



Architectural Review Board Meeting Agenda

Thursday, January 16, 2025 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: Rolph Residence Addition and Remodel, Project 22-2182-ARB/CDP
Address: 4715 Aragon Drive
Applicant: Alex Pujo, architect, for Mark Rolph
Planner: Syndi Souter

Request of Alex Pujo, architect, for Mark Rolph, to consider project 22-2182-ARB/CDP for final review of a request to construct 852 square-feet of additions to the first floor of the existing residence, a new 408 square-foot covered patio with a jacuzzi and outdoor kitchen, an interior remodel, and demolition of an existing bedroom. The resultant residence would be 2,875 square feet in size and the maximum roof ridge height of the residence would remain unchanged at 22 feet. The property is a 9,147 square-foot parcel zoned Single Family Residential (7-R-1) and shown as APN 003-600-036, addressed as 4715 Aragon Drive.

2. Project: Dish Wireless Telecommunications Facility, 24-2292-CUP/CDP/ARB
Address: 6267 Carpinteria Avenue
Applicant: Harold Thomas Jr, MD7 Architecture, for Dish Wireless, LLC
Planner: Brian Banks

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

OTHER BUSINESS

CONSENT CALENDAR

3. Action Minutes of the Architectural Review Board Meeting of December 12, 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, January 30, 2025.

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, December 5, 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 January 16, 2024**

Agenda Item #1

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 22-2182-ARB/CDP
Address: 4715 Aragon Drive
APN: 003-600-036
Zoning: Single Family Residential (7-R-1)
Applicant: Alex Pujo, architect, for Mark Rolph

Planner: Syndi Souter

Project Review: ☐ Conceptual
☐ Preliminary
☒ Final

PROJECT DESCRIPTION

This is a request for final review of a proposal to construct additions totaling 852 square-feet to the first floor of the existing residence, a new 408 square-foot covered patio with a jacuzzi and outdoor kitchen, an interior remodel, and demolition of an existing bedroom. The resultant residence would be 2,875 square feet in size and the maximum roof ridge height of the residence would remain unchanged at 22 feet.

Final architectural plans can be found in Attachment A.

PROJECT HISTORY

The project was originally reviewed by the ARB at their February 16, 2023 meeting. Four neighbors came to the meeting and spoke against the project, all citing concerns about the size of the project and how it would block mountain views. Two of the neighbors also submitted public comment letters summarizing their verbal comments, and a third public comment letter was received that suggested the proposed entry alterations were not consistent with the rest of the home. The Board reviewed the project and unanimously had concerns about the size, bulk, and scale of the proposal. They commented that the project would be better suited on a larger lot, and that the proposed exterior materials, including brick veneer, were not in keeping with the character of the community. The Board did, however, like the proposed landscaping plan. The Board voted 4-0 to continue the project with direction to respond to the Board's comments.

The applicant revised the project plans in response to the Board's comments and the ARB reviewed the project again at their May 25, 2023 meeting. One neighbor submitted two public comment letters: one suggesting that the ridge of the new garage roof should be rotated 90° to provide better mountain views from the south, and the other with a suggestion for a pitched roof dormer instead of a shed roof dormer over the new master bedroom window. The Board was pleased with the revisions and the reduced size, bulk, and scale of the project. The Board voted 3-0 to recommend preliminary approval to the Community Development Director as presented.

The Community Development Director reviewed the project, including the history, plans, public comments, and ARB meeting minutes. On June 20, 2023, the Director approved the project subject to

the City's standard Conditions of Approval, which include a condition stating that construction must commence within one-year from the date of approval, or the approval will expire. The applicant was not prepared to obtain the building permit and commence construction within that timeframe, so the applicant requested a one-year time extension on April 9, 2024. On May 7, 2024, the Director granted the one-year time extension request to extend the expiration date to June 20, 2025. Prior to June 20, 2025, a building permit for the project must be obtained and substantial physical construction started, or the approval will permanently expire. A building permit application (#14532) was submitted on October 3, 2024 and is presently undergoing plan check review.

A copy of the Minutes from the February 16, 2023 and May 25, 2023 ARB meetings are included in Attachment B, and a copy of the preliminary architectural plans, now superseded, can be found in Attachment C.

PROJECT ANALYSIS

The final plans are the same as the approved preliminary plans, with two exceptions:

1. The new roof over the garage has been eliminated from the scope of work due to a new Accessory Dwelling Unit (ADU) that has been permitted to be constructed above the garage (Project #24-2282-CDP/ADU). The ADU is not subject to design review, so it is not shown on the final plans.
2. The applicant has selected an exterior light fixture for the project. The proposed fixture is shown on Sheet E-2 of the plans and the cut sheet is included in Attachment D.

The details for the project can be found on Sheets D-1, S0, S4, S5, S6, HFX1, and HFX2 in Attachment A. Overall, staff is supportive of the project as proposed.

The Board's comments on the proposed exterior light fixture would be appreciated.

SUMMARY OF ISSUES

- Proposed architectural style, materials, and details;
- Proposed exterior light fixture, including night-sky compliance; and
- Consistency with the City's "small beach town" image.

RECOMMENDATION

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

ATTACHMENTS

Attachment A – Final Architectural Plans

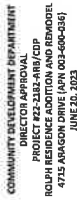
Attachment B – Minutes from the February 16, 2023 and May 25, 2023 ARB Meetings

Attachment C – Preliminary Architectural Plans (superseded)

Attachment D – Proposed Exterior Light Fixture & Specifications

Attachment A
Final Architectural Plans

Rolph Residence Addition and Remodel
Project #22-2182-ARB/CDP
Final ARB Review
January 16, 2024



The Conditions set forth in this permit affect the title and possession of the real property that is the subject of this permit and shall run with the real property or any portion thereof. All the terms, covenants, conditions and restrictions herein imposed shall be binding upon and inure to the benefit of the owner (applicant, developer), his or her heirs, administrators, executors, successors and assigns. Upon any sale, division or lease of the real property, all the conditions of this permit shall apply separately to each portion of the real property and the owner (applicant, developer) and/or possessor of any such portion shall succeed to and be bound by the obligations imposed on the owner (applicant, developer) by this permit.

This Coastal Development Permit approval is based upon and limited to compliance with the project description below and the project plans dated May 4, 2023, subject to the conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

Request for a Coastal Development Permit to construct additions totaling 852 square-foot to the first floor of the existing residence, a new 408 square-foot covered patio with a jacuzzi and outdoor kitchen, exterior alterations to the existing garage, an interior remodel, and demolition of an existing bedroom. The resultant residence would be 2,875 square feet in size with a lot coverage of 77% and a floor area ratio of 3.1%.

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT SPECIFIC CONDITIONS

- [illegible]

Contributors of *Agave* Food:
 Sergio Rosendo, L337000 and his team (Project RC2-2342, 4446/2019)
 @S3R30, @Agave Food, @Agave Food @ EECB-Elm

shown on the construction and/or grading and building plans. Timing: The wash off area shall be designated on all plans prior to issuance of a Grading or Building Permit. The washout area shall be in place and maintained throughout construction. Monitoring: CDD shall check plans prior to issuance of a Grading or Building Permit and shall call site inspect throughout the construction period to ensure proper use and maintenance of the washout area.

- [illegible]

Coordinators of Approval
Joseph R. Lawrence, Administrator and Notarizer, Project #22-2162, AR/VC/DP
7215 Aragon Drive, Arroyo Viejo, CA 94005-0016

shown on the construction and/or grading and building plans. Timing: The wash off area shall be designated on all plans prior to issuance of a Grading or Building Permit. The wash off area shall be in place and maintained throughout construction. Monitoring: CDD shall track plans prior to issuance of a Grading or Building Permit and shall place a sign at the construction point to ensure proper use and maintenance of the wash off area.

To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided weekly prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by CDD staff. Requirements and Timing: Prior to Building Permit issuance, applicant shall design and provide to CDD the name and phone number of a contact person to receive trash and/or employee a CDD staff member. Monitoring: CDD shall inspect weekly throughout grading and construction activities.

- [illegible]

Department of Approval
through Air Service Addition and Removal, Volumes 67-7184, A=0/CDP
715 August Drive apt 003 box 016

the permit may be revised to include updated language to standard conditions and/or mitigation measures, or additional conditions or mitigation measures which reflect changed circumstances or additional identified project impacts.

6. If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts. Mitigation fees shall be those in effect at the time of issuance of a Building Permit.

Before commencing any work pertaining to the erection, moving, alteration, enlarging or rebuilding of any building, structure, or improvement, the applicant shall obtain a Building Permit. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by Community Development Department. Before any Permit will be issued by Community Development, the applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such

- It, at any time, the City determines that there has been, or may be, a violation of the findings or conditions of this Coastal Development Permit, or of the Municipal Code regulations, a public hearing may be held before the Planning Commission to review the permit. At said hearing, the Planning Commission may take additional actions, or impose conditions, to ensure compliance with the Municipal Code and any additional conditions, to ensure compliance with the Municipal Code, and to provide for the health, safety, and general welfare of the City. The applicant shall reimburse the City for all costs associated with gaining compliance with the original conditions of approval.
- Any changes to the approved project must be reviewed and approved by the City Manager and/or Community Development Director.
- All requirements of the City of Cupertino (including but not limited to public works, building, fire, and other applicable codes) shall be followed by the applicant, and/or any government, entity or District that may be met.
- The standards defined within the City's adopted model Building Code (UBC, IBC, UMC, UPC, UPCD, UHJ) related to the building and occupancy shall apply to this project.
- Any use of drainage or water property related to the development, including, but not limited to, stormwater, shall be in accordance with the City's standards, and shall be in accordance with the City's standards, and shall be in accordance with the City's standards.
- No building or construction shall be commenced until all required permits are obtained, and all required conditions are met. Any construction or development that is not in accordance with the City's standards shall be stopped, and the applicant shall be notified of the violation.

Department of Agriculture
Agricultural Service Administration and Research, Project #92-2162, ARD, CDP
15440th Drive, ARD, CA 95008-016
Page 5 of 7

prior to issuance of a building permit or prior to occupancy when allowed by the Community Development Director.

- [illegible]

Resident of Approval
Joseph Ruskette and Leon and Be model Project # 22 2182 ARJ/CDP
1715 Alagan Drive, APN 003-400-016
Page 6 of 7

CARPINTERIA ~ SUMMERLAND
FIRE PROTECTION DISTRICT

4715 Aragon Dr. Addition & Remodel, Yes

Location 34-024246-119 521478
Status Planning Completed
Submitted Date September 10, 2022
Address/Location 4715 Aragon Dr
Number of Sheets 003 000-036

Comments Addition & Remodel

Applicant Alex Njoku

Address 34-024246-119 521478

Phone 714-737-0100

Email alex.njoku@carpinteriafire.com

Fire Protection Systems Existing or New Yes

Planning/Conceptual Design

Print Number September 23, 2022

Item Construction, Remodel

Description Remodel and Addition

Plans Checked By Todd Jenkins

Items Invoiced FPC-P

Items Invoiced Yes

Project Conditions

All work shall be done per current applicable DFC and CSFDP ordinance and standards.

Access and Egress/Drainage

Water Hazard/Impacts

Fire Protection Systems

Additional Requirements

Fees

City Jurisdiction: Any in-scope jurisdiction, in one and two

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CITY OF CARPINTERIA, CALIFORNIA

Public Works Department

Memorandum

To Sybil Soule, Associate Planner

From John L. Iles, Public Works Director/City Engineer/RI

Date September 28, 2022

Subject 4715 Aragon Drive Project No. 22-212-ARB/CDP

The Public Works Department has reviewed the project submittal dated September 16, 2022, and has the following conditions of approval:

1. An Engineering Permit shall be obtained from the City Engineer for any improvements or other encroachment work within the public right-of-way.

2. All improvements within the public right-of-way shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.

3. Record drawings or as-built plans shall be submitted to the City Engineer at time of completion of the project. The City Engineer shall retain the drawings or as-built plans for the City Engineer's files.

4. A Transportation Permit shall be obtained from the City Engineer for construction or moving any vehicle or construction of vehicles or special mobile equipment in any of the areas as listed in California Municipal Code Section 12.12.010.

5. All existing private property encroachments shall be removed from the City of Carpinteria public right-of-way.

6. Improvements shall include the removal and replacement of any listed or damaged sidewalks, curbs, and gutters along the property frontage.

7. All new and existing utility services shall be installed underground from the disjunct point of connection or utility pole and installed prior to any paving required for the project. No new utility poles shall be installed.

8. Stormwater control plans shall be in conformance with the County of Santa Barbara Technical Guide for Low Impact Development.

9. A Maintenance Agreement for permanent stormwater quality best management practices shall be submitted to the City Engineer for review and approval. The Maintenance Agreement shall include, at minimum, the following elements: (1) Operations and Maintenance Plan; (2) Legal description and plat of property; (3) Erosion control plan; (4) Stormwater management plan; (5) Stormwater management public acknowledgment.

10. Improvements in areas of special flood hazards as shown in the latest official Flood Insurance rate map shall be constructed in conformance with the City of Carpinteria flood management regulations (Carpinteria Municipal Code Chapter 15.50).

11. Construction and demolition debris generated shall be reported in conformance with the Construction and Demolition Debris Recycling Program. Sixty-five percent (65%) or more of all construction and demolition debris shall be diverted from the landfill. The City Engineer shall be notified of the diversion of debris. The debris shall be completed and submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.

12. Construction and demolition debris shall be separated on site into reuse, recycling or disposal. Separate bins or containers for recycling of construction and demolition debris shall be provided on site.

13. Self-hauled disposal receipt from transfer stations shall be submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.

14. Any self-hauled construction and demolition debris shall be reported in writing to the City Engineer. A contract waste hauler may be allowed for disposal of construction and demolition debris subject to the approval of the City Engineer.

End of Comments

Carpinteria Valley Water District

December 2, 2022

Alex Njoku

4715 Aragon Drive

San Bruno, CA 94066

Subject Request for Permit to Sewer Later in proposed project at 4715 Aragon Drive

Project #1

Dear Alex Njoku,

In response to your request, this letter will serve as information for the Carpinteria Valley Water District (the "District") regarding the sewer later supply to be provided to the project.

The project is for an addition, new 750 square foot garage, new covered patio, exterior landscaping, new landscaping, and an interior remodel for the residence at the project.

Permit # 22-212-ARB/CDP

When the District receives the sewer later supply, the project is required to install a sewer later supply to the project.

1. If the existing of the proposed sewer later supply, the sewer later supply will be installed to the project.

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Carpinteria Valley Water District

December 2, 2022

Alex Njoku

4715 Aragon Drive

San Bruno, CA 94066

Subject Request for Permit to Sewer Later in proposed project at 4715 Aragon Drive

Project #1

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4715 Aragon Drive, San Bruno, CA 94066
Phone: (650) 588-1216

Subject: Request for Permit to Sewer Later in proposed project at 4715 Aragon Drive

Project #1

Dear Alex Njoku,

In response to your request, this letter will serve as information for the Carpinteria Valley Water District (the "District") regarding the sewer later supply to be provided to the project.

The project is for an addition, new 750 square foot garage, new covered patio, exterior landscaping, new landscaping, and an interior remodel for the residence at the project.

Permit # 22-212-ARB/CDP

When the District receives the sewer later supply, the project is required to install a sewer later supply to the project.

1. If the existing of the proposed sewer later supply, the sewer later supply will be installed to the project.

2. The sewer later supply will be installed to the project.

3. The sewer later supply will be installed to the project.

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38. The sewer later supply will be installed to the project

SECTION 1.0 - GENERAL INFORMATION

Project Name: 43915 GINGHAM AVENUE, LANCASTER, CA 93555

Client: A.V. ENERGY

Prepared By: A.V. ENERGY

Checkered By: A.V. ENERGY

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

Notes: See separate sheets for details.

SECTION 2.0 - BUILDING INFORMATION

Building Name: 43915 GINGHAM AVENUE, LANCASTER, CA 93555

Building Type: Industrial

Building Area: 10,000 sq. ft.

Building Height: 10 ft.

Building Orientation: North

Building Details: See separate sheets for details.

SECTION 3.0 - MECHANICAL INFORMATION

System Name: 43915 GINGHAM AVENUE, LANCASTER, CA 93555

System Type: Industrial

System Capacity: 10,000 sq. ft.

System Height: 10 ft.

System Orientation: North

System Details: See separate sheets for details.

SECTION 4.0 - ELECTRICAL INFORMATION

System Name: 43915 GINGHAM AVENUE, LANCASTER, CA 93555

System Type: Industrial

System Capacity: 10,000 sq. ft.

System Height: 10 ft.

System Orientation: North

System Details: See separate sheets for details.

SECTION 5.0 - PLUMBING INFORMATION

System Name: 43915 GINGHAM AVENUE, LANCASTER, CA 93555

System Type: Industrial

System Capacity: 10,000 sq. ft.

System Height: 10 ft.

System Orientation: North

System Details: See separate sheets for details.

SECTION 6.0 - HEATING INFORMATION

System Name: 43915 GINGHAM AVENUE, LANCASTER, CA 93555

System Type: Industrial

System Capacity: 10,000 sq. ft.

System Height: 10 ft.

System Orientation: North

System Details: See separate sheets for details.

SECTION 7.0 - COOLING INFORMATION

System Name: 43915 GINGHAM AVENUE, LANCASTER, CA 93555

System Type: Industrial

System Capacity: 10,000 sq. ft.

System Height: 10 ft.

System Orientation: North

System Details: See separate sheets for details.

SECTION 8.0 - INSULATION INFORMATION

System Name: 43915 GINGHAM AVENUE, LANCASTER, CA 93555

System Type: Industrial

System Capacity: 10,000 sq. ft.

System Height: 10 ft.

System Orientation: North

System Details: See separate sheets for details.

SECTION 9.0 - ROOF INFORMATION

System Name: 43915 GINGHAM AVENUE, LANCASTER, CA 93555

System Type: Industrial

System Capacity: 10,000 sq. ft.

System Height: 10 ft.

System Orientation: North

System Details: See separate sheets for details.

SECTION 10.0 - FLOOR INFORMATION

System Name: 43915 GINGHAM AVENUE, LANCASTER, CA 93555

System Type: Industrial

System Capacity: 10,000 sq. ft.

System Height: 10 ft.

System Orientation: North

System Details: See separate sheets for details.

SECTION 11.0 - WALL INFORMATION

System Name: 43915 GINGHAM AVENUE, LANCASTER, CA 93555

System Type: Industrial

System Capacity: 10,000 sq. ft.

System Height: 10 ft.

System Orientation: North

System Details: See separate sheets for details.

SECTION 12.0 - WINDOW INFORMATION

System Name: 43915 GINGHAM AVENUE, LANCASTER, CA 93555

System Type: Industrial

System Capacity: 10,000 sq. ft.

System Height: 10 ft.

System Orientation: North

System Details: See separate sheets for details.



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2425 CHAMPA STREET
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(805) 637-7364
www.panda.com

Rolph Residence Addition
4715 ARAGON DRIVE
CARPINTERIA, CA 93013

1-2-2-7
APR-600-000
N

TITLE 24 DOCUMENTS

8/14/24
T-24

BUILDING ENERGY ANALYSIS REPORT PREPARED BY:
A.V. ENERGY
43915 GINGHAM AVENUE, LANCASTER, CA 93555.
DATE: 8/12/2024
2022 ENERGY EFFICIENCY STANDARDS.

MINIMUM BUILDING ENVELOPE INSULATION LEVELS:
- WALLS: R-13
- ROOF: R-30
- FLOOR: R-10
- GLAZING: U-FACTOR: 0.30
- SHGC: 0.23

PHWC: ELECTRIC HEAT PUMP: 9.5 SEER/SEER2: 16.0
WATER HEATER: INSTANTANEOUS ELECTRIC: 0.85 EFF.

[illegible]

	EDF Differences 1. Sampling Scheme 2. Sampling Unit 3. Sampling Period 4. Sampling Area 5. Sampling Method	Understand (typical) course of applying a number of well spec. statistical tests to a data set. Know how to interpret the results. Hypotheses generated cannot be proven correct but can be proven wrong. Hypotheses cannot be proven correct but can be proven wrong. This may be done by rejecting the null hypothesis and accepting the alternative hypothesis.
	EDF Differences 1. Sampling Scheme 2. Sampling Unit 3. Sampling Period 4. Sampling Area 5. Sampling Method	Hypothesis may be true but false, what does it tell us? In the context of the hypothesis, we can only say that the hypothesis is not true. Hypotheses cannot be proven correct but can be proven wrong. This may be done by rejecting the null hypothesis and accepting the alternative hypothesis.
	EDF Differences 1. Sampling Scheme 2. Sampling Unit 3. Sampling Period 4. Sampling Area 5. Sampling Method	Hypothesis may be true but false, what does it tell us? In the context of the hypothesis, we can only say that the hypothesis is not true. Hypotheses cannot be proven correct but can be proven wrong. This may be done by rejecting the null hypothesis and accepting the alternative hypothesis.
	EDF Differences 1. Sampling Scheme 2. Sampling Unit 3. Sampling Period 4. Sampling Area 5. Sampling Method	Hypothesis may be true but false, what does it tell us? In the context of the hypothesis, we can only say that the hypothesis is not true. Hypotheses cannot be proven correct but can be proven wrong. This may be done by rejecting the null hypothesis and accepting the alternative hypothesis.
	EDF Differences 1. Sampling Scheme 2. Sampling Unit 3. Sampling Period 4. Sampling Area 5. Sampling Method	Hypothesis may be true but false, what does it tell us? In the context of the hypothesis, we can only say that the hypothesis is not true. Hypotheses cannot be proven correct but can be proven wrong. This may be done by rejecting the null hypothesis and accepting the alternative hypothesis.

