mixed-use spaces be public/pedestrian-oriented (e.g. providing seating, public art, etc.); that front entrances along the downtown T provide enhanced paving and decorative/weather protective elements; and that garages be recessed from the main wall plane and provide decorative treatments like trellises or windows to soften their appearance.

A downtown ground floor transparency requirement is proposed, which would mandate that new mixed-use commercial facades facing Linden or Carpinteria Avenues include windows and doors for at least 50 percent of the building wall area located between three and seven feet above the elevation of the sidewalk. Commercial components of mixed-use developments would be required to always be located closest to the primary street, and on the ground floor when commercial and residential is proposed in the same building, thereby siting the residential units away from the primary street. A five-foot landscaping privacy buffer would be required between all private open spaces (e.g. patios) and public spaces. As mentioned previously, loading areas and mechanical equipment would be required to provide screening through fences, landscaping, or other means to blend in with the surrounding character. For sites fronting Linden or Carpinteria Avenues, off-street parking would not be permitted in the front or side setback. Taken together, all of these standards would enhance neighborhood character and avoid blank, uninviting facades at the pedestrian, building, and block level.

**Objective CD-11.** *Existing public spaces should be maintained, and new public spaces should be incorporated into neighborhoods and districts as an important aspect of their design.*

**Policy CD-11a.** *Open space, in the form of parks and greens should be an integral part of each neighborhood plan, not configured as residual space unusable by the residents.*

**Policy CD-11c.** *All public spaces and facilities should reflect quality design.*

**Policy CD-11f.** *Landscape design guidelines should emphasize the use of native drought tolerant plant materials, and the importance of trees as the primary elements of the town landscape. All landscaping shall utilize only non-invasive type plants.*

The amount of required common and/or public open space is set by the zone district, but the ODS propose standards to enhance these spaces for the benefit of a development's residents and the public. As mentioned above, the ODS propose that common/public open spaces be a minimum of 10 x 10 feet (preventing situations such as a long, narrow strip of residual land between buildings being counted as "open space") and provide at least one amenity to make the space useful— elements such as picnic tables, seating areas, barbeque grills, play areas, and community gardens are proposed. Along Linden and Carpinteria Avenues, the ODS would require that any ground-floor courtyard, open space, or building setback from the street-facing property line be used for outdoor dining, public plazas, or entries, allowing for smaller public spaces to nestle along high foot traffic streets. Section 14.51.110 would additionally require that all landscaping utilize non-invasive Mediterranean, local California native, and other drought-tolerant species, and would prohibit artificial plants. Proposed minimum plant quantities (one 15-gallon tree or equivalent box size and 10 five-gallon shrubs per 1,000 square feet of landscaped area) would prevent developments from looking barren before landscaping has matured and from having large swaths of hardscape, mulch, woodchips, or similar materials. These proposed requirements aim to create "quality design" for public spaces incorporated in new developments.

### Community Design Subareas

#### Subarea 2. The Downtown and Old Town

**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.*

The proposed ODS would contribute to the downtown's status as the center of commercial and civic activity by requiring building designs that blend residential and mixed-use into the existing vibrant cityscape. Mixed-use developments would require commercial frontages to be public and visitor-oriented— architecturally detailed street-facing entrances and pedestrian amenities in front setbacks— while residential-only developments would require adequate privacy for residents while maintaining openness and "curb appeal"— windows with improvements like shutters or awnings; a maximum height of four feet for fences, walls, or hedges facing a public street to prevent the street from being walled off; and no expansive, blank garage doors facing the street. New downtown development accommodating both commercial and residential uses has the potential to create a pedestrian-centric neighborhood with people in close proximity to work, home, cultural and leisure amenities, and shopping areas.

#### Subarea 2a. The Downtown Core District

**Policy CDS2A-a.** *Encourage and carefully regulate the development of two- and three-story mixed-use building along Linden and Carpinteria Avenues, to define a vital, lively, and valuable center for the city while prioritizing visitor-serving commercial uses.*

**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.*

***Policy CDS2A-c.*** Encourage the gradual but systematic transformation of Carpinteria Avenue from a highway commercial strip to an integrated downtown street similar in character to Linden Avenue.

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

The proposed ODS would carefully regulate development of mixed-use projects in this key Downtown T area. While the "intensity" of land uses is more precisely regulated by the zone district, proposed ODS like the reduced upper story massing, upper story setbacks, and roofline variation can lessen the perceived intensity of a development from the street or sidewalk. Required architectural details on windows, entryways, and roofs without a strict architectural style imposed overall would invite interesting variety and add to Carpinteria's eclectic "small beach town" feel. The ODS propose to site parking and loading areas away from Carpinteria and Linden Avenues, preventing pedestrian-hostile frontages dominated by asphalt. Considering that many sites the ODS would apply to are on Carpinteria Avenue, the proposed ODS would assist in shifting Carpinteria Avenue toward an integrated downtown street with pedestrian-scale development similar to Linden Avenue.