[illegible]

Technical drawings of a rectangular box, showing front, top, and side views. Dimensions are given in inches. Labels include: "1/2\"/>

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

- **Repair or replace any utility, including or replacing the utility.**
- **Inspect the site and soil to be treated.** Surface conditions are noted as in Figure 10-10.
- **Install flow and delivery control system and install dikes during precharge.** Figure 10-11 shows the flow and delivery control system.
- **Monitor dike walls to provide for adequate conditions before spraying.** Figure 10-12 shows the dike wall monitoring system.
- **Apply the material to the treated area.** The material is applied in a series of lifts. The lift thickness is determined by the lift thickness of the material. The lift thickness is determined by the lift thickness of the material.

Defibrillator and Pacemaker	Hypocubic made suitable by replacing a mixture of standard steel pins with a mixture of 10% steel and 90% titanium pins. This was done to meet the requirements of the European Medical Device Directive (MDD) and to ensure that the device was suitable for use in the UK. 1. Hypocubic made suitable by replacing a mixture of standard steel pins with a mixture of 10% steel and 90% titanium pins. This was done to meet the requirements of the European Medical Device Directive (MDD) and to ensure that the device was suitable for use in the UK.
Apoptosis Assay Apparatus	1. Hypocubic made suitable by replacing a mixture of standard steel pins with a mixture of 10% steel and 90% titanium pins. This was done to meet the requirements of the European Medical Device Directive (MDD) and to ensure that the device was suitable for use in the UK.
Limululus	1. Hypocubic made suitable by replacing a mixture of standard steel pins with a mixture of 10% steel and 90% titanium pins. This was done to meet the requirements of the European Medical Device Directive (MDD) and to ensure that the device was suitable for use in the UK.
Statistical and Sports Science	1. Hypocubic made suitable by replacing a mixture of standard steel pins with a mixture of 10% steel and 90% titanium pins. This was done to meet the requirements of the European Medical Device Directive (MDD) and to ensure that the device was suitable for use in the UK.

[illegible][illegible][illegible]

Stabilized Contraction (Entrance/Exit (Type 1))



2425 CHIMNEY STREET
SANTA ANITA, CALIFORNIA 92105
(951) 437-7204
P&A ARCHITECTURE & PLANNING



Pujo & Associates Inc.

Rolph Residence Addition
4715 ARAGON DRIVE
Carpinteria, CA 93013

APN
003-600-036
7-R-1

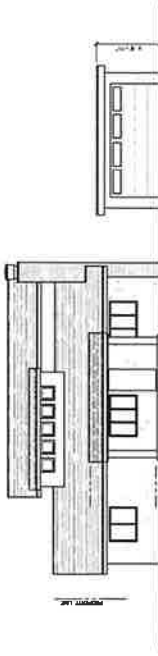
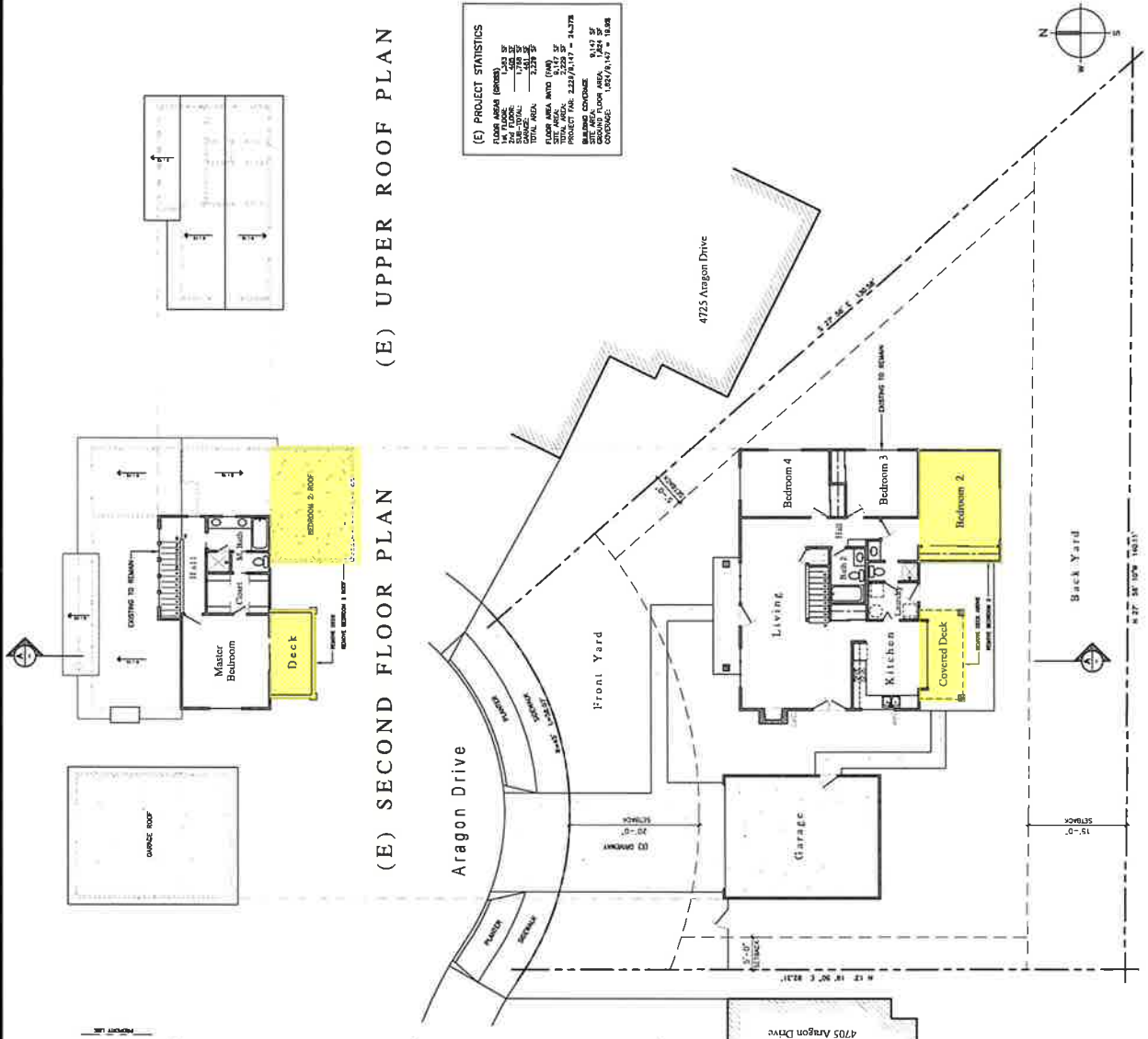
EXISTING CONDITIONS

DATE	9/14/24
SCALE	
PROJECT	

Ex-1

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

(E) SITE / FIRST FLOOR PLAN



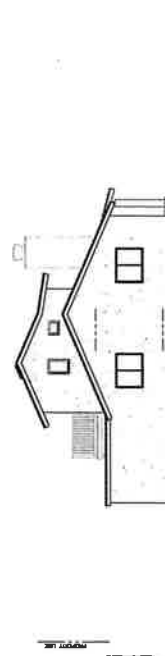
(E) NORTH ELEVATION (Aragon Drive)



(E) WEST ELEVATION



(E) SOUTH ELEVATION (Back yard)



(E) EAST ELEVATION



(E) SECTION A-A

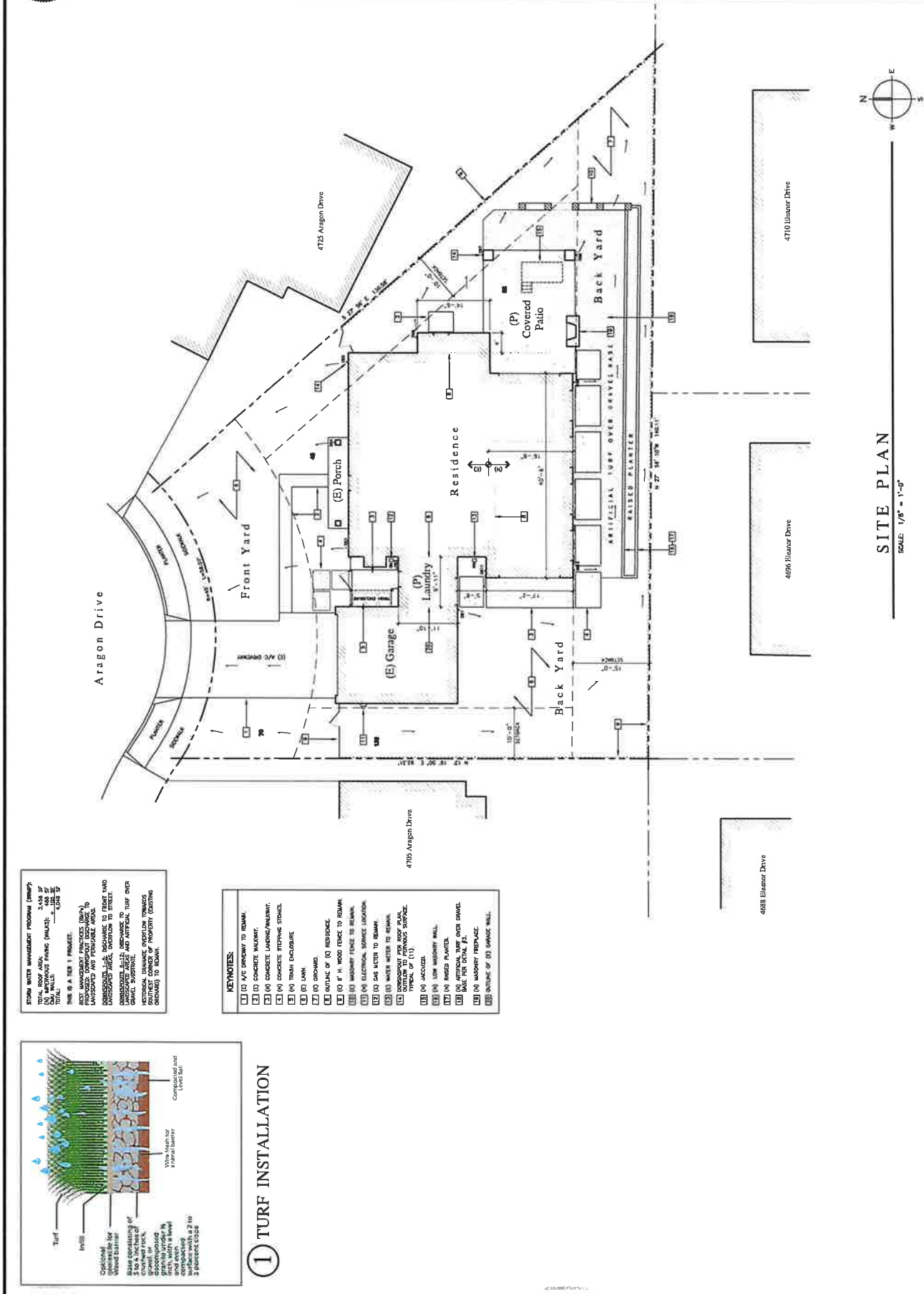


2425 CHAPMAN STREET
SANTA BARBARA, CALIFORNIA 93101
pujo@pujo.net
(805) 837-7304

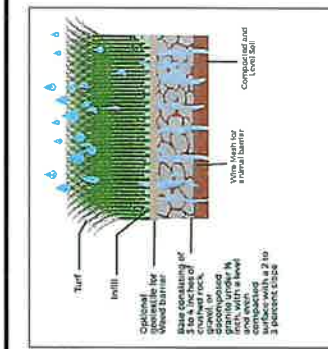


Rolph Residence Addition
4715 ARAGON DRIVE
Carpinteria, CA 93013
APN 003-500-036
7-2-1

SITE PLAN
Storm Water Management
SD-1
DATE 8/14/24
BY [Signature]
CHECKED [Signature]
SCALE 1/8" = 1'-0"



STORM WATER MANAGEMENT PROGRAM (SWMP)
TOTAL ROOF AREA: 3,458 SF
TOTAL IMPERVIOUS PAVING (IMPU): 100 SF
TOTAL: 4,008 SF
THIS IS A 100% PROJECT.
THE SWMP IS BASED ON THE ASSUMPTIONS THAT THE PROPOSED IMPERVIOUS PAVING WILL BE MAINTAINED AND PROPERLY MAINTAINED TO PREVENT OVERFLOW AND EROSION. THE SWMP IS BASED ON THE ASSUMPTIONS THAT THE PROPOSED IMPERVIOUS PAVING WILL BE MAINTAINED AND PROPERLY MAINTAINED TO PREVENT OVERFLOW AND EROSION. THE SWMP IS BASED ON THE ASSUMPTIONS THAT THE PROPOSED IMPERVIOUS PAVING WILL BE MAINTAINED AND PROPERLY MAINTAINED TO PREVENT OVERFLOW AND EROSION.



1 TURF INSTALLATION

- KEYNOTES:**
- (1) (1) A/C DRIVEWAY TO REMAIN.
 - (2) (2) CONCRETE WALKWAY.
 - (3) (3) CONCRETE LANDING/WALKWAY.
 - (4) (4) CONCRETE RETAINING STRUCTURE.
 - (5) (5) TRASH ENCLOSURE.
 - (6) (6) LAWN.
 - (7) (7) DRIVEWAY.
 - (8) (8) OUTLINE OF (8) RESIDENCE.
 - (9) (9) 6\"/>



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(805) 637-7304
P&A ARCHITECTURE & PLANNING



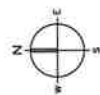
Pujo & Associates Inc.

Rolph Residence Addition
4715 ARAGON DRIVE
Carpinteria, CA 93013

A.P.N.
003-600-035
7-R-1

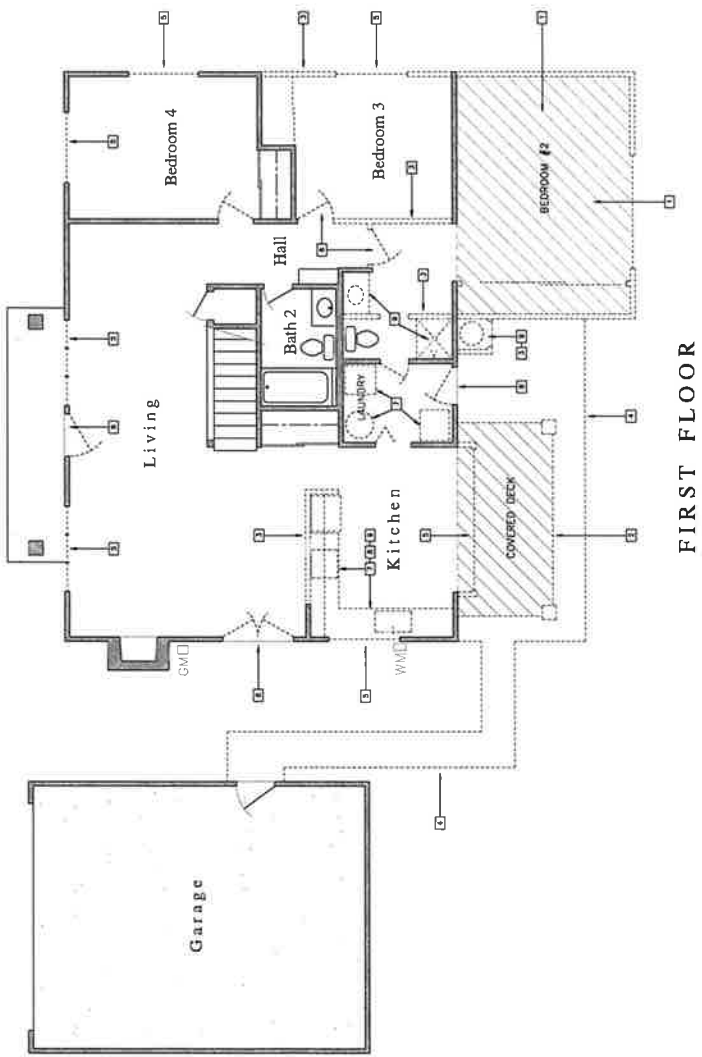
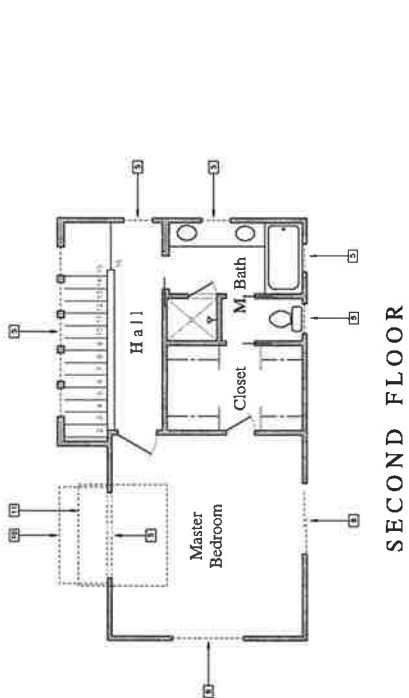
DEMOLITION PLAN

A1.0

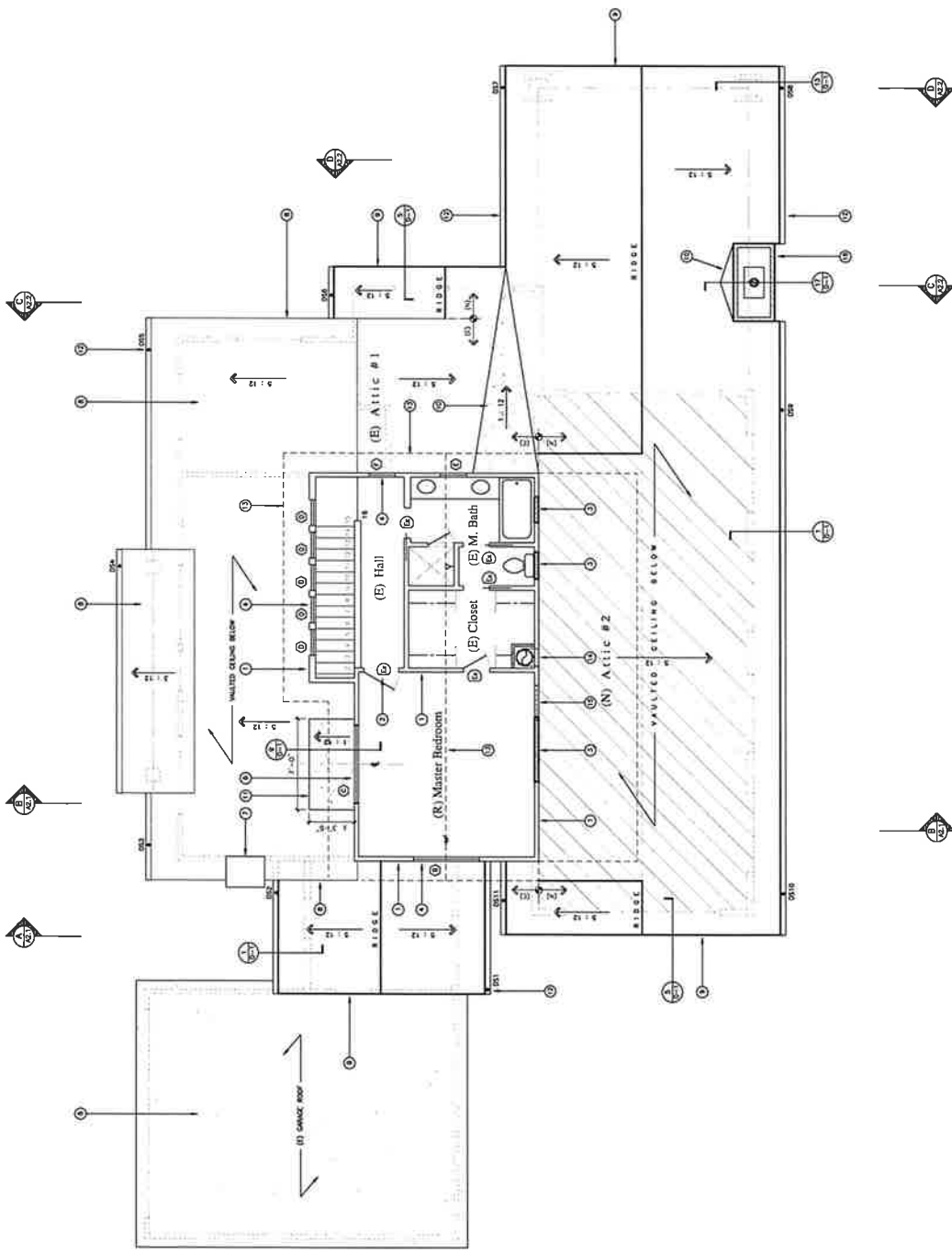


DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

- KEYNOTES:
- 1 REMOVE EXISTING 2" WALLS, ROOF AND FLOORING.
 - 2 REMOVE EXISTING 2" WALLS, ROOF AND FLOORING.
 - 3 REMOVE EXISTING 2" WALLS, ROOF AND FLOORING.
 - 4 REMOVE EXISTING 2" WALLS, ROOF AND FLOORING.
 - 5 REMOVE EXISTING 2" WALLS, ROOF AND FLOORING.
 - 6 REMOVE EXISTING 2" WALLS, ROOF AND FLOORING.
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 - 9 REMOVE EXISTING 2" WALLS, ROOF AND FLOORING.
 - 10 REMOVE EXISTING 2" WALLS, ROOF AND FLOORING.
 - 11 REMOVE EXISTING 2" WALLS, ROOF AND FLOORING.



- [illegible]





P&A
ASSOCIATES, INC.
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(805) 837-7394
info@paj.net



ARCHITECTURE & PLANNING

Rolph Residence Addition
4715 ARAGON DRIVE
Carpinteria, CA 93013

7-38-1
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7-38-3
7-38-4
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7-38-100

UPPER ROOF PLAN

DATE: 8/11/24
DRAWN: JLB
CHECKED: JLB
SCALE: 1/4" = 1'-0"

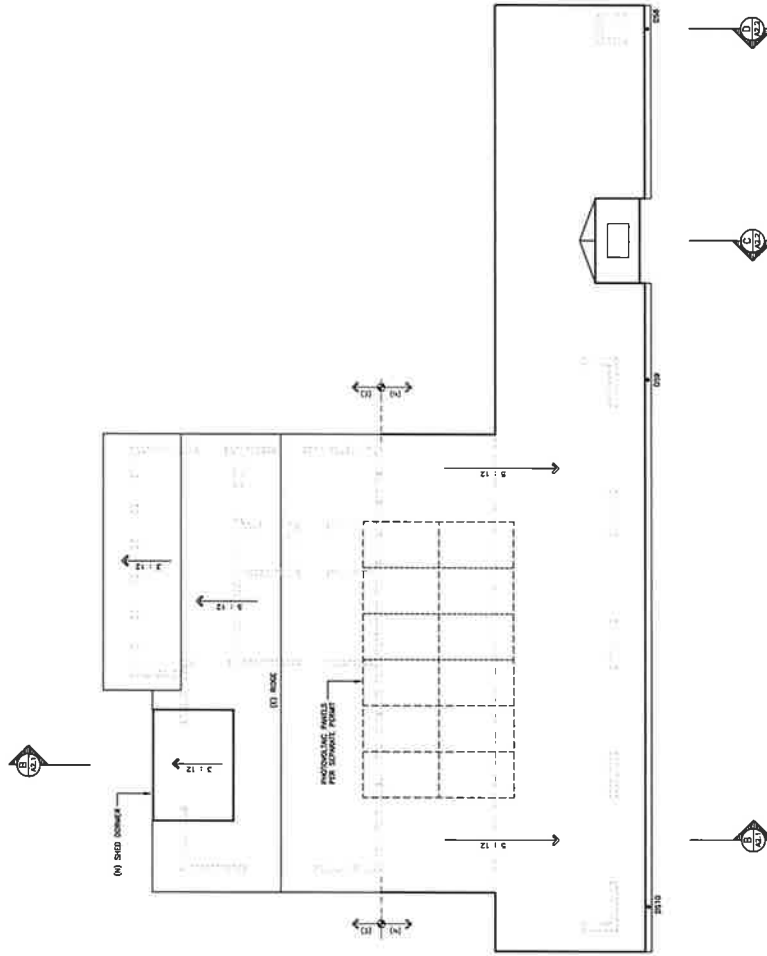
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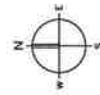


SEE NOTES ON SHEET A1.2

UPPER ROOF PLAN

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





REFLECTED CEILING PLAN

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

A1.4

DATE: 8/11/24

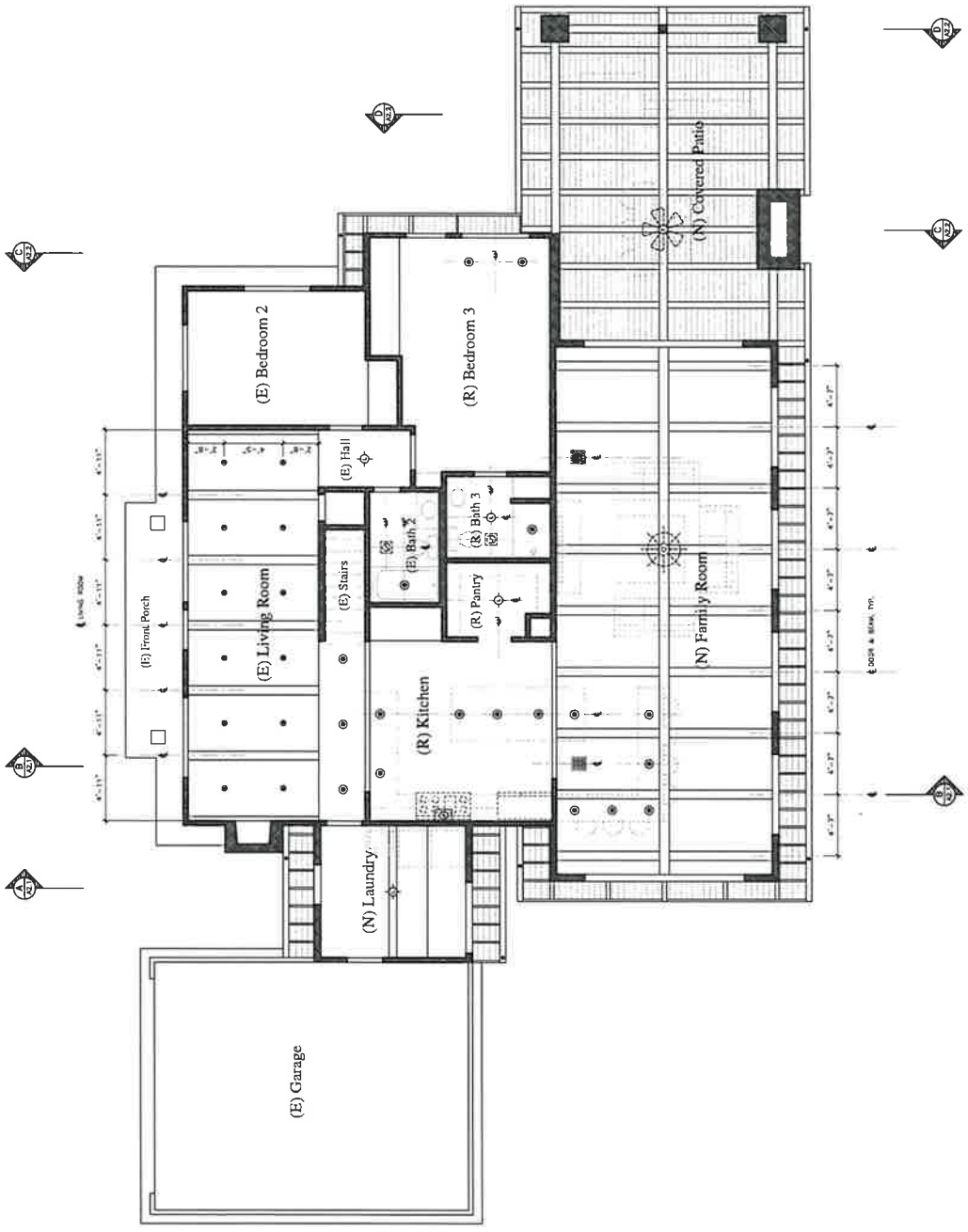
BY: [Signature]

REFLECTED CEILING

APN: 003-500-036
7-R-1

Rolph Residence Addition
4715 ARAGON DRIVE
Carpinteria, CA 93013

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(805) 637-7354
pulo@pulo.com



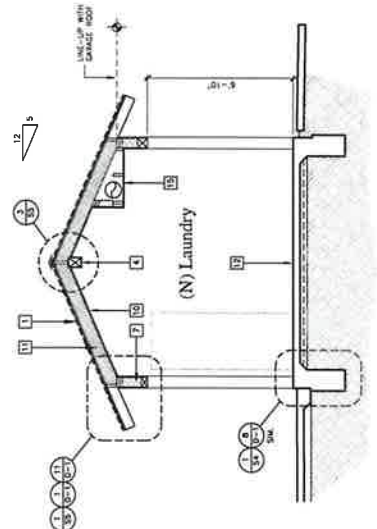
Rolph Residence Addition
4715 ARAGON DRIVE
Carpinteria, CA 93013

ASAP
600-460-0335
7-11-17

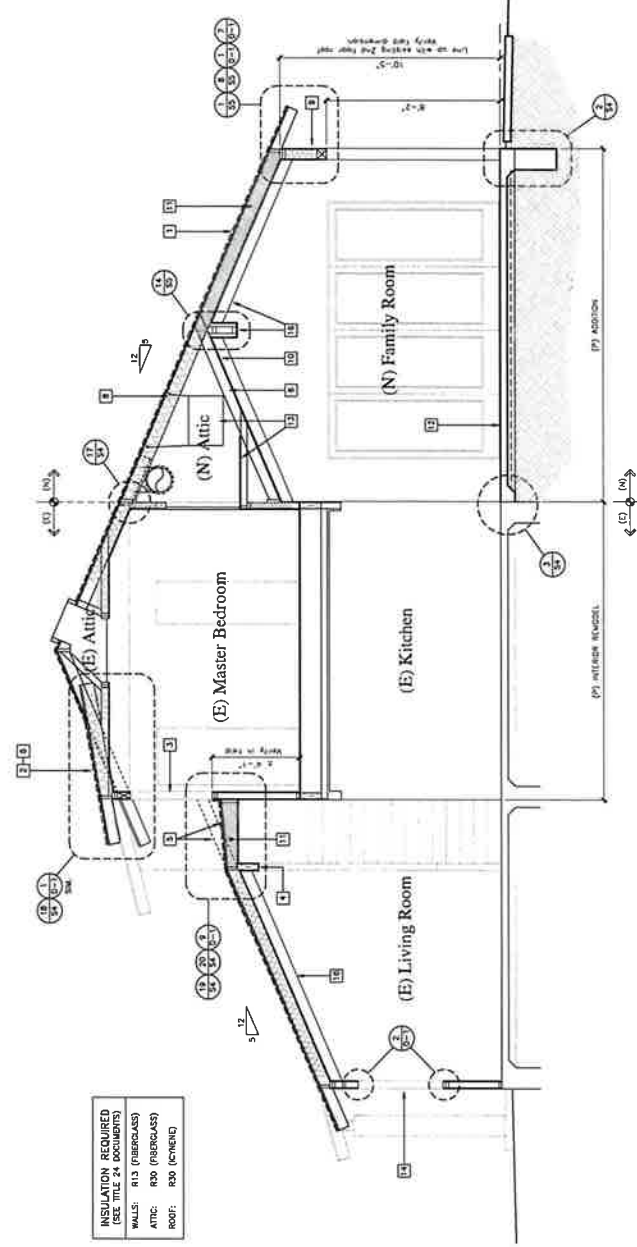
SECTIONS

DATE: 8/11/24
DRAWN: [Signature]
CHECKED: [Signature]
SCALE: 3/8" = 1'-0"

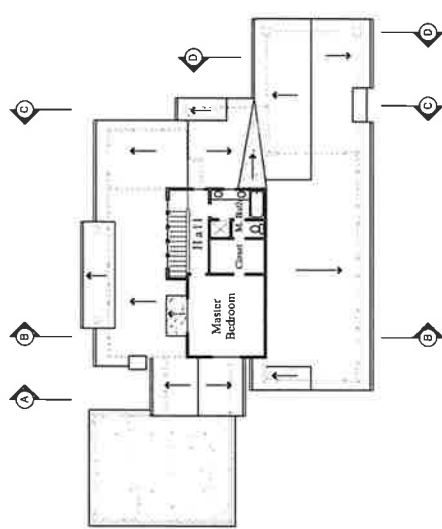
A2.1



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



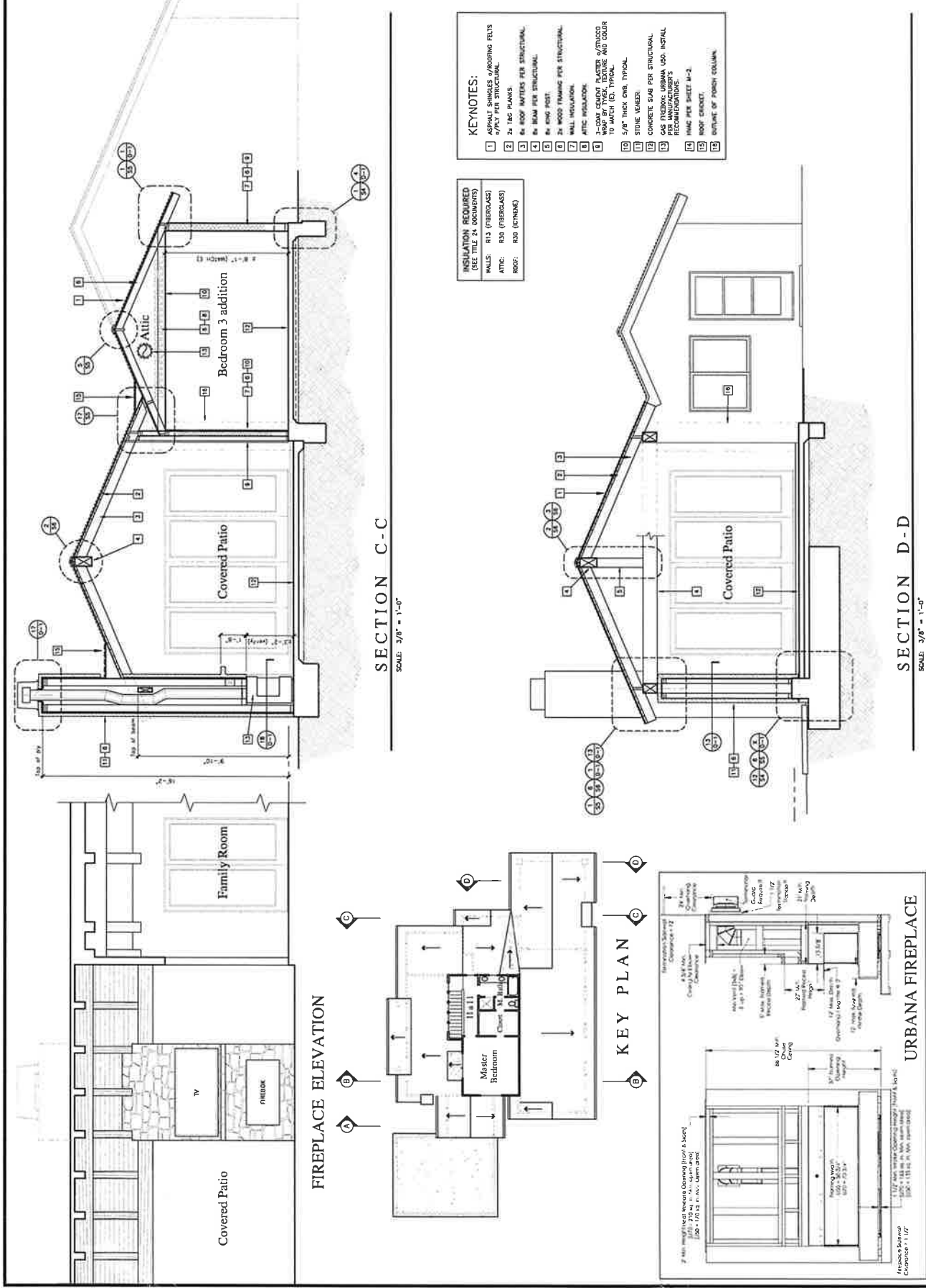
SECTION B-B
SCALE: 3/8" = 1'-0"



KEY PLAN

KEYNOTES:	
1	ASPH/FLT SHINGLES w/ ROOFING FELT & PLY
2	2x12 ROOF RAFTERS (N) WINDOW
3	(N) SHED ROOF ABOVE (N) WINDOW
4	(N) WINDOW
5	(N) BEAM PER STRUCTURAL
6	2x12 ROOF FINISH PER STRUCTURAL
7	MODIFY (E) ROOF
8	2x12 ROOF FINISH PER STRUCTURAL
9	WALL INSULATION
10	ATTIC INSULATION
11	3-COAT CEILING PLASTER w/ FINISH COAT
12	BY TYPE, TEXTURE AND COLOR TO MATCH (E) TYPICAL
13	5/8" THICK DWG. TYPICAL
14	WEG INSULATION IN ROOF CAVITY
15	CONCRETE SLAB PER STRUCTURAL
16	HMC PER SHEET M-2
17	REPLACE (E) WINDOW, TYPICAL
18	SOFFIT FIN STOCK HOOD VENT - SEE M-2
19	CONCRETE LIFT-CAUSE EVEL FRAME
20	BRICK WALL PER CEILING PLAN, TYPICAL

INSULATION REQUIRED (SEE TITLE 24 DOCUMENTS)	
WALLS:	R13 (FIBERGLASS)
ATTIC:	R30 (FIBERGLASS)
ROOF:	R30 (CEMENT)



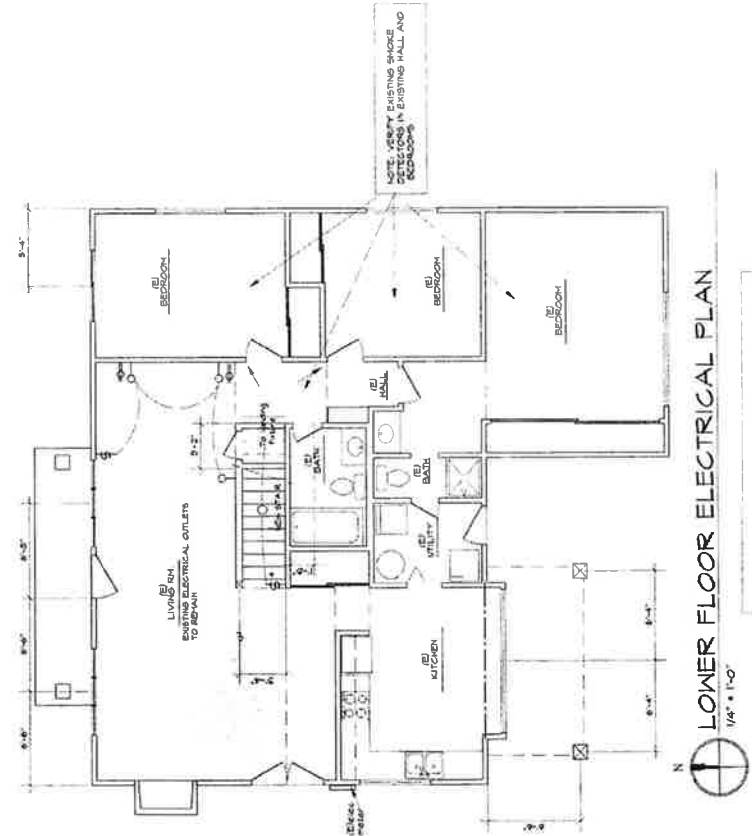
A3.1

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

[illegible]

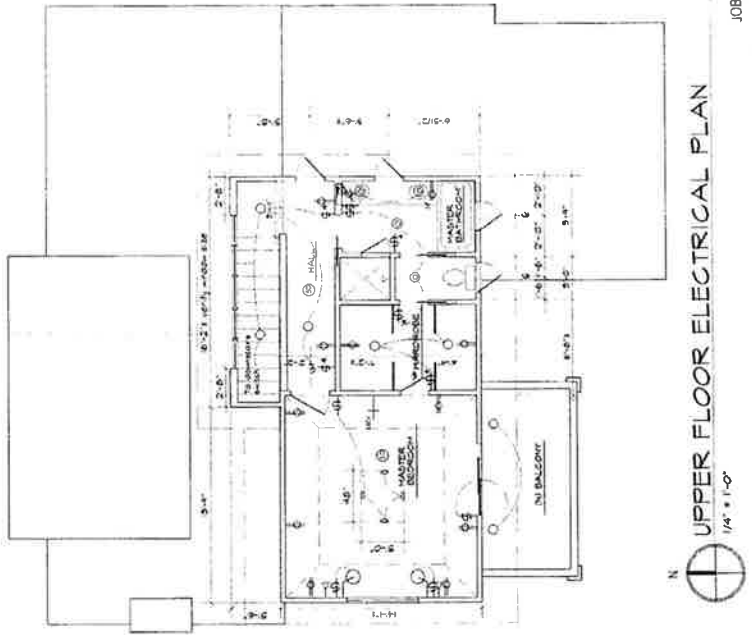
NOTES:

- 1) Verify locations of new and relocating business fixtures and data net. Order and verify;
- 2) See specifications for electrical requirements verify in new location.



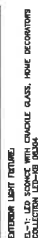
LOWER FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

NOTE. ALL EXISTING ELECTRICAL FIXTURES TO REMAIN
UNLESS OTHERWISE NOTED. VERIFY WITH OWNER.



UPPER FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

JOB COPY OF PLANS
SHEET NO. 10 OF 11 SHEET
THESE PLANS TO BE ON JOB
AT ALL TIMES
CITY OF CARRINTERIA
Building Department



SCALE 1/4" = 1'-0"



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

ENERGY CONSERVATION REQUIREMENTS:

- [illegible]

ELECTRICAL NOTES:

- [illegible]

ELECTRICAL KEYNOTES:

- ELECTRICAL PANEL PER SO-2.
 (10) ELECTRICAL FEATURES AND OUTLETS
 IN AREAS TO BE REMODELED TO REMAIN
 UNLESS OTHERWISE NOTED OTHERWISE (JAN 0.)
 WALL-MOUNTED EXTERIOR SOURCE.
 PERMIT SUE COMPLIANT, TYP.
 WALL-MOUNTED INTERIOR SOURCE.
 RECESSED LIGHT.
 RECESSED PGN LIGHT, TYP.
 CEILING-MOUNTED LIGHT.
 CHANNELER.
 EXHAUST FAN - SEE M-2.
 FAN/COOL HODD CHAUST - SEE M-2.
 CEILING BEAM FOR REFLECTED CEILING
 LIGHT, TYPICAL.
 CEILING (FOR SEPARATE PERMIT).
 OUTLINE OF ASU (FOR SEPARATE

NOTE: LINE-UP AND CENTER FIXTURES ON CEILINGS AND CEILING BEAMS AS SHOWN.