#### Subarea 4. The Northeast

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

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

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

The ODS propose design requirements that would appropriately blend residential and commercial uses in a mixed-use development supported by the Northeast neighborhood objectives. Currently, the Northeast as viewed from Via Real lacks significant draw and pedestrian-oriented infrastructure, and the industrial/commercial uses are entirely separated from residential uses. The ODS would require new development to amplify pedestrian infrastructure and design frontages that engage residents and passers-by, as indicated by analysis above, while still maintaining the business-oriented nature of the easternmost portion. The Northeast may currently be considered to lack the "small beach town character" that other areas of the City have, and the ODS would create a more cohesive sense of design in Carpinteria that prioritizes people instead of cars, and integrates residences with commercial areas.



## ACTION MINUTES

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

### ROLL CALL

**Boardmembers present:** Brad Stein, Chair  
Amy Blakemore, Vice Chair  
Richard Johnson  
Richard Little

**Boardmembers absent:** Boardmember O'Connor

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

**PUBLIC COMMENT:** None

### **PROJECT REVIEW**

- 1) Project: Driftwood Apartments Landscaping & Exterior Alterations, 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.

Ex Parte Communications Disclosure: None

### Staff Comments:

Syndi Souter provided a presentation and described the project. Syndi detailed the proposed changes to the landscape plantings, including proposed tree removals and replacement trees, changes to the hardscape areas, and proposed new building paint scheme. Syndi noted that the existing landscaping appears to be the original installation when the buildings were constructed in 1972 and the proposed project would eliminate the lawn and replace it with native and drought-tolerant species to reduce water consumption. Syndi further detailed the proposed hardscape updates and new exterior paint colors. Syndi concluded her presentation with an analysis of the various Citywide and Beach Neighborhood design objectives and policies, and asked for the Board's comments on the following issue areas:

- 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.

Applicant Comments:

Brian Brodersen, landscape architect, provided a brief overview of the design intent to update the “tired” landscaping and paving elements. He further explained that some of the paper bark trees are growing into the power lines and have been poorly maintained, and the new tree plan results in a more open and inviting appearance. Mr. Brodersen answered questions posed by Vice Chair Blakemore regarding the lack of an irrigation plan and explained that the intent is to have the gardeners hand water the new landscape plantings because the existing irrigation system is in disrepair.

Public Comments:

Patrick O’Connor provided a comment email expressing overall support for the project.

Boardmember Discussion:

Boardmember Little commented that he appreciates the removal of the black locust trees, especially because the seed pods are poisonous.

Vice Chair Blakemore suggested choosing an alternative plant species instead of beach strawberry, which is not very hardy and has a higher water usage than an alternative such as manzanita. She expressed concern that the project does not include an irrigation plan and would not support approval of the project without irrigation.

Boardmember Johnson expressed support for the project and suggests adding a creeping vine to the stair railings. He agreed with Vice Chair Blakemore that irrigation is needed.

Chair Stein expressed his overall support for the project, but agreed that irrigation should be installed to ensure that the new landscaping survives and is maintained over time.

**ACTION:** Motion by Chair Stein, seconded by Boardmember Little, to recommend preliminary and final approval with the condition that an irrigation plan be prepared and reviewed by the Planner to confirm that the proposed landscaping will be irrigated for the life of the project.

**VOTE:** 4-0

- 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.

Ex Parte Communications Disclosure: None

Staff Comments:

Brian Banks provided a presentation and displayed photographs of the story pole installation from various viewing areas around the project site and Downtown Core. Brian then provided a comparison of the plans that were reviewed at the May 30, 2024 conceptual ARB meeting and what changes were made in response to the ARB's conceptual review comments, including: repurposing the previously proposed covered storage at the rear of the site to an employee break patio and bicycle storage area; roll-down security curtains have been added to the rooftop bar and service area;; revisions to the rear stairs and railing metal work; clarification of the rooftop safety barriers and planter dimensions relative to the roof edge; and minor revisions to the previously reviewed landscape plan. Brian then advised that a noise study was prepared for the project and based upon that study, the rooftop elements as currently designed would not result in a significant impact to the adjacent residential properties under the City's noise thresholds. Brian also advised that a parking study had recently been submitted but he had not had the opportunity to review it in detail. Brian concluded his presentation with a discussion of the Modification findings that the Planning Commission would need to make for the front setback encroachment and rooftop bar's minor height exceedance, and an analysis of the various Citywide and Downtown design objectives and policies. Brian asked for the Boards comments on the following issue areas:

- 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.