ROOM NAME LEGEND:

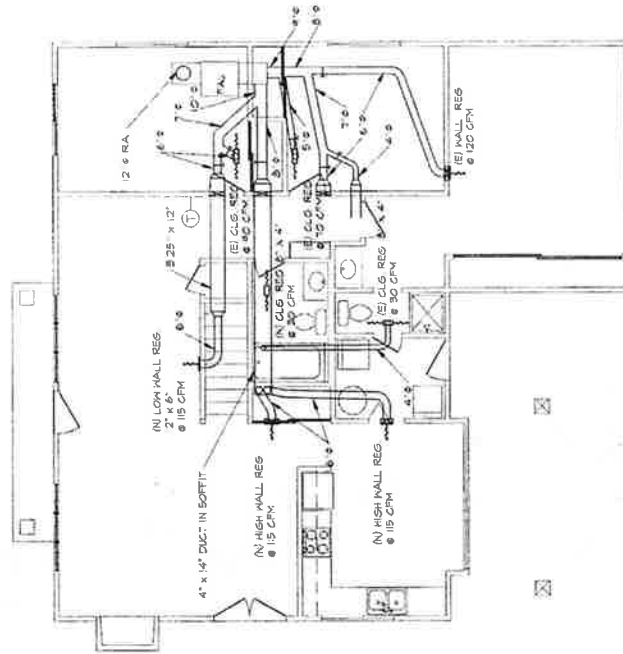
- "(E) ROOM NAME" MEANS: EXISTING STRUCTURE AND FINISHES TO REMAIN UNLESS NOTED OTHERWISE (U.N.O.)
- "(R) ROOM NAME" MEANS: EXISTING ROOM TO BE REMODELLED BY THIS PERMIT.
- "(N) ROOM NAME" MEANS: NEW CONSTRUCTION INCLUDE IN THIS BUILDING PERMIT.



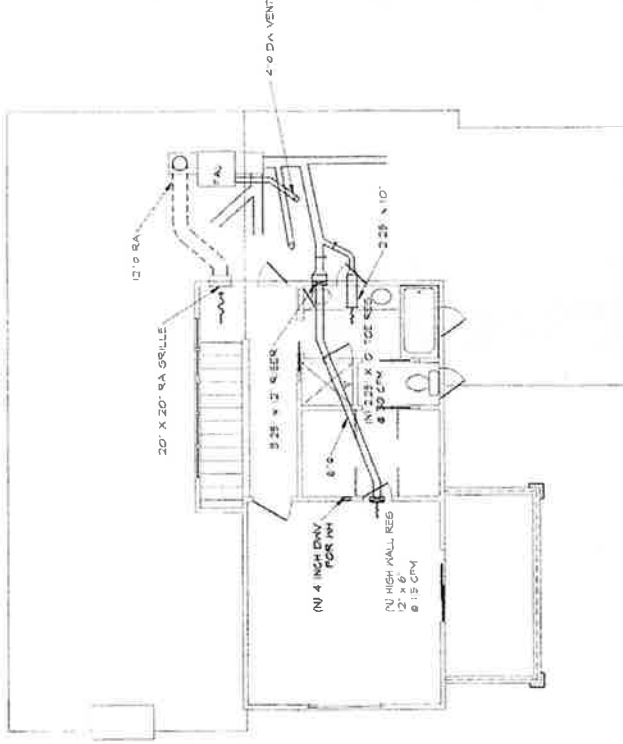
NEW FAU	
QUATRO VELOCIMOR	
INPUT: 40000 BTU/H	
OUTPUT: 40000 BTU/H	
AVC: 80%	
AVC LGA: 500 CFM	

LEGEND	
SUPPLY DUCTS	---
RETURN AIR DUCTS	---
NIGHT SETBACK THERMOSTAT	(T)
BALANCE DAMPER	---

- MECHANICAL NOTES:
1. REMOVE EXISTING FURNACE AND DUCTING IN ATTIC.
 2. REMOVE EXISTING FURNACE AND DUCTING IN ATTIC.
 3. BOOTS MARKED NEW. INSTALL NEW FURNACE AND DUCTING PER P-1 AND P-2.
 4. FURNACE, DUCTING, AND REGISTERS INSTALLED PER UFG, AND LOCAL CODES.
 5. PROVIDE TWO COMBUSTION AIR VENTS INTO ATTIC FOR FURNACE WITH MINIMUM FREE AREA OF 20 SQ. IN. ONE LOW AND ONE HIGH.
 6. INSTALL FRAMING SO 3-1/4" X 2" DUCT CAN RUN UNDER LANDING AND STAIRS.
 7. PROVIDE SOFFIT FOR 8" X 14" DUCT THAT RUNS THROUGH BATHROOM.



LOWER FLOOR MECHANICAL PLAN
1/4" = 1'-0"



UPPER FLOOR MECHANICAL PLAN
1/4" = 1'-0"

Rolph Residence Addition
4715 ARAGON DRIVE
Carpinteria, CA 93013

APN
003-800-038
7-8-1

(E) MECHANICAL PLANS
(FOR REFERENCE ONLY)

8/1/24

M-1

JOB COPY OF PLANS
CITY OF CARPINTERIA
Department of Planning

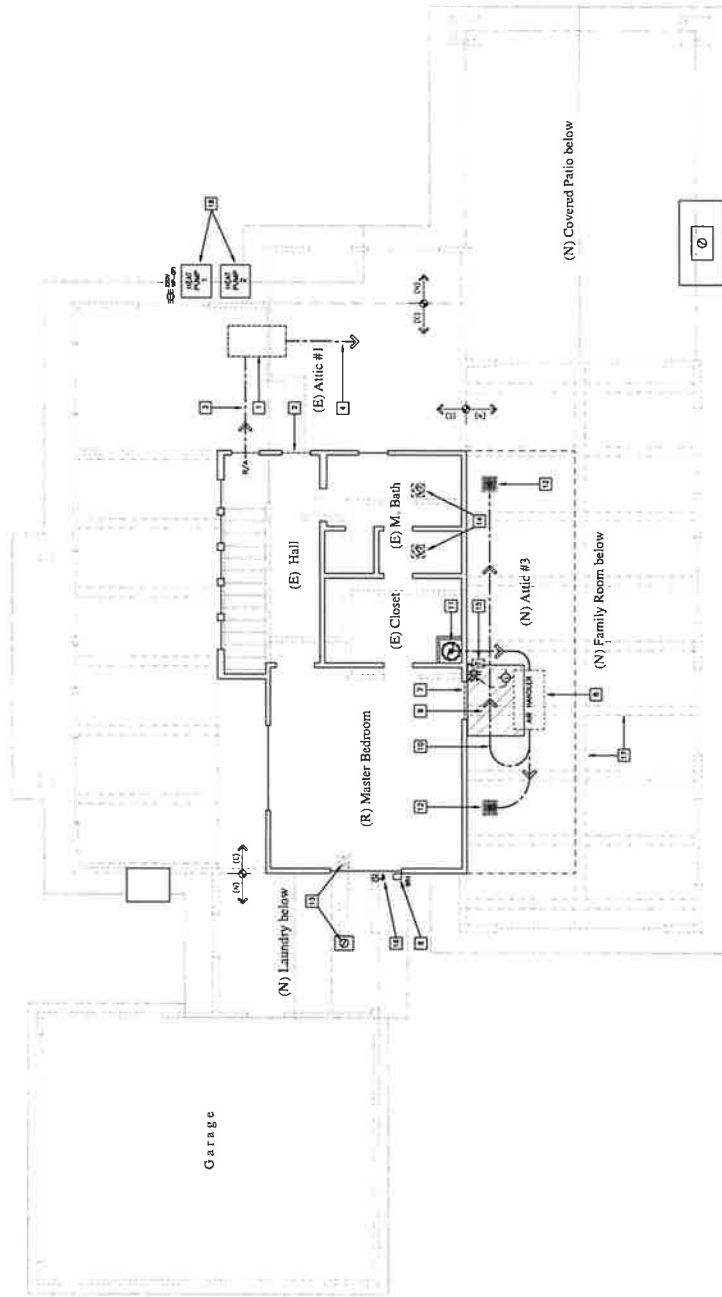
(P) MECHANICAL PLAN

A.P.N.
003-600-036

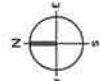
Rolph Residence Addition
4715 ARAGON DRIVE
Carpinteria, CA 93013

Pujo & Associates Inc.
ARCHITECTURE & PLANNING

2425 CHAPALA STREET
SANTA BARBARA, CALIFORNIA 93105
(805) 837-7384
olx@puj.net



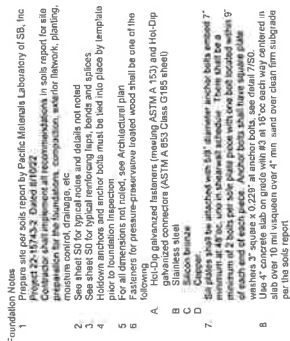
- MECHANICAL PLAN KEYNOTES:**
- (1) (1) FAN TO BEAM
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MECHANICAL PLAN

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

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



1. See sheet S0 for typical notes and details not noted
2. 100' @ 12" OC EN, BN
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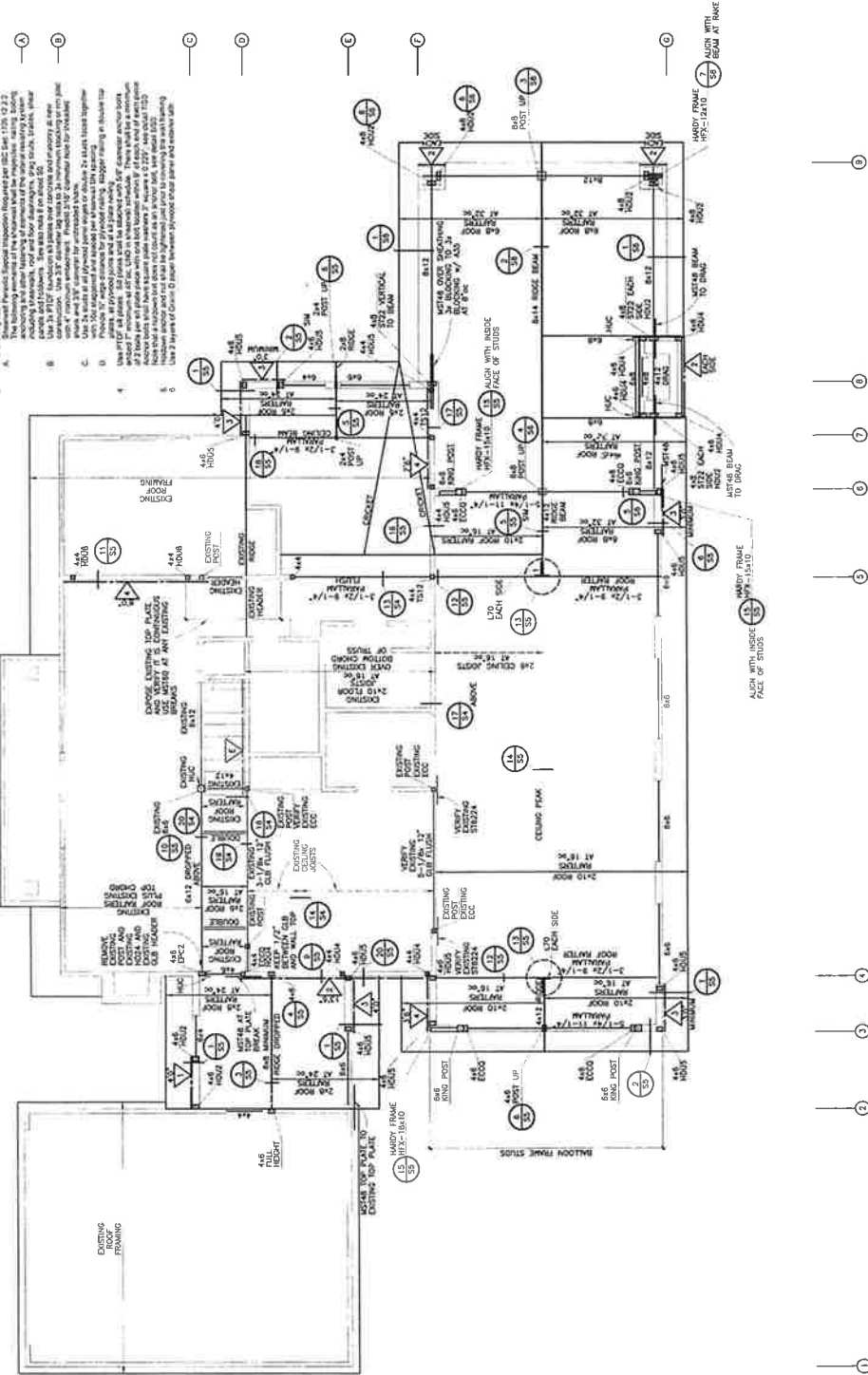
SHEAR WALL SCHEDULE			
WALL	THICKNESS	REINFORCING	ALLOW. SHEAR
1	16" @ 12" OC EN, BN	2x #4 @ 12" OC	345 pl
2	16" @ 12" OC EN, BN	2x #4 @ 12" OC	402 pl
3	16" @ 12" OC EN, BN	2x #4 @ 12" OC	402 pl
4	16" @ 12" OC EN, BN	2x #4 @ 12" OC	402 pl

1. 16" @ 12" OC EN, BN

2. 16" @ 12" OC EN, BN

3. 16" @ 12" OC EN, BN

4. 16" @ 12" OC EN, BN



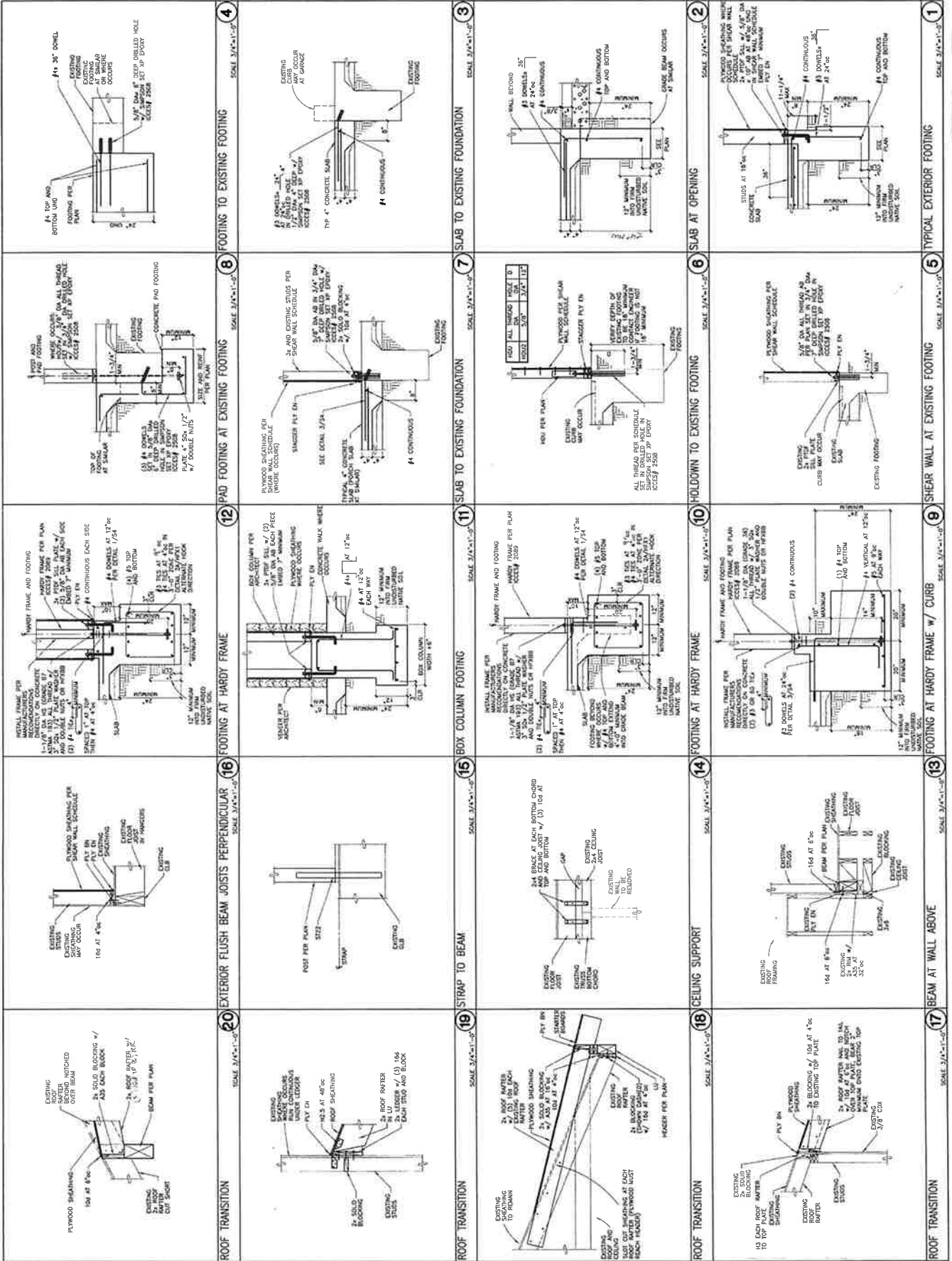
SECOND FLOOR FRAMING AND LOWER ROOF FRAMING PLAN

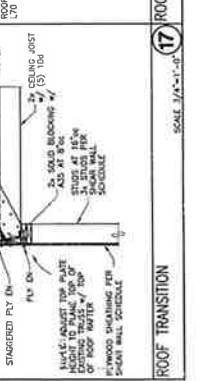
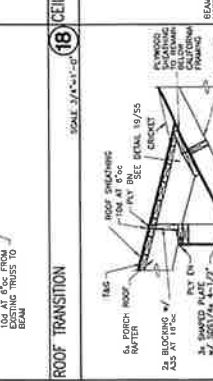
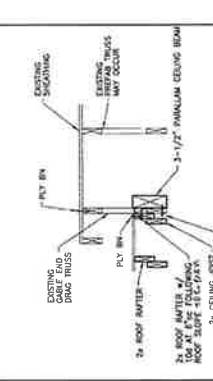
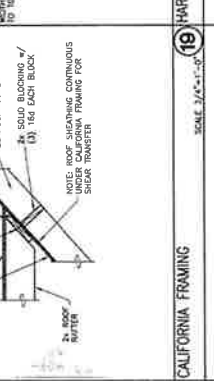
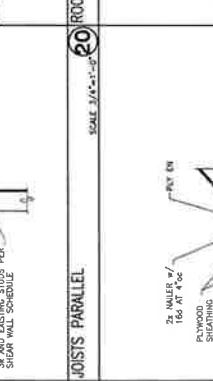
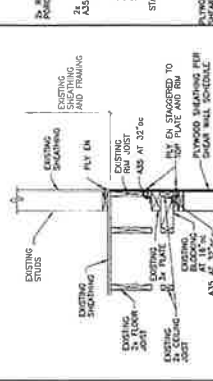
SOLE PLAN

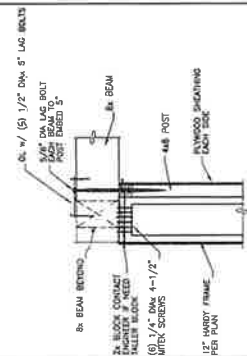


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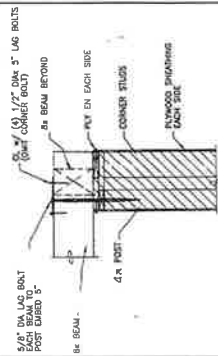




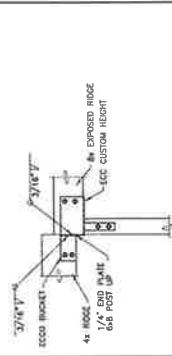




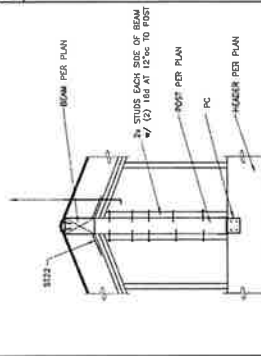
HARDY FRAME AT PORCH



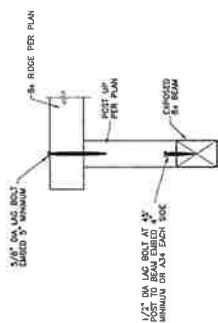
CORNER AT PORCH



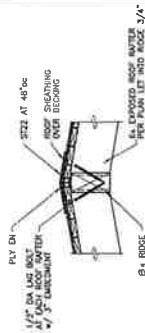
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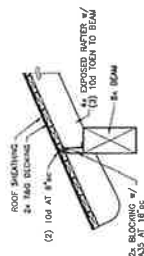
4
SCALE 3/4"=1'-0"
RIDGE BEAM SUPPORT AT END WALL



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



ARCH RIDGE BEAM



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

Model	Panel Width (in)	Anchorage	Rod Dia (in)	Reinforcing Steel Grade	BE-RA C ₁ (in)	BE-RA C ₂ (in)	Spring Spacing (in)	Shaft Ties
HFX-9x	9	1-1/8 STD-BE-RA	STD	STD	15	19-3/4	8-#4 3-#4 OC	#3 (min) #3 OC
HFX-12x	12	1-1/8 STD-BE-RA 1-1/8 HS-BE-RA	STD HS	STD STD			13-#4 3-#4 OC	#3 (min) #3 OC
HFX-15x	15	1-1/8 STD-BE-RA 1-1/8 HS-BE-RA	STD HS	STD STD			14-#4 3-#4 OC	#3 (min) #3 OC
HFX-18x	18	1-1/8 STD-BE-RA 1-1/8 HS-BE-RA	1-1/8 STD	STD	23	11	15-#4 3-#4 OC	#4 (min) #4 OC
HFX-21x	21	1-1/8 STD-BE-RA 1-1/8 HS-BE-RA	STD HS	STD STD		20-5/8	16-#4 3-#4 OC	#4 (min) #4 OC
HFX-24x	24	1-1/8 STD-BE-RA 1-1/8 HS-BE-RA	STD HS	STD STD			18-#4 3-#4 OC	#4 (min) #4 OC

Model	Panel Width (in)	Anchorage	Rod Dia (in)	Reinforcing Steel Grade	BE-RA C ₁₀ /f _c (in)	BE-RA C ₁₀ /f _c (in)	Spring Spacing (in)	Shaft Ties
HFX-9x	9	1-1/8 STD-BE-RA	STD	STD	15	19-3/4	8-#4 3-#4 OC	#3 (min) 3-#4 OC
HFX-12x	12	1-1/8 STD-BE-RA 1-1/8 HS-BE-RA	STD HS	STD HS			13-#4 3-#4 OC	#3 (min) 3-#4 OC
HFX-15x	15	1-1/8 STD-BE-RA 1-1/8 HS-BE-RA	STD HS	STD HS			14-#4 3-#4 OC	#3 (min) 3-#4 OC
HFX-18x	18	1-1/8 STD-BE-RA 1-1/8 HS-BE-RA	1-1/8 STD	STD	23	11	15-#4 3-#4 OC	#4 (min) 3-#4 OC
HFX-21x	21	1-1/8 STD-BE-RA 1-1/8 HS-BE-RA	STD HS	STD HS		20-5/8	16-#4 3-#4 OC	#4 (min) 3-#4 OC
HFX-24x	24	1-1/8 STD-BE-RA 1-1/8 HS-BE-RA	STD HS	STD HS			18-#4 3-#4 OC	#4 (min) 3-#4 OC

BACK TO BACK REINFORCED ANCHORAGE NOMENCLATURE

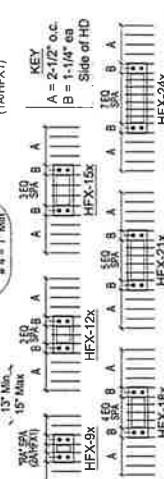
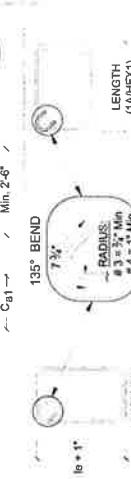
1-1/8" STD. - BB - RA

REINFORCED ANCHORAGE

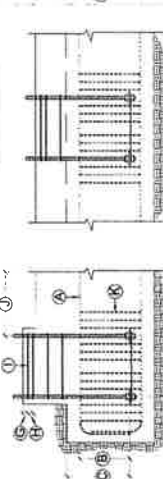
"BACK TO BACK" INSTALLATION

ROD GRADE

ROD DIAMETER

[illegible][illegible]

EXTERIOR SLAB INTERIOR SLAB



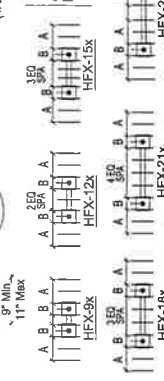
Model	Panel Width (in)	Anchorage ¹	Rod Dia (in)	Rad ^{2,3} Grade	R _A ⁴ C _s C _{se} S _{tr} (in)	8	9	10	11	12
HFX-9x	9	1-1/8 STD-RA		STD			19-34			
HFX-12x	12	1-1/8 STD-RA 1-1/8 HS-RA		STD						
HFX-15x	15	1-1/8 STD-RA 1-1/8 HS-RA		STD						
HFX-18x	18	1-1/8 STD-RA 1-1/8 HS-RA	1-1/8	STD	15			11		
HFX-21x	21	1-1/8 STD-RA 1-1/8 HS-RA		STD					20-36	
HFX-24x	24	1-1/8 STD-RA 1-1/8 HS-RA		STD						

Model	Panel Width (in)	Anchorage ¹	Rod Dia (in)	Rad ^{2,3} Grade	R _A ⁴ C _s C ₅₀ S ₅₀ (in)	R _A ⁴ C _s C ₅₀ S ₅₀ (in)	8	9	10	11	12
HFX-9x	9	1-1/8 STD-RA			STD			19-3/4			
HFX-12x	12	1-1/8 STD-RA 1-1/8 HS-RA			STD HS						
HFX-15x	15	1-1/8 STD-RA 1-1/8 HS-RA			STD HS				11		
HFX-18x	18	1-1/8 STD-RA 1-1/8 HS-RA		1-1/8	STD HS	15					
HFX-21x	21	1-1/8 STD-RA 1-1/8 HS-RA			STD HS					20-3/8	
HFX-24x	24	1-1/8 STD-RA 1-1/8 HS-RA			STD HS						

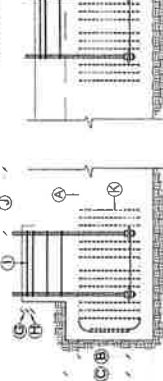
1-1/8" - STD - RA

REINFORCED ANCHORAGE NOMENCLATURE

REINFORCED ANCHORAGE
ROD GRADE
ROD DIAMETER

[illegible]

EXTERIOR SLAB



Model	Panel Height	Anchorage ¹	Dis Dia (in)	Rad 2.3 Grade (in)	UA $C_{\phi} C_{\psi} C_{\theta} C_{\phi}^2$	19
HFX-5x	78"5'-8"	1-18-STD-13-19		STD		13
HFX-12x	78"7'-10"	1-18-HS-20-30		HS		20 30
HFX-15x, 18x	78"7'-13"	1-18-STD-44-20		STD		14 20
HFX-15x, 18x Balloon	44'-20"	1-18-HS-20-30	1-18	HS		20 30
HFX-21x, 24x	78"7'-13"	1-18-STD-44-20		STD		14 20
HFX-21x, 24x Balloon	44'-20"	1-18-HS-20-34		23		34
		1-18-HS-20-30		HS		20 30

Model	Panel Height	Anchorage ¹	Dis Dia (in)	Rad 2.3 Grade (in)	UA $C_{\phi} C_{\psi} C_{\theta} C_{\phi}^2$	19
HFX-5x	78"5'-8"	1-18-STD-13-19		STD		13
HFX-12x	78"7'-10"	1-18-HS-20-30		HS		20 30
HFX-15x, 18x	78"7'-13"	1-18-STD-44-20		STD		14 20
HFX-15x, 18x Balloon	44'-20"	1-18-HS-20-30	1-18	HS		20 30
HFX-21x, 24x	78"7'-13"	1-18-STD-44-20		STD		14 20
HFX-21x, 24x Balloon	44'-20"	1-18-HS-20-34		23		34
		1-18-HS-20-30		HS		20 30

UNREINFORCED ANCHORAGE NOMENCLATURE

1-1/8" STD - 14 - 20

END & EDGE DISTANCE (C_{e1} & C_{e2})

EMBEDMENT DEPTH (l_{de})

ROD GRADE

ROD DIAMETER

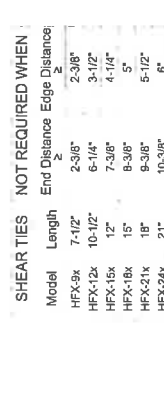
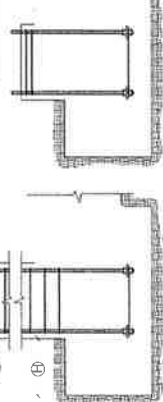


FIGURE 1

Figure 1: Typical Reinforcement Details for Slabs. The figure shows three cross-sectional diagrams of a slab. Diagram A shows a slab with top reinforcement bars (labeled 1) and bottom reinforcement bars (labeled 2). Diagram B shows a slab with top reinforcement bars (labeled 1) and bottom reinforcement bars (labeled 2). Diagram C shows a slab with top reinforcement bars (labeled 1) and bottom reinforcement bars (labeled 2). The diagrams are labeled A, B, and C. The diagrams show the reinforcement bars and their placement relative to the slab thickness and the column. The diagrams are labeled A, B, and C.

Diagram illustrating the cross-section of a wall. The wall is shown with an exterior slab on the left and an interior slab on the right. The exterior slab is labeled "EXTERIOR SLAB" and the interior slab is labeled "INTERIOR SLAB". The wall is shown with a vertical section line and a horizontal section line. The exterior slab is shown with a vertical section line and a horizontal section line. The interior slab is shown with a vertical section line and a horizontal section line.



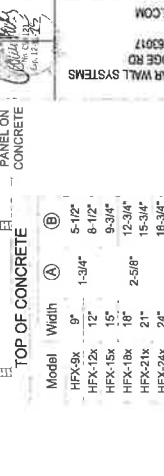
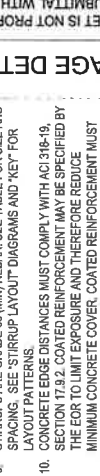
2. SUB INDICATES ANCHORS COMPLYING WITH ASTM A193 GRADE 8 WITH A HARDY FRAME BOLT BRACE (HPXB8) INSTALLED WITH AN 11/8" X 3/4" (MIN) HPFW PLATE WASHER INSTALLED WITH A 1/2" X 3/4" (MIN) HPFW PLATE WASHER NOT REQUIRED).
3. HIS INDICATES ANCHORS COMPLYING WITH ASTM A193 GRADE B7 OR GRADE 8 DOUBLE NUTS ON THE EMBED END.
4. LE = LENGTH OF EMBEDMENT FROM THE TOP OF FOOTING OR GRADE BEAM TO THE TOP OF THE HPXB8 BOLT BRACE (TOP OF THE EMBEDDED HPFW PLATE WASHER & HIS ANCHORS)
5. CA1 = DISTANCE FROM HB CENTERLINE TO THE END OF THE FOOTING OR GRADE BEAM.
6. CA2 = DISTANCE FROM HB CENTERLINE TO BOTH THE FRONT AND THE BACK FACE OF THE FOOTING OR GRADE BEAM.
7. SHEAR TIES ARE GRADE 60 (MIN) REBAR AND REQUIRED FOR NEAR EMBEDDMENT CONDITIONS PER ACI 318-18, $F_c = 4,500$ PSI, CURBS AND STEIN WALLS MUST BE 6 INCH (MIN) WIDTH FOR UA AND RA, 12 INCH (MIN) WIDTH FOR 8B-RA.

FOR UA APPLICATIONS, ADDITIONAL TIES MAY BE REQUIRED AT

2. SUB INDICATES ANCHORS COMPLYING WITH ASTM A193 GRADE 8 WITH A HARDY FRAME BOLT BRACE (HPXB8) INSTALLED WITH AN 11/8" X 3/4" (MIN) HPFW PLATE WASHER INSTALLED WITH A 1/2" X 3/4" (MIN) HPFW PLATE WASHER NOT REQUIRED).
3. HIS INDICATES ANCHORS COMPLYING WITH ASTM A193 GRADE B7 OR GRADE 8 DOUBLE NUTS ON THE EMBED END.
4. LE = LENGTH OF EMBEDMENT FROM THE TOP OF FOOTING OR GRADE BEAM TO THE TOP OF THE HPXB8 BOLT BRACE (TOP OF THE EMBEDDED HPFW PLATE WASHER & HIS ANCHORS)
5. CA1 = DISTANCE FROM HB CENTERLINE TO THE END OF THE FOOTING OR GRADE BEAM.
6. CA2 = DISTANCE FROM HB CENTERLINE TO BOTH THE FRONT AND THE BACK FACE OF THE FOOTING OR GRADE BEAM.
7. SHEAR TIES ARE GRADE 60 (MIN) REBAR AND REQUIRED FOR NEAR EMBEDDMENT CONDITIONS PER ACI 318-18, FC = 4,500 PSI, CURBS AND STEIN WALLS MUST BE 6 INCH (MIN) WIDTH FOR UA AND RA, 12 INCH (MIN) WIDTH FOR 8B-RA.

FOR UA APPLICATIONS, ADDITIONAL TIES MAY BE REQUIRED AT 12 INCH (MIN) SPACING.

STEM WALLS. SHEAR TIES ARE NOT REQUIRED FOR INSTALLATION AWAY FROM EDGE (SEE DETAIL 1A). INSTALLATION ON WOOD FRAMING, OR FOR IRC BRACED WALL PANEL APPLICATIONS.



IMPORTANT!

ANCHORAGE IS DESIGNED FOR TENSION AND SHEAR TRANSFER ONLY. FOUNDATION DESIGN PER EOR.

2. REINFORCEMENT SHOWN IS THE MINIMUM REQUIREMENT AND IS NOT INTENDED TO REPLACE REINFORCEMENT DESIGNED BY THE EOR.

FOR RA AND BB-RA INSTALLATIONS, THE

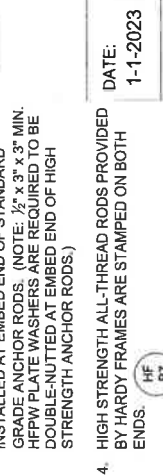
IMPORTANT!

ANCHORAGE IS DESIGNED FOR TENSION AND SHEAR TRANSFER ONLY. FOUNDATION DESIGN PER EOR.

REINFORCEMENT SHOWN IS THE MINIMUM REQUIREMENT AND IS NOT INTENDED TO REPLACE REINFORCEMENT DESIGNED BY THE EOR.

FOR RA AND BB-RA INSTALLATIONS, THE

HF88 BOLT BRACE MAY BE PLACED ON TOP OF THE STIRRUPS WITH DOUBLE-NUTS INSTALLED AT EMBED END OF STANDARD



Attachment B
Minutes from the February 16, 2023 and May 25, 2023
ARB Meetings

Rolph Residence Addition and Remodel
Project #22-2182-ARB/CDP
Final ARB Review
January 16, 2024

ACTION MINUTES

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

ROLL CALL

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

Boardmembers absent: Jim Reginato

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

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Project: Rolph Residence Addition and Remodel, Project 22-2182-ARB/CDP
Address: 4715 Aragon Drive
Applicant: Alex Pujo, architect, for Mark Rolph
Planner: Syndi Souter

Request of Alex Pujo, architect, for Mark Rolph, to consider project 22-2182-ARB/CDP for preliminary review of a request to construct a new 1,274 square-foot two-story addition, a new 619 square-foot attached two-car garage, two new covered patios totaling 717 square feet with a jacuzzi and outdoor kitchen, an interior remodel, new landscape/hardscape, and demolition of an existing bedroom and detached garage. The resultant residence would be 3,461 square feet in size and the maximum roof ridge height of the residence would remain unchanged at 22 feet. The property is a 9,147 square-foot parcel zoned Single Family Residential (7-R-1) and shown as APN 003-600-036, addressed as 4715 Aragon Drive.

No ex parte communications were disclosed.

Staff presented the project and explained the difference between the actual new proposed square footage and the perceived square footage due to the additional large covered patios, the location in a predominantly single-story neighborhood, and that the existing residence is already one of the largest in the area. She also presented the proposed materials and example photographs, along with the landscaping and hardscape improvements. She shared photographs of the story poles, including photographs from different public views in the vicinity. Boardmember Johnson inquired about the locations of the brick and plaster on the exterior, and staff responded that the entire exterior would be brick veneer with plaster walls under the covered patios.

Mark Rolph, owner, introduced himself and his wife to the Board, and shared that he is a home builder. He explained that the existing house has a number of problems, including a small kitchen and minimal mountain views. He eliminated the second-story rear windows to increase privacy, and added additional windows on the front to maximize mountain views. He shared that he got the proposed style from Montecito. He noted that there are 38 other two-story homes in the neighborhood, most of which have stacked second stories. He added that a prior owner had plans to extend the second story. He

explained that he wanted to balance the house by extending the second floor over the new garage. He described the unusual lot shape and siting of the additions, and shared photographs of other two-story homes with the Board.

Charles McClure, landscape architect, explained that the landscaping plan would be 100% new plantings with the exception of the existing perimeter hedge. There would be a new planter in the front yard, a new walkway to the front door, and simple plantings to upgrade the exterior. Mr. Rolph added that additional trees were not proposed in the front yard because he did not want to block the mountain views.

Boardmember Blakemore asked how high the existing hedge was, and the owner responded that it is 7-8 feet tall. She also asked about some of the proposed landscaping features, and Mr. McClure responded that they were plinths for urns to sit upon. Boardmember O'Connor asked about the depth of the roof eaves, and questioned if the design with the second stairway to the new master bedroom could eventually lead to a second dwelling instead of a bedroom. The owner replied that the second staircase was necessary to achieve the desired vaulted ceiling in the new master bedroom.

Public Comment:

Paul Wright spoke and shared that he is a neighbor to the south of the project site. He said he is concerned about the project blocking his mountain views, that the size of the house is massive for the neighborhood, and that he objects to the project as proposed. He noted that the existing residence is already close to the property lines in some places, and that the additions would also be tight. He said the proposal is just too much house for the area.

Nancy Garrison commented that the project is incompatible with the surrounding homes and not compatible with Carpinteria. She commented that it would better fit in Montecito. She cited several Objectives, Policies, and Design Guidelines that were applicable to the project. She shared statistics regarding the four other two-story homes in the immediate vicinity and sizes of other surrounding homes in the neighborhood with data from the Assessor's Office. She shared concerns about solar access compliance, maxing out the setbacks, total loss of her mountain views, and impacts to public mountain views. She presented photographs of the story poles with the addition areas blocked out to the Board. She questioned the size, bulk, scale, and neighborhood compatibility of the project and requested that the Board ask the applicant to scale down the project.

Doug Garrison spoke and shared his and his wife's history in Carpinteria and the purchase of their forever home with foothill and mountain views. He commented that the proposal maximizes the property owner's mountain views at the cost of eliminating the neighbors' mountain views. He suggested that a re-designed project with a single-story addition would be better and more compatible with the neighborhood.

Cheryl Wright spoke and shared that the proposal reminds her of a home on a large lot in Palm Springs with an expansive outdoor patio area. She expressed concerns about the size of the house, noise from parties on the patios, construction dust and noise, and losing her mountain views. She also noted that public views of the mountains would be lost.

Public comment letters were submitted prior to the meeting by Nancy Garrison and Cheryl Wright. The content of the letters largely mirrored their respective verbal comments shared at the meeting. A third letter, from an anonymous source was submitted via Granicus and suggested that the curved

entry way was not consistent with the rest of the appearance of the home. Copies of the comment letters are on file with the Community Development Department.

Boardmember Discussion:

Boardmember O'Connor began the discussion by sharing that he can see the look that is trying to be achieved with the design, materials, and landscaping. He was concerned about the drainage, and suggested the design should be more centered to reduce the size, bulk, and scale. He added that the windows and garage doors appeared heavy.

Boardmember Johnson commented that he is okay with the design theme, but that the style is not beachy. He acknowledged that the large lot allows for a larger house, and that second stories are going to become more common in the neighborhood in the future, but that others' mountain views should not be completely eliminated. He suggested that the applicant should work with the neighbors to come up with an acceptable design. He commented that the patios could be covered with trellises instead of a roof. He questioned the possibility of the proposed master suite becoming a rental unit due to the oddly located second staircase. He commented that the all brick exterior is more of an East Coast/Long Island look and not "Carp Cod." He liked the arch over the entry, but felt it needed to be better integrated into the design. He said the mass over the garage needs to be reduced, and he likes the landscaping plan.

Boardmember Blakemore shared that she is very familiar with the neighborhood, and that this proposal blows the other homes, "out of the water." She said the project is maxed-out and needs to be re-designed to reduce the size, bulk, and scale, and not block mountain views. She added that she does not like the arch above the entry. She liked the landscaping plan and thought it had a great plant palette with low maintenance and low water use. She summarized that the design is too bulky, big, and heavy for the space.

Boardmember Stein concurred with the other Boardmembers' comments. He said that it was a nice project that would fit in Montecito on a 1-2 acre lot. He commented that the project is too massive for the neighborhood, and that the size, bulk, and scale are issues. He said he also did not like the arch over the front entry. He suggested that the applicant work with the neighbors on a new design. He added that he did like the landscaping plan.

Mr. Rolph and the Board had a discussion about ways to modify the design to address the Board and neighbor comments.

ACTION: Motion by Boardmember O'Connor, seconded by Boardmember Blakemore to recommend continuance of the project to the March 16th meeting with direction to respond to the Board's provided comments.

VOTE: 4-0

OTHER BUSINESS: None

ACTION MINUTES

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

ROLL CALL

Boardmembers present: Richard Johnson (selected by present Boardmembers as "Acting Chair")
Richard Little
Patrick O'Connor

Boardmembers absent: Brad Stein, Chair
Amy Blakemore, Vice Chair

OTHERS PRESENT: Approximately 40 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

1) Project: Rolph Residence Addition and Remodel, Project 22-2182-ARB/CDP
Address: 4715 Aragon Drive
Applicant: Alex Pujo, architect, for Mark Rolph
Planner: Syndi Souter

Request of Alex Pujo, architect, for Mark Rolph, to consider project 22-2182-ARB/CDP for continued preliminary review of a request to construct 852 square-feet of additions to the first floor of the existing residence, a new 408 square-foot covered patio with a jacuzzi and outdoor kitchen, exterior alterations to the existing garage, an interior remodel, and demolition of an existing bedroom and detached garage. The resultant residence would be 2,875 square feet in size and the maximum roof ridge height of the residence would remain unchanged at 22 feet. The property is a 9,147 square-foot parcel zoned Single Family Residential (7-R-1) and shown as APN 003-600-036, addressed as 4715 Aragon Drive.