Applicant Comments:

Laurel Perez, land use agent, provided a presentation focusing on the land use issues and clarified that the northern roof wall was extended by approximately 10 feet to help with noise attenuation. She next touched-on the parking issue and advised the Board that the owners are local and are committed to hiring Carpinteria residents, which will help promote employees to walk, bicycle, carpool and use public transportation. She then reiterated that the Board's prior comments regarding safety of patrons on the rooftop have been addressed by the inclusion of the railing and planter details; the rear stair railing details have been included; an enclosed employee area is now included; and additional landscape information has been provided. She also discussed the required Modification findings and how the project, by providing more landscape area than the zone district minimum, combined with the energy efficient code upgrades proposed, would allow the Planning Commission to make the required findings for the front setback encroachment and minor height exceedance.

Darrell Becker, project designer, briefly discussed the overall community benefit of the restoration project and presented photos from the roof demonstrating the views of the coast and mountains from the proposed rooftop area.

Elisa Reed, landscape architect, was next to present, and provided a summary of the landscape updates in response to the Board's previous comments including; adding a landscape planter between the Seventh Street sidewalk and parking area; a newly proposed parkway planter refurbishment; additional plantings along the rear fenced area; and suggested plant species changes. She concluded her presentation with a discussion of how the updated landscape plan along the Seventh Street frontage compliments the proposed mural on the Seventh Street elevation, and clarified that darker colors on the roof elements would be darker than depicted on the mural image. Elisa then answered questions from Vice Chair Blakemore clarifying the provided landscape water use calculations.

Public Comments:

Patrick O'Connor emailed comments noting his overall support for the project, with specific comments related to certain architectural elements in addition to comments related to parking, noise and public views.

Antonio Sotelo emailed comments expressing overall support for the project.

Channing Grant emailed comments expressing overall support for the project.

Michael Rogers, a local business owner, spoke in support of the project and especially supports the second-floor banquet space as a much-needed feature.

Betty Songer, a Carpinteria resident, spoke in opposition of the rooftop elements and expressed concern about the noise impacts to the neighborhood.

Rosana Swing, a Carpinteria resident, had questions related to the parking impacts of the project and the liability of patrons crossing the rail road tracks after drinking at the establishment to reach the new parking lot constructed as part of the Surfliner Inn project.

Boardmember Discussion:

Boardmember Johnson expressed overall support for the project. He commented that the rear stair element may appear too prominent and suggested that the applicant look at ways to soften its appearance by either painting it white to blend with the building body color, or adding vines.

Boardmember Little also expressed overall support for the project but still had some concern about rooftop safety, especially for unsupervised children. He continued to have concerns regarding parking and noise, and thought a permit parking program for nearby residents would be a good idea.

Boardmember Little had no concern with the setback Modification and supports the Modification for the requested minor height exceedance after viewing the story poles. Boardmember Little concluded his comments by stating that the project is "great" and he looks forward to its completion.

Vice Chair Blakemore voiced support for both the setback and height Modifications and believes that the Planning Commission can make the required Modification finding due to the amount of proposed landscaping. She acknowledged the concerns about parking, but related that parking in the downtown area is always an issue and considering the site constraints inherited with the project, and the limitations of restoring an historic property, the applicant is working what they have. Vice Chair Blakemore thought the mural is nice, but it is not necessary. She further commented that the landscape plan is well done and that the project will be a benefit to the downtown.

Chair Stein was supportive of both the setback and height Modification requests. He expressed skepticism in relying on noise studies and recommended that no amplified music be allowed on the roof and specified that prohibition should include music from speakers on the roof, and not just live bands. Chair Stein concluded his comments by stating that Carpinteria has evolved, and the restoration of the historic building is the next step in that evolution and that the project will be a “great contribution to the community.”

**ACTION:** Motion by Chair Stein, seconded by Vice Chair Blakemore, to recommend preliminary approval to the Planning Commission with ARB support for the requested setback and height Modifications; a recommendation that the Planning Commission condition the project to prohibit amplified music on the rooftop; a recommendation that the applicant use a darker color for the rooftop elements and consider painting the rear stair railing to soften its appearance.

**VOTE:** 4-0

**OTHER BUSINESS:** None

**CONSENT CALENDAR:**

3) Action Minutes of the Architectural Review Board Meeting of August 15, 2024.

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

**VOTE:** 3-0 (Chair Stein Abstained)

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

**MATTERS PRESENTED BY BOARDMEMBERS/STAFF:** The ARB requests a review of the Public Works Parklet program be scheduled for a future ARB agenda to have the Public Works Department address the ARB’s concerns regarding how the program is being implemented.

**ADJOURNMENT**

Vice Chair Blakemore adjourned the meeting at 7:14 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, October 17, 2024. All Boardmembers present expect to attend.

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Chair, Architectural Review Board

**ATTEST:**

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Secretary, Architectural Review Board