No ex parte communications were disclosed.

Syndi Souter described the revisions to the project since the last meeting. The proposed second story addition was eliminated, the existing garage would remain with a new pitched roof, and the colors and materials for the exterior were revised in response to the prior ARB comments.

Alex Pujo (architect), presented the project and said that they had scaled back the project. He added that the new roof over the garage would match the pitch of the existing house roof, most of the new addition is in the back and out of public views, and the exterior materials would match the existing with new doors and windows throughout.

Mark Rolph (applicant/owner), shared that the new shed roof over the master bedroom window would match the existing shed roof over the front entry. He added that all of the new windows would be double-pane. Boardmember Johnson inquired about the color of the windows and the applicant responded that they would be Milgard black.

Public Comment:

Two public comment letters from Nancy Garrison were submitted prior to the ARB meeting. The letters are summarized below. Copies of the letters are on file with the Community Development Department.

Both of Nancy Garrison's letters suggested that the ridge of the garage roof could be rotated 90° to provide better mountain views from the south. Her second letter also suggested a pitched roof dormer over the new master bedroom window instead of a shed roof dormer.

Boardmember Discussion:

Boardmember Little commented that he was pleased to see the reduction in scope. He asked whether the applicant had given any consideration to turning the new gable roof over the garage 90° as suggested in the public comment letters. Mr. Pujo responded that the new garage roof was designed to match the existing roof.

Boardmember Johnson asked if the story poles had been revised to reflect the new garage design, and staff replied that they had not. A discussion began between the applicant, Boardmembers, and staff regarding the neighbor's idea to rotate the roof ridge by 90°.

Boardmember O'Connor commented that it appeared the neighbors' previous concerns had been addressed and that they were now generally comfortable with the project as presented.

ACTION: Motion by Boardmember O'Connor, seconded by Boardmember Little, to recommend preliminary approval to the Community Development Director as presented.

VOTE: 3-0

- 2) Project: Mickelson Residence Addition, Remodel, & Accessory Structure, Project 22-2195-ARB/CDP
Address: 5518 Calle Arena
Applicant: Johnny Hirsh, designer, for Laura Mickelson
Planner: Syndi Souter

Request of Johnny Hirsh, designer, agent for Laura Mickelson to consider project 22-2195-ARB/CDP for preliminary review of a request to construct a new 713 square-foot addition at the rear of the existing 1,184 square-foot single-family residence and construction of a new 300 square-foot gym/storage room accessory structure. The proposal includes demolition of an existing 369 square-foot sunroom in the area of the proposed addition. The project would include exterior alterations to the existing residence, an interior remodel, new landscaping, and new hardscape. The property is a 7,405 square-foot site, zoned Single Family Residential (6-R-1), and shown as APN 003-381-030, addressed as 5518 Calle Arena.

No ex parte communications were disclosed.

Syndi Souter presented the project and described the proposed scope of work. She explained that the property presently has three driveways off of Calle Arena, and the proposal would remove the two extra driveways. She described the proposed seven-foot-tall horizontal batten privacy fencing with

Attachment C
Preliminary Architectural Plans (superseded)

Rolph Residence Addition and Remodel
Project #22-2182-ARB/CDP
Final ARB Review
January 16, 2024

T-1	TITLE SHEET
Ex-1	(E) PLANS & ELEVATIONS
P-1	(P) PLANS & ELEVATIONS
SD-1	SITE PLAN
A1-1	PRELIMINARY SWAMP PLAN
A1-2	1st FLOOR PLAN
A1-3	2nd FLOOR PLAN
A-2	LOWER ROOF PLAN
A1-3	UPPER ROOF PLAN
A-2	SECTIONS
A3-1	ELEVATIONS
A3-2	ELEVATIONS

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



AN VIEW FROM THE BACKYARD TOWARDS THE SOUTHERN NEIGHBOURING PROPERTY.



IN VIEW FROM THE BACKYARD TOWARDS THE EAST.

SUPERSEDED

SUPERSEDED



P&A
ARCHITECTURE & PLANNING
Pujio & Associates Inc.
2425 CHAPMAN STREET
SANITA BARBARA, CALIFORNIA 93105
(805) 882-8578
info@pajp.com

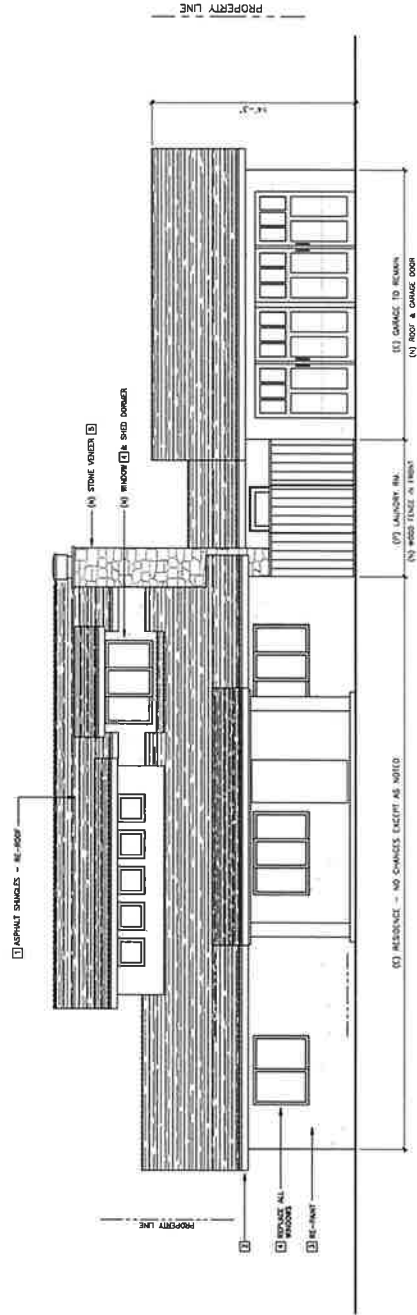
Rolph Residence Addition
4715 ARAGON DRIVE
Carpinteria, CA 93013

APR 11
0035
7-18-1

ELEVATIONS:
NORTH & EAST

DATE: 5/4/23
DRAWN BY: [Signature]
CHECKED BY: [Signature]
PROJECT: A3.1

- EXTERIOR FINISHES**
- 1 COMPARISON ASPHALT SHINGLES
 - 2 COLOR: DARK GRAY
 - 3 PLASTER AND COMPONENTS:
 - A ALUMINUM
 - B COLOR: SLAT CORTEX
 - C COLOR: SLAT CORTEX
 - D COLOR: SLAT CORTEX
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 - 100 STONE: SLAT CORTEX



NORTH ELEVATION

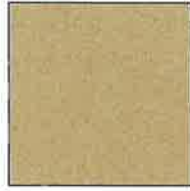
SCALE: 1/4" = 1'-0"



STONE VENEER & FIREPLACE



WOOD CLAD DOORS & WINDOWS



PLASTER COLOR:
CONTINGUOUS BY VENEER



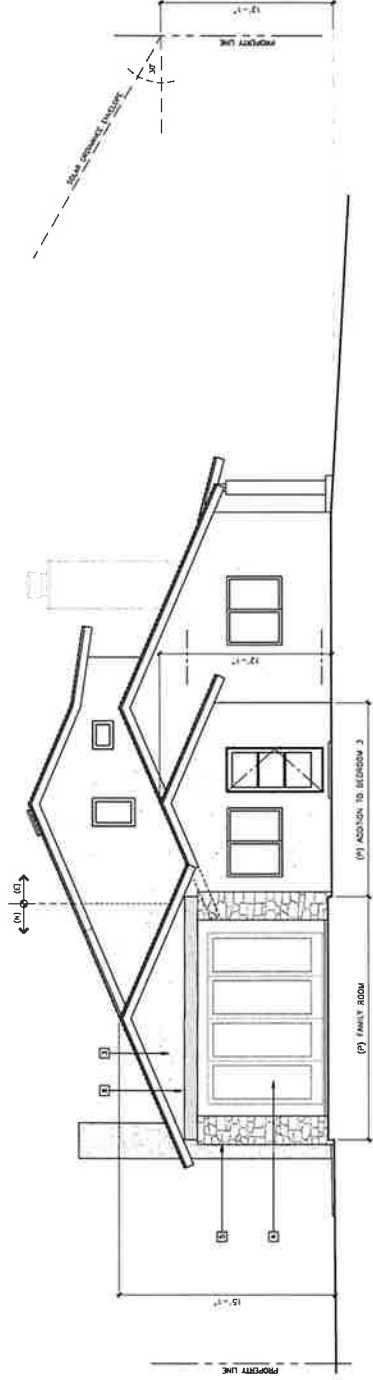
EXPOSED TIMBER COLOR:
CONTINGUOUS BY VENEER



3" HALF-ROUND GUTTER, 3" DOWNSPOUT



COMPARISON ASPHALT SHINGLES
COLOR: DARK GRAY



EAST ELEVATION

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

SUPERSEDED

Attachment D
Proposed Exterior Light Fixture & Specifications

Rolph Residence Addition and Remodel
Project #22-2182-ARB/CDP
Final ARB Review
January 16, 2024



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★★★★★ (618) Questions & Answers (69)



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8.5 in

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Feedback

**CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of January 16, 2025**

Agenda Item #2

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 24-2292-CUP/CDP **Planner:** Brian Banks
Address: 6267 Carpinteria Avenue
APN: 001-190-056
Zoning: Industrial Research Park (M-RP)
Applicant: Harold Thomas Jr, MD7 Architecture, for Dish Wireless, LLC

Project Review: ☒ Final

PROJECT DESCRIPTION

This is the final review of a request for a Conditional Use Permit and Coastal Development Permit to install a new wireless telecommunications facility on an existing multi-story office building. The request includes the installation of three (3) 8-foot wireless telecommunication antennas, six radios and associated rooftop equipment, and outdoor screening materials to visually shield the antennas. The equipment cabinets and ancillary equipment would be located behind an existing secondary rooftop mechanical screen. The existing building is 33 feet in height, with an additional two-foot six-inch rooftop mechanical screen within the central roof area, and a stair house reaching 39 feet 4 inches in height. The proposed antenna screening enclosures would reach a height of 39 feet 4-inches. The building currently hosts an existing Verizon Wireless facility. No grading or landscape changes are required.

Plans are attached as Attachment A. Photosimulations representing the appearance of the installed facility on the building are provided as Attachment B.

PROJECT HISTORY

The proposed project was presented to the ARB for preliminary review on August 15, 2024. The ARB was generally supportive of the proposed design. However, the Board requested that the applicant study setting back each antenna screening element from the roof edge / building façade, and to use a slightly darker color for the antenna screening elements. The ARB commented that these revisions would help to minimize the appearance of the antenna screening projections and help them blend more effectively with the existing building's appearance. Ultimately, the ARB unanimously voted to recommend preliminary approval to the Planning Commission with these comments attached. A copy of the Minutes from the August 15, 2024 ARB Meeting is attached as Attachment C.

In response to the ARB's comments, and prior to review by the Planning Commission, the project plans were revised to setback the antenna screening elements further from the façade of

the building and a darker brown-gray color for the antenna screening elements is now proposed. The revised project was reviewed by the Planning Commission on December 2, 2024 and was unanimously approved.

PROJECT ANALYSIS

In response to the ARB's preliminary review comments, the project plans have been revised to incorporate both a substantial setback from the façade of the building (over 4 feet), and the use of a darker brown-gray color for the antenna screening elements ("Wild Truffle" BEHR HDC-NT-27B). Overall, staff is supportive of the project as proposed and believes the applicant has satisfactorily responded to the ARB's previous comments.

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

SUMMARY OF ISSUES

- Revised location of the antenna screening architectural elements;
- Revised color of the antenna screening architectural elements; and
- Overall project compliance with the wireless communications development standards and design policies.

RECOMMENDATION

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

ATTACHMENTS

Attachment A – Final Plans

Attachment B – Photosimulations

Attachment C – ARB Meeting Minutes from August 15, 2024

Attachment A
Final Project Plans

Dish Wireless Communications Facility
(6267 Carpinteria Avenue)
Final ARB Review
January 16, 2025

dish
wireless.

LALAX01023C - PROCORE HQ

6267 CARPENTRIA AVE. CARPENTRIA, CA 93013

VIEW 5

MD7



LOCATION



EXISTING LOOKING WEST



PROPOSED LOOKING WEST

dish
wireless.

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VIEW 7

MD7



LOCATION



EXISTING LOOKING NORTHWEST



PROPOSED LOOKING NORTHWEST

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VIEW 3

MD7



LOCATION



EXISTING LOOKING WEST



PROPOSED LOOKING WEST

dish
wireless.

LALAX01023C - PROCORE HQ

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VIEW 8

MD7



LOCATION



EXISTING LOOKING WEST



PROPOSED LOOKING WEST

dish
wireless.

5701 SOUTH SANTA FE DRIVE
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MD7, LLC
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JJ FR NB

BDTS REV # 0

CONSTRUCTION
DOCUMENTS

SUBMITTALS

REV DATE DESCRIPTION

0 04/04/2024 NEW BUILD FOR DISH

1 10/21/2024 NEW BUILD FOR DISH

NAME PROJECT NUMBER

LALAX01023C

DISH WIRELESS, LLC

PROJECT INFORMATION

LALAX01023C

6267 CARPENTRIA AVE

CARPENTRIA, CA 93013

SHEET TITLE

PHOTO

SIMULATIONS

SHEET NUMBER

T-3

CAL VADA
SURVEYING INC.

1-A. ACCURACY CERTIFICATION



Geographic Coordinates at Proposed Section

Sector Alpha: 34° 23' 00.00" N (34.385250 DD) 119° 29' 33.09" W (-119.492825 DD)
Sector Beta: 34° 23' 05.17" N (34.385169 DD) 119° 29' 31.19" W (-119.491897 DD)
Sector Gamma: 34° 23' 06.56" N (34.385199 DD) 119° 29' 33.46" W (-119.492833 DD)

Ground Elevation at Existing Building 143.0 Feet A.M.S.L. (+143.0')
Top of Existing Equipment 143.2 Feet A.M.S.L. (+143.2')
Top of Existing Antenna 143.2 Feet A.M.S.L. (+143.2')
Top of Existing Antenna 143.2 Feet A.M.S.L. (+143.2')
Overall Height: Top of Existing Equipment 39.6 Feet A.G.L. (+39.7')

Site No: LALAY01023C
Site Address: 6267 Carpenteria Ave, Carpinteria, CA 93013
Survey Date: April 23, 2024
Data Source: The Smartnet North America C.O.R.S. "CAOX"



I hereby certify that the latitude and longitude shown above are accurate to within +/- 20 feet horizontally and that the elevation shown above are accurate to within +/- 3 feet vertically. The horizontal datum (Geographic Coordinates) is in terms of the North American Datum of 1983 (NAD 83) and is expressed in degrees (°), minutes (') and seconds ("). To the nearest hundredth of a second. The vertical datum (Elevations) is in terms of the North American Vertical Datum of 1988 (NAVD 88) and is determined to the nearest tenth of a foot.

Note: DD indicates Decimal Degrees

Los Angeles 417 244-0000 Suite 200 Santa Monica, CA 90406

Phone: 818-155-5500

Map No. 24022-01
05/20/2024
For 01/10/24 7780

1A. CERTIFICATION

dish
wireless
5701 SOUTH SANTA FE DRIVE
UTICHA, CO 80120

MD7
MD7, LLC
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San Diego, CA 92130
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CONSTRUCTION DOCUMENTS

REV	DATE	DESCRIPTION
1	04/23/2024	FOR PERMIT REVIEW

MADE PROJECT NUMBER
LALAY01023C
DISH WIRELESS L.L.C.
PROJECT INFORMATION
LALAY01023C
6267 CARPENTERIA AVE
CARPINTERIA, CA 93013

SHEET TITLE
1A
CERTIFICATE
SHEET NUMBER
1-A



THIS JOURNAL WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.

04/03/2004

[illegible]

Easements
NOT AVAILABLE

Geographic Coordinates at Proposed Sectors

Basis of Bearings

THESE STUDIES WERE CONDUCTED IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 4600-4610 AND BEHAVIORS ARE DETERRANT TO LOCAL WILDERNESS FIELD-DEVELOPMENT USES IN THE TUTORING SITES. SMARTNET NORTH AMERICA (SNA) CONTAINS A OPERATING REFERENCE STATIONS (CARS)

Benchmark

Date of Survey



1. **ANALYTICAL**
 2. **ASTRONOMICAL**
 3. **ATOMIC**
 4. **ATMOSPHERIC**
 5. **BIOMEDICAL**
 6. **BIOPHYSICAL**
 7. **BIOPOLYMER**
 8. **BIOTECHNOLOGY**
 9. **BIOMATERIALS**
 10. **BIOMEDICAL ENGINEERING**
 11. **BIOMEDICAL PHYSICS**
 12. **BIOMEDICAL CHEMISTRY**
 13. **BIOMEDICAL ELECTRONICS**
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 16. **BIOMEDICAL MATERIALS**
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 18. **BIOMEDICAL SYSTEMS**
 19. **BIOMEDICAL INSTRUMENTATION**
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 83. **BIOMEDICAL PROSCENARIOS**
 84. **BIOMEDICAL VISIONS**
 85. **BIOMEDICAL PERSPECTIVES**
 86. **BIOMEDICAL POINTS OF VIEW**
 87. **BIOMEDICAL STANDPOINTS**
 88. **BIOMEDICAL POSITIONS**
 89. **BIOMEDICAL LOCATIONS**
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 96. **BIOMEDICAL POINTS OF VIEW**
 97. **BIOMEDICAL STANDPOINTS**
 98. **BIOMEDICAL POSITIONS**
 99. **BIOMEDICAL LOCATIONS**
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SUBMITTALS		
REV	DATE	DESCRIPTION:
0	04/04/2014	NOT ISSUED FOR REVIEW
1	10/11/2014	NOT ISSUED FOR REVIEW

DISH Wireless LLC
PROJECT INFORMATION
LALAX01023C
6267 CARPENTERIA AVE
CARPENTERIA, CA 93013

SHEET TITLE
SITE
SURVEY
SHEET NUMBER

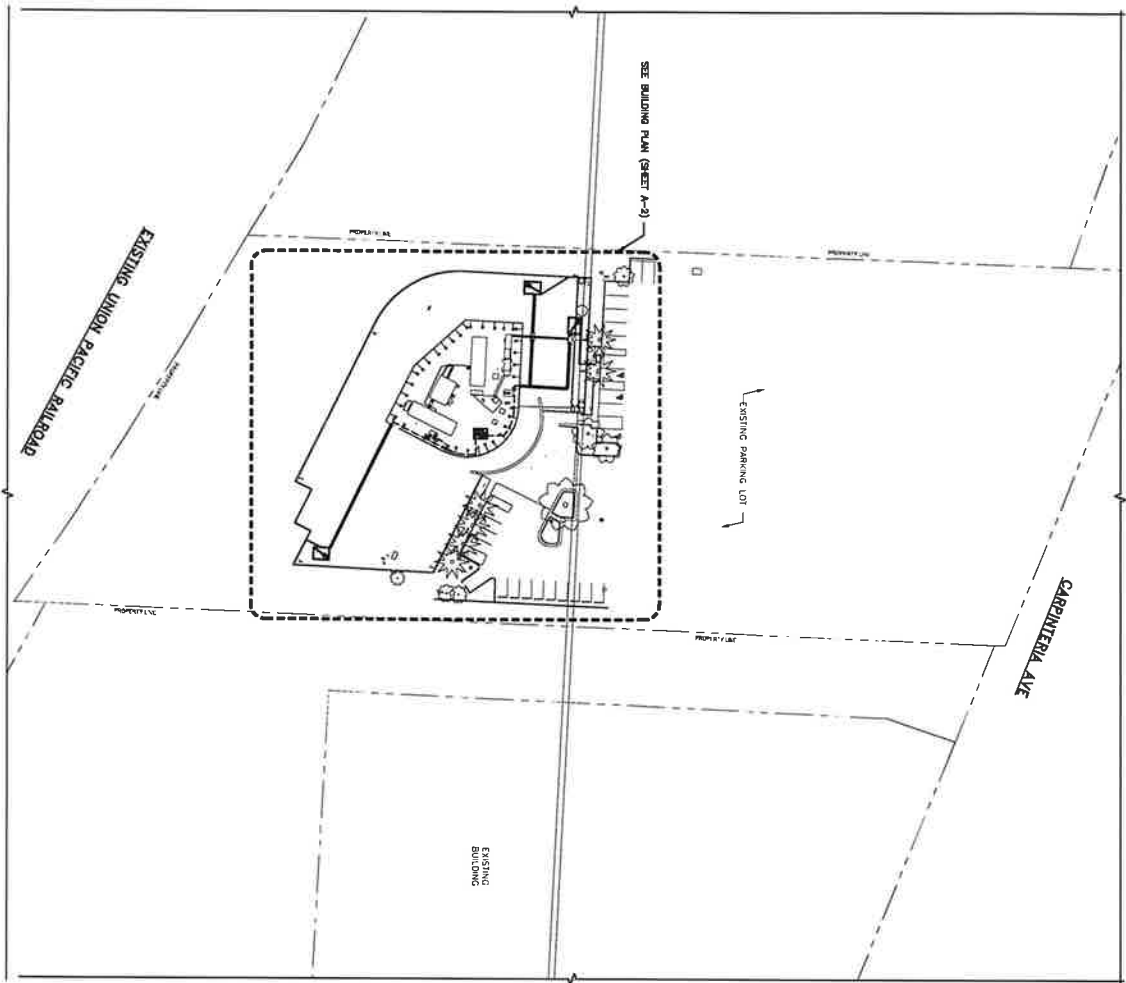
「S-1」

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wireless

MD7, LLC
10590 West Ocean Air Dr.
Suite 250
San Diego, CA 92130
658.964.7439



OVERALL SITE PLAN



NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM CLEARANCE FROM ALL ADJACENT PROPERTY LINES AND EXISTING UTILITIES.



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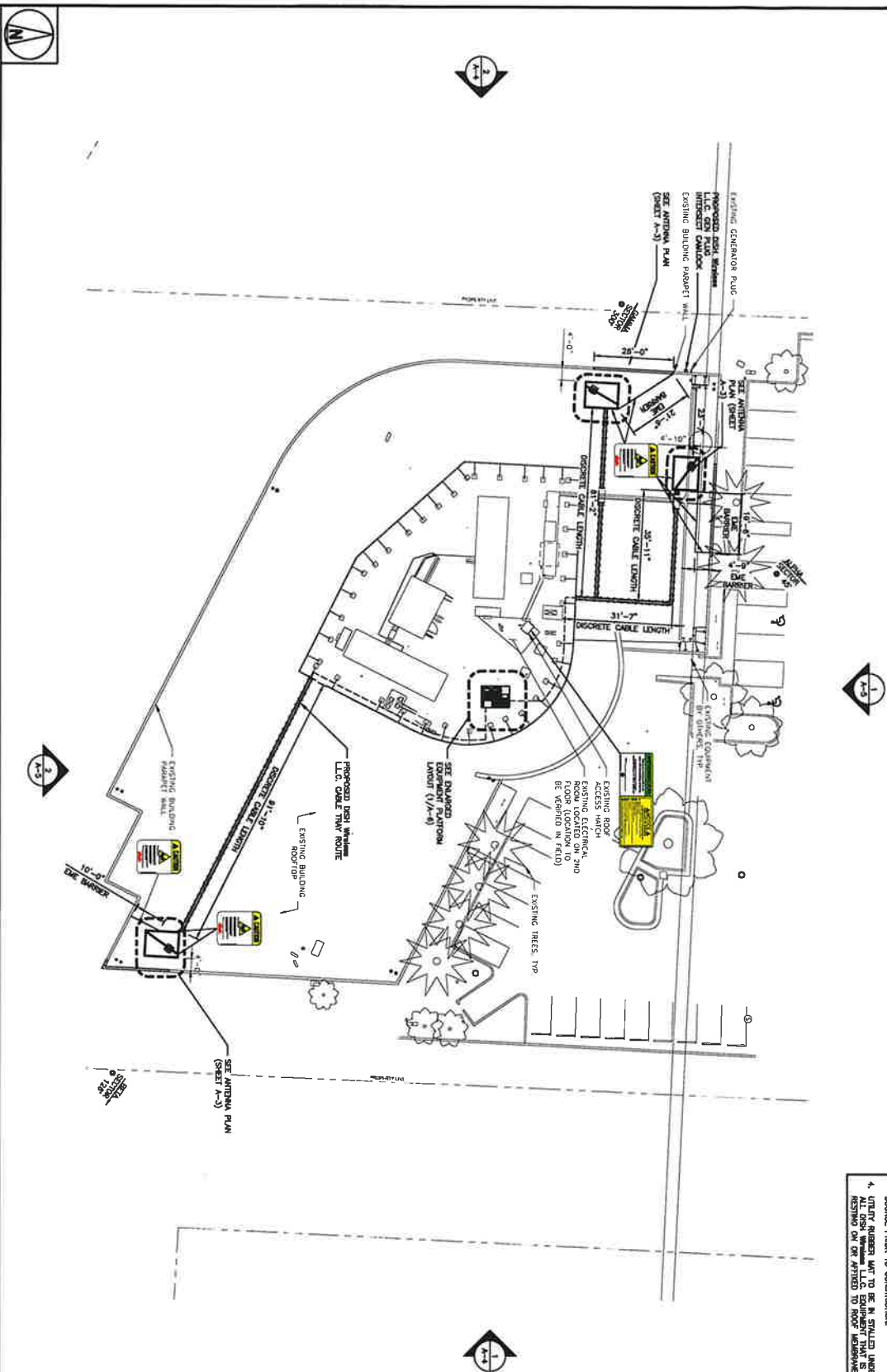
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MD7 PROJECT NUMBER
LALAY01023C
MD7 WIRELESS LLC
PROJECT INFORMATION
LALAY01023C
6267 CARPENTERIA AVE
CARPENTERIA, CA 93013

SHEET TITLE
OVERALL
SITE PLAN
SHEET NUMBER
A-1





- ## NOTES
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS
 2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED 25' UNITS, TRANSVERSING ANY EXISTING ORFS UNITS.
 3. CONTRACTOR TO VERIFY WITH DEW WILSON, L.L.C. C.A. THE LOCATION OF THE POWER AND FIBER SOURCE PRIOR TO CONSTRUCTION.
 4. UTILITY RUBBER MAT TO BE IN STALLED UNDER ALL ORFS. CONTRACTOR TO IDENTIFY THAT IS RESTING ON OR ATTACHED TO HOOF IMPROVEMENT.

dish
wireless.

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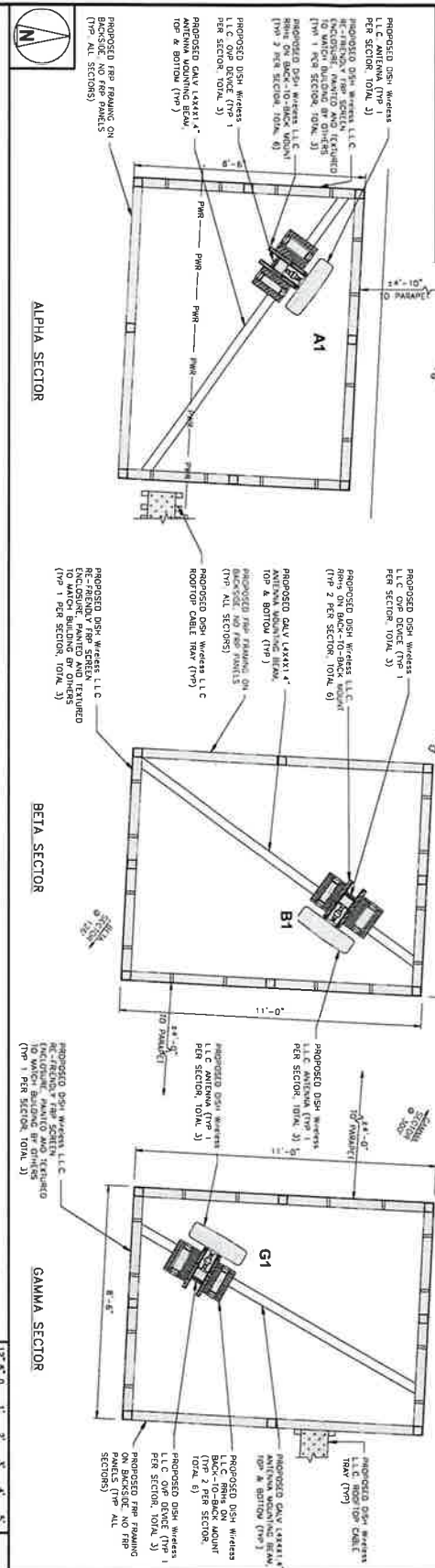
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AEC PROJECT NUMBER
 LALAX01023C
 DSH Wraona, LLC
 PRODUCT INFORMATION
 LALAX01023C
 6267 CARPENTERIA AVE
 CARPENTERIA, CA 93013
 SHEET TITLE
 ENLARGED SITE
 PLAN
 SHEET NUMBER
 A-2

- NOTES**
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
 2. ANTENNA AND DISH SPECIFICATIONS REFER TO CONSTRUCTION NOTES FOR ALL RF DETAILS.
 3. RFP SCHEDULE REF TO RF PARTS SCHEDULE FROM EXISTING BUILDING (BAY# 10C-10C-278) "WLD TRAFFIC" OR APPROVED EQUIV.



ANTENNA LAYOUT

AIRTECH							
SECTOR	POSITION	EXISTING OR PROPOSED	MANUFACTURER - MODEL NUMBER	TECHNOLOGY	SIZE (HxW)	AZIMUTH	NO. OF DISHES
ALPHA	A1	PROPOSED	CELLMAX - CX12045X	NR	96.5' x 26.7'	45°	35'-4"
BETA	B1	PROPOSED	CELLMAX - CX12045X	NR	96.5' x 26.7'	120°	35'-4"
	G1	PROPOSED	CELLMAX - CX12045X	NR	96.5' x 26.7'	200°	35'-4"
SECTOR	POSITION	SECTOR		NOTES			
	A1	SAMSUNG - RF4450T-71A	WULTI-BAND				
	A1	SAMSUNG - RF4450D-70A	WULTI-BAND				
ALPHA							
BETA	B1	SAMSUNG - RF4450T-71A	WULTI-BAND				
	B1	SAMSUNG - RF4450D-70A	WULTI-BAND				
GAMMA	G1	SAMSUNG - RF4450T-71A	WULTI-BAND				
	G1	SAMSUNG - RF4450D-70A	WULTI-BAND				
					REMARKS/ISSUE DATE		

NOT USED

NO SCALE 2

ANTENNA SCHEDULE

NO SCALE 3

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wireless.

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UNITED, CA 90120

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MD7, LLC
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SAN DIEGO, CA 92130
619.864.7438

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CONSTRUCTION DOCUMENTS

SUBMITTALS

REV# DATE DESCRIPTION

1 10/27/2011 REV# 10/27/2011

MAKE PROJECT NUMBER

LALAX01023C

DISH WIRELESS, LLC
PROJECT INFORMATION

LALAX01023C
6267 CARPENTERIA AVE
CARPENTERIA, CA 93013

SHEET TITLE
ANTENNA AND EQUIPMENT
LAYOUT AND SCHEDULE

SHEET NUMBER
A-3

NOTES

1. CONSTRUCTION SHALL FOLLOW VESTAL ALL AMENDMENTS

EXISTING BUILDING PARAPET WALL

ALPHA SECTION

130'-0"

EXISTING SECTION OF PARAPET WALL TO BE REMOVED AND REPLACED WITH FRP

4'-10"

EXISTING BUILDING PARAPET WALL

EXISTING SECTION OF PARAPET WALL TO BE REMOVED AND REPLACED WITH FRP

4'-0"

OUTLINE OF PROPOSED NEW SCREEN ENCLOSURE (TYPE 1 PER SECTION, TOTAL 3)

GAMMA SECTION

EXISTING SECTION OF PARAPET WALL TO BE REMOVED AND REPLACED WITH FRP

4'-0"

BETA SECTION

OUTLINE OF PROPOSED NEW SCREEN ENCLOSURE (TYPE 1 PER SECTION, TOTAL 3)



PARAPET WALL REMOVE & REPLACE DETAILS



1

dish
wireless-

5701 SOUTH SANTA FE DRIVE
UNIT 100, CO 80120

MD7

MD7, LLC
10950 WILLOW AVE DR.
SAN DIEGO, CA 92130
619.946.7438

CONSTRUCTION DOCUMENTS

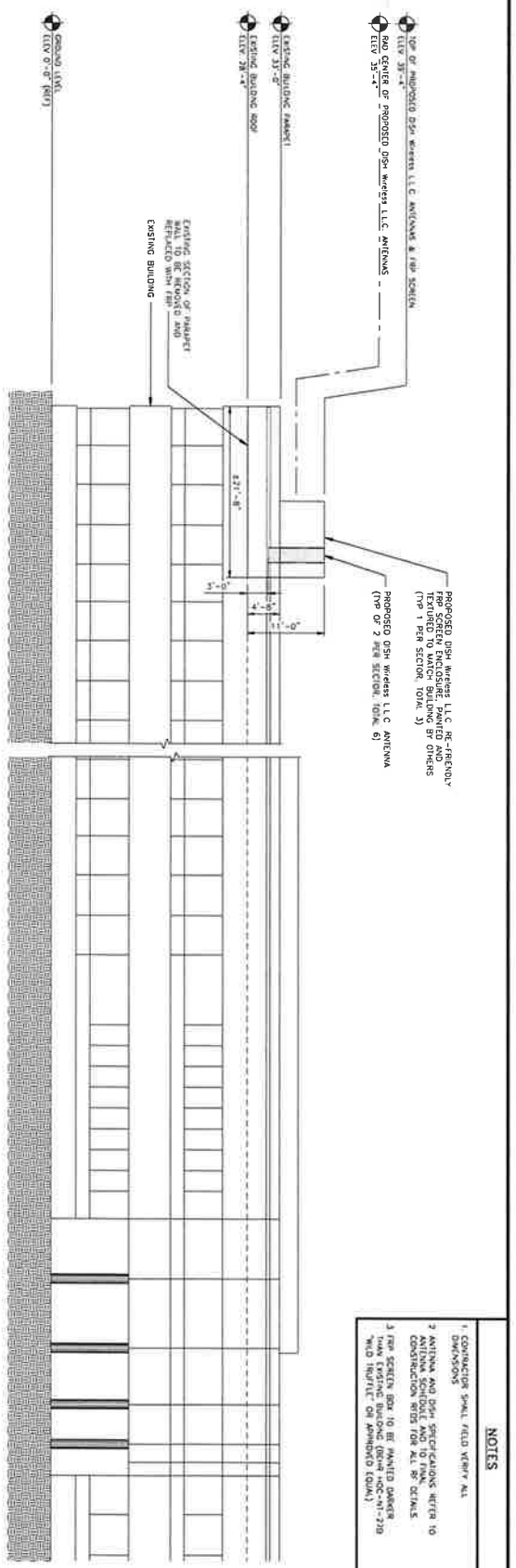
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6		ISSUED FOR REVIEW
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10		ISSUED FOR REVIEW

ALC PROJECT NUMBER
LALAX01023C

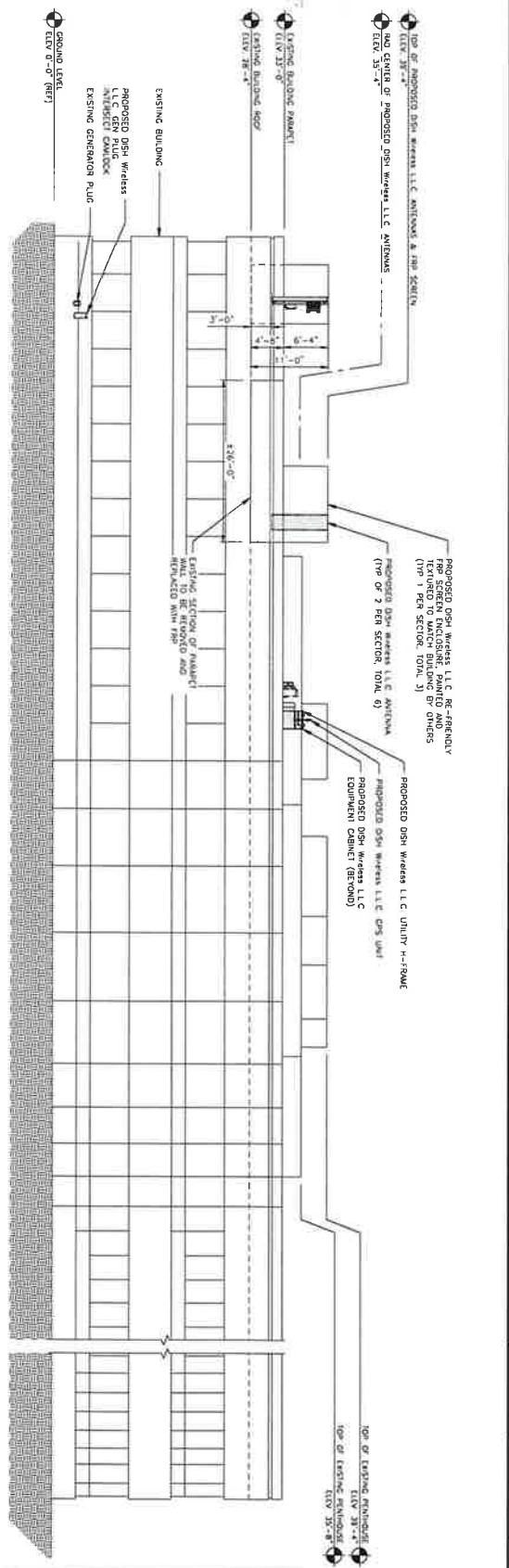
DISH Wireless LLC
PROJECT INFORMATION
LALAX01023C
6287 CARPENTERIA AVE
CARPENTERIA, CA 93013

SHEET TITLE
PARAPET WALL REMOVE
& REPLACE DETAILS

SHEET NUMBER
A-3.1



BUILDING EAST ELEVATION



BUILDING WEST ELEVATION

NOTES

1. CONSTRUCTION SHALL VERIFY ALL DIMENSIONS
2. ANTENNA AND DSH SPECIFICATIONS REFER TO CONSTRUCTION NOTES FOR ALL RF DETAILS
3. FPP SCREEN BOX TO BE PLACED OVER WIND TURBINE OR AIRPORT (TOWER)



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LITTLETON, CO 80120



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0	06/06/2024	ISSUED FOR PERMIT
1	06/12/2024	ISSUED FOR PERMIT

AKK PROJECT NUMBER

LALAX01023C

DSH Wireless LLC
PROJECT INFORMATION
6267 CARPENTERIA AVE
CARPENTERIA, CA 93013

SHEET TITLE

EAST & WEST

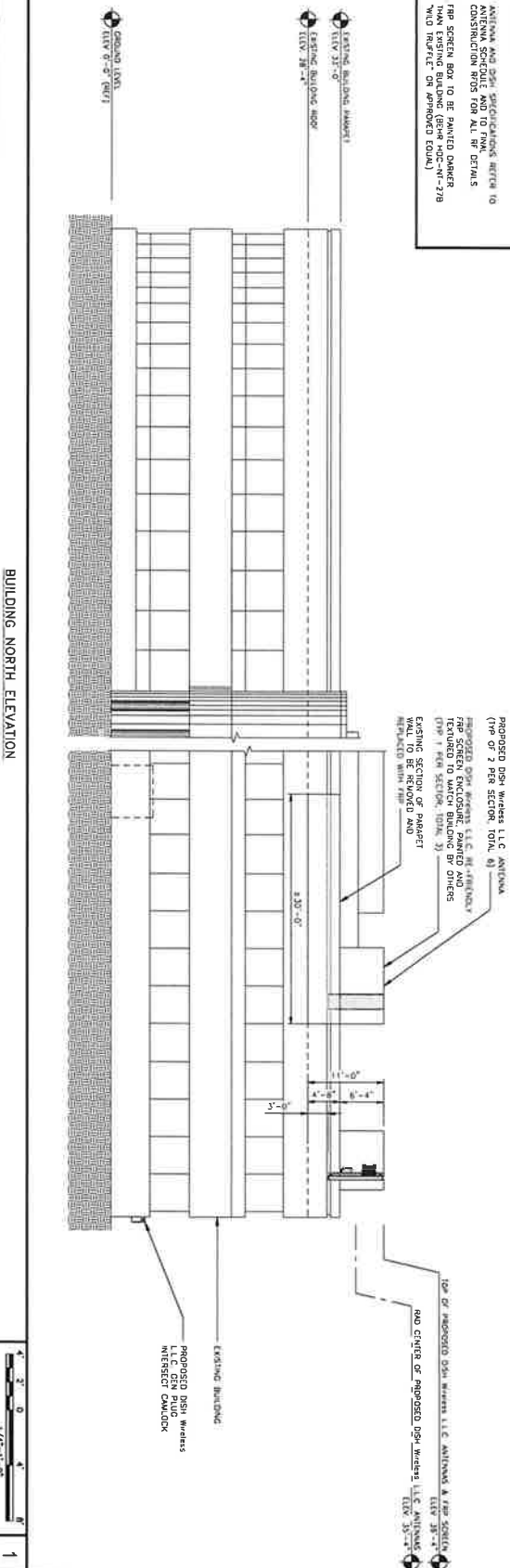
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SHEET NUMBER

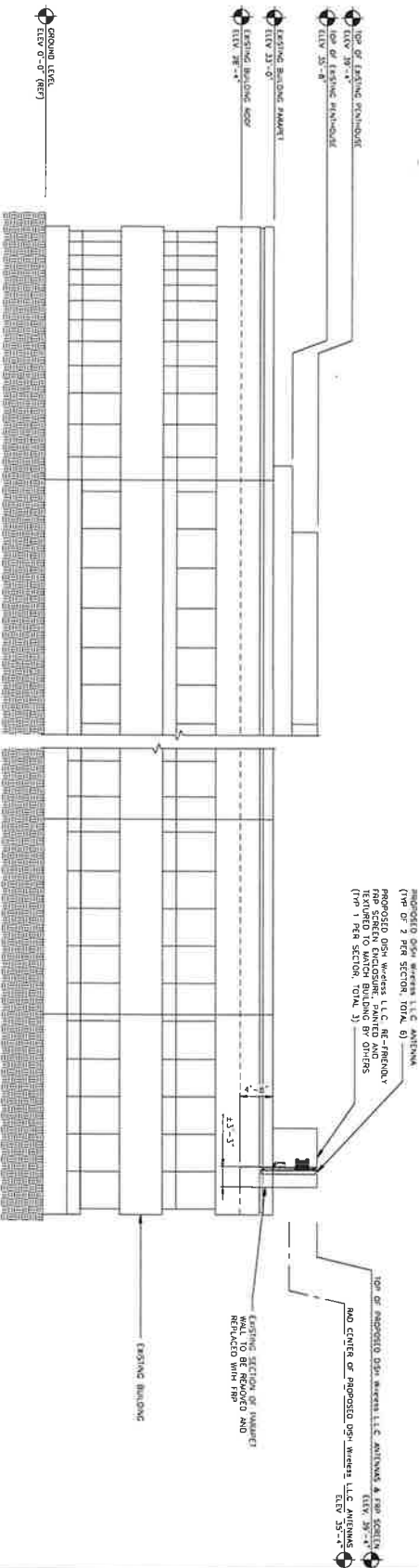
A-4

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS
2. ANTENNA AND DSP SPECIFICATIONS REFER TO CONSTRUCTION NOTES FOR ALL RF DETAILS
3. RF SCREEN BOX TO BE PAINTED ORANGE WITH REFLECTIVE TAPE (SEE SPECIFICATION 218 TWO THICKET OR APPROVED EQUAL)



BUILDING NORTH ELEVATION



BUILDING SOUTH ELEVATION

dish
wireless-

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

MD7

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DATE: 10/26/2021

CONSTRUCTION DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
1	10/26/2021	ISSUE FOR PERMIT

DATE PROJECT NUMBER

LALAX01023C

DISH WIRELESS, L.L.C.

PROJECT INFORMATION

LALAX01023C

6267 CARPENTERIA AVE

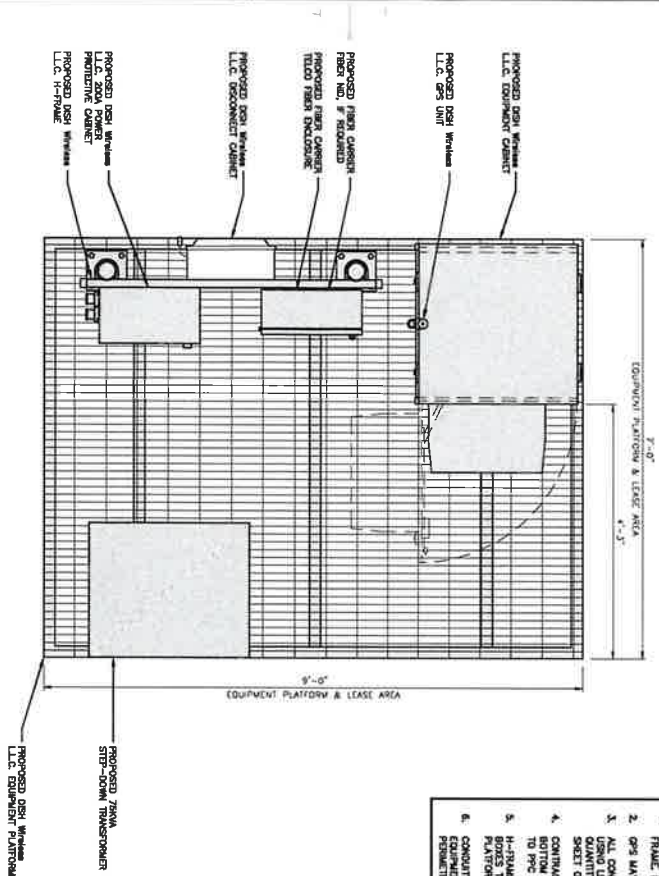
CARPENTERIA, CA 93013

SHEET TITLE

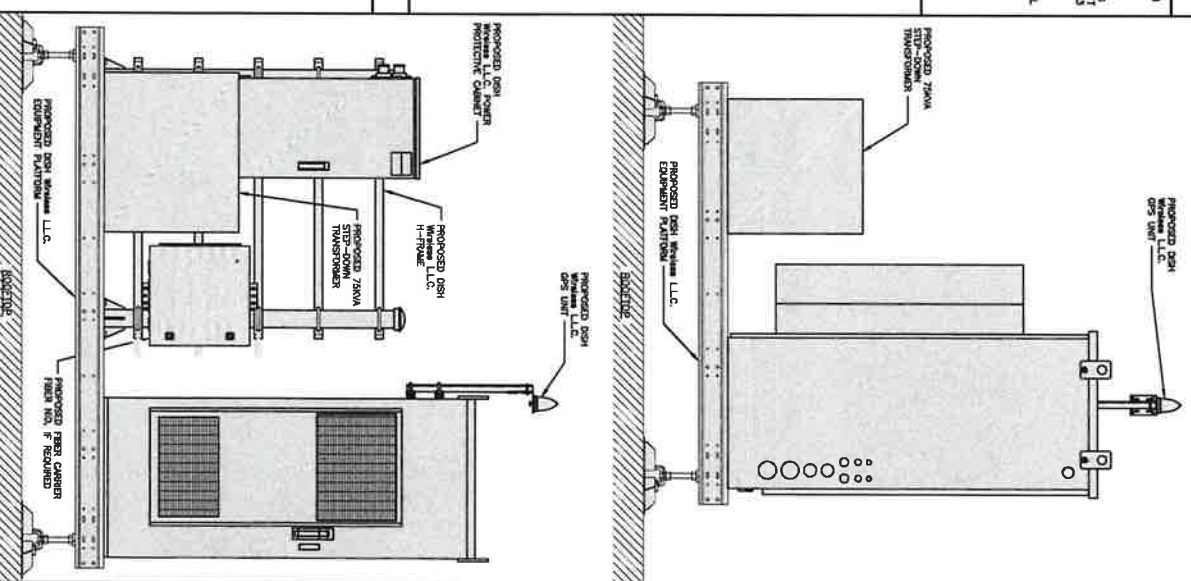
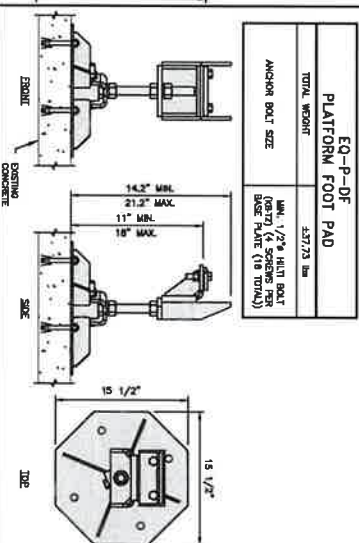
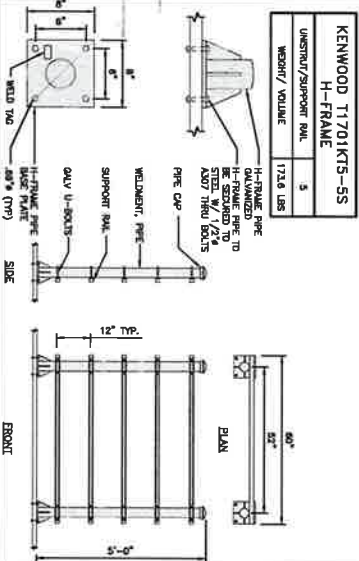
NORTH & SOUTH ELEVATIONS

SHEET NUMBER

A-5



- ## NOTES
1. INITIAL PEGS BASED TO GRATING JUST INSIDE PLATFORM FRAME, NO DRILLING REQUIRED.
 2. OPS MAY BE MOVED TO ICE BRIDGE ON H-FRAME.
 3. ALL CONDUIT TO BE INSTALLED THROUGH PLATFORM GRATING USING LUBRICANTS, BUT, RIGID ON THE CONDUITS, CONDUIT QUANTITY AND SIZES ARE FOR ONE-PILE DRILLING ON E-SHEED OR GSE (NOT PILE DRILLING).
 4. CONDUIT MAY BE PLACED INITIAL CONDUIT HOLES IN BOTTOM OF THE CONDUIT TO MATCH CONDUIT SIZES (SEEKING TO THE MANUFACTURER SPECIFICATIONS).
 5. H-FRAME POSTS ARE STAGGERED TO ALLOW PEGS ON BOXES TO BE INSTALLED CLOSE TO PREFERRED FRAME OF PLATFORM.
 6. CONDUITS FROM PEG/PIER DRILLING CONDUITS TO EQUIPMENT CABINET (ENC) SHALL BE INSTALLED INSIDE PERIMETER OF PLATFORM AND UNDER GRATING.



dish
wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

MD7
MD7, LLC
10590 West Ocean Air Dr.,
Suite 250
San Diego, CA 92130
858 964-7439

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE A LICENSED PROFESSIONAL ARCHITECT, TO ALTER THIS DOCUMENT.		
DRAWN BY:	CHECKED BY:	APPROVED BY:
JJ	FR	NB
RTDS REV #:		C

CONSTRUCTION DOCUMENTS

SUBMITTALS			
REV	DATE	DESCRIPTION	
0	04/04/2024	FOR STUDY FOR REVIEW	
1	10/11/2024	FOR STUDY FOR REVIEW	

DISH Wireless LLC.
PROJECT INFORMATION
LALAX01023C
6267 CARPENTERIA AVE
CARPENTERIA, CA 93013

SHEET TITLE
EQUIPMENT PLATFORM AND
H-FRAME DETAILS

SHEET NUMBER

A-6



MD7, LLC
10590 West Ocean Air Dr.
Suite 250
San Diego, CA 92130
858.964.7439

SUBMITTALS

LALAX01023C

PROJECT INFORMATION

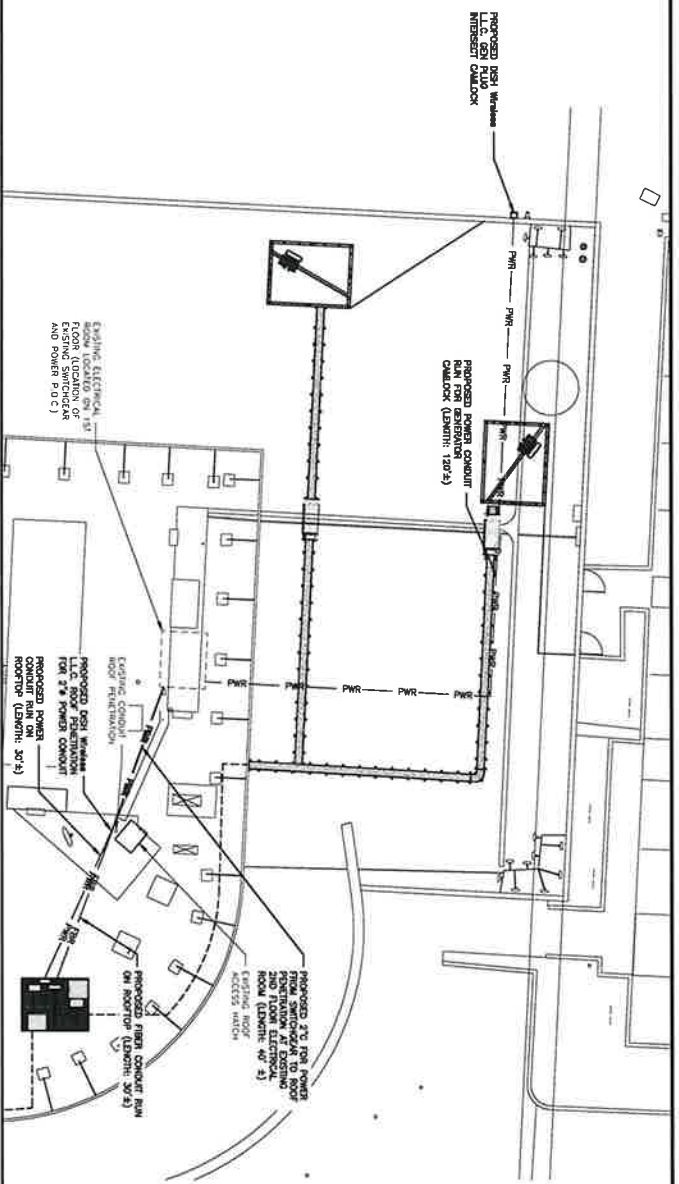
ENIGERIA, CA

EQUIPMENT DETAIL

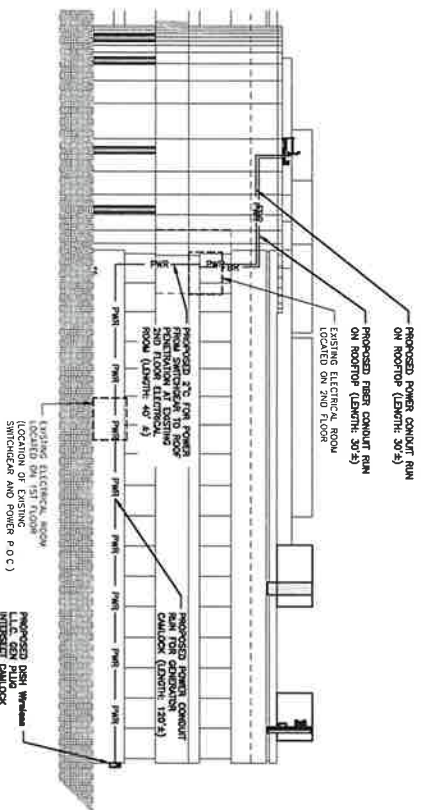
SHEET NUMBER

五





UTILITY ROUTE PLAN



UTILITY ROUTE ELEVATION

2

NOT USED

NO SCALE

5

NOTE

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



MD7, LLC
10590 West Ocean Air Dr.
Suite 250
San Diego, CA 92130
858/964-7439

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DRAWN BY:	CHECKED BY:	APPROVED BY:
JJ	FR	NB

RTDS REV #: 0

**CONSTRUCTION
DOCUMENTS**

SUBMITTALS		
REV	DATE	DESCRIPTION
0	04/04/2014	NOT ISSUED FOR REVIEW
1	10/11/2014	NOT ISSUED FOR REVIEW

ASR PROJECT NUMBER

LALAX01023C

PROJECT INFORMATION

6267 CARPENTERIA AVE
CARPENTERIA, CA 93013

SHEET TITLE
ELECTRICAL/FIBER ROUTE
PLAN AND NOTES

E-1

SIGN TYPES	
TYPE	COLOR CODE PURPOSE
INFORMATION	GREEN "INFORMATIONAL SIGN TO NOTIFY OTHERS OF SITE CHANGES & CORRECT NUMBER AND LOCATION OF POSTING. THIS SIGN IS TO BE USED IN CONJUNCTION WITH THE INFORMATION SIGN. IT SHALL BE PLACED ON EXISTING DISH WIRELESS L.L.C. H-FRAME WITH A SQUARE ATTACH METHOD."
NOTICE	BLUE "NOTICE SIGN TO ADVISE OTHERS OF SITE CHANGES & CORRECT NUMBER AND LOCATION OF POSTING. THIS SIGN IS TO BE USED IN CONJUNCTION WITH THE INFORMATION SIGN. IT SHALL BE PLACED ON EXISTING DISH WIRELESS L.L.C. H-FRAME WITH A SQUARE ATTACH METHOD."
CAUTION	YELLOW "CAUTION SIGN TO ADVISE OTHERS OF SITE CHANGES & CORRECT NUMBER AND LOCATION OF POSTING. THIS SIGN IS TO BE USED IN CONJUNCTION WITH THE INFORMATION SIGN. IT SHALL BE PLACED ON EXISTING DISH WIRELESS L.L.C. H-FRAME WITH A SQUARE ATTACH METHOD."
WARNING	ORANGE/RED "WARNING SIGN TO ADVISE OTHERS OF SITE CHANGES & CORRECT NUMBER AND LOCATION OF POSTING. THIS SIGN IS TO BE USED IN CONJUNCTION WITH THE INFORMATION SIGN. IT SHALL BE PLACED ON EXISTING DISH WIRELESS L.L.C. H-FRAME WITH A SQUARE ATTACH METHOD."

SIGN PLACEMENT:

- IF SIGNAGE PLACEMENT SHALL FOLLOW THE RECOMMENDATIONS OF AN EXISTING LME REPORT, CREATED BY A THIRD PARTY PREVIOUSLY AUTHORIZED BY DISH WIRELESS L.L.C.
- INFORMATION SIGN (GREEN) SHALL BE LOCATED ON EXISTING DISH WIRELESS L.L.C. EQUIPMENT.
- CAUTION SIGN (YELLOW) SHALL BE LOCATED ON EXISTING DISH WIRELESS L.L.C. EQUIPMENT.
- IF THE INFORMATION SIGN IS A METAL SIGN, IT SHALL BE PLACED ON EXISTING DISH WIRELESS L.L.C. H-FRAME WITH A SQUARE ATTACH METHOD.
- IF THE INFORMATION SIGN IS A METAL SIGN, IT SHALL BE PLACED ON EXISTING DISH WIRELESS L.L.C. CONSTRUCTION BARRIER FOR FURTHER INSTRUCTION ON HOW TO PROCEED.

NOTES:

1. FOR DISH WIRELESS L.L.C. LOGO, SEE DISH WIRELESS L.L.C. DESIGN SPECIFICATIONS (PROVIDED BY DISH WIRELESS L.L.C.)
2. SITE ID SHALL BE AFFIXED TO SIGNS USING "LASER ENGRAVING" OR ANY OTHER WEATHER RESISTANT METHOD (DISH WIRELESS L.L.C. APPROVAL REQUIRED)
3. TEXT FOR SIGNS SHALL INCLUDE CORRECT SITE NAME AND NUMBER AS PER DISH WIRELESS L.L.C. CONSTRUCTION BARRIER RECOMMENDATIONS.
4. CORNER/SHIELDER WARNING APPLICATION REQUIRES ANOTHER PLATE AFFIXED TO THE FACE OF THE CORNER WITH WATER PROOF POLYURETHANE ADHESIVE
5. ALL SIGNS WILL BE SECURED WITH EITHER STAINLESS STEEL ZIP TIES OR STAINLESS STEEL TIECH SCORERS
6. ALL SIGNS TO BE 8.5"x11" AND MADE WITH 6061" OF ALUMINUM MATERIAL.

INFORMATION

This is an access point to an area with transmitting antennas.

Obey all signs and barriers beyond this point.
Call the DISH Wireless L.L.C. NOC at 1-866-624-6874

Site ID: _____

THIS SIGN IS FOR REFERENCE PURPOSES ONLY

NOTICE



Transmitting Antenna(s)

Radio frequency fields beyond this point **MAY EXCEED** the FCC Occupational exposure limit.

Obey all posted signs and site guidelines for working in radio frequency environments.

Call the DISH Wireless L.L.C. NOC at 1-866-624-6874 prior to working beyond this point.

Site ID: _____

THIS SIGN IS FOR REFERENCE PURPOSES ONLY

CAUTION



Transmitting Antenna(s)

Radio frequency fields beyond this point **MAY EXCEED** the FCC Occupational exposure limit.

Obey all posted signs and site guidelines for working in radio frequency environments.

Call the DISH Wireless L.L.C. NOC at 1-866-624-6874 prior to working beyond this point.

Site ID: _____

THIS SIGN IS FOR REFERENCE PURPOSES ONLY

WARNING



Transmitting Antenna(s)

Radio frequency fields beyond this point **MAY EXCEED** the FCC Occupational exposure limit.

Obey all posted signs and site guidelines for working in radio frequency environments.

Call the DISH Wireless L.L.C. NOC at 1-866-624-6874 prior to working beyond this point.

Site ID: _____

THIS SIGN IS FOR REFERENCE PURPOSES ONLY



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



MD7, LLC
10590 WEST OGDEN AV. DR.
SAN DIEGO, CA 92130
858 964 7438

CONSTRUCTION DOCUMENTS

REV	DATE	DESCRIPTION
0	06/04/2014	NEW SHIELD FOR REVIEW
1	10/17/2014	NEW SHIELD FOR REVIEW

446	PROJECT NUMBER
LALAX01023C	
DISH WIRELESS L.L.C.	PROJECT INFORMATION
LALAX01023C	
6267 CARPENTERIA AVE	
CARPENTERIA, CA 93013	

SHEET TITLE
RF SIGNAGE
SHEET NUMBER
GN-2

Attachment B
Photosimulations

Dish Wireless Communications Facility
(6267 Carpinteria Avenue)
Final ARB Review
January 16, 2025



LALAX01023C - PROCCORE HQ

6267 CARPINTERIA AVE., CARPINTERIA, CA 93013

VIEW 1



LOCATION



EXISTING LOOKING SOUTH



PROPOSED LOOKING SOUTH



LALAX01023C - PROCCORE HQ

6267 CARPINTERIA AVE., CARPINTERIA, CA 93013

VIEW 2



LOCATION



EXISTING LOOKING SOUTH



PROPOSED LOOKING SOUTH

LALAX01023C - PROCCORE HQ

6267 CARPINTERIA AVE., CARPINTERIA, CA 93013

VIEW 3



LOCATION



EXISTING LOOKING SOUTHEAST



PROPOSED LOOKING SOUTHEAST



LALAX01023C - PROCCORE HQ

6267 CARPINTERIA AVE., CARPINTERIA, CA 93013

VIEW 4



LOCATION



EXISTING LOOKING EAST



PROPOSED LOOKING EAST



LALAX01023C - PROCCORE HQ

6267 CARPINTERIA AVE., CARPINTERIA, CA 93013

VIEW 5



LOCATION



EXISTING LOOKING WEST



PROPOSED LOOKING WEST



LALAX01023C - PROCCORE HQ

6267 CARPINTERIA AVE., CARPINTERIA, CA 93013

VIEW 6



LOCATION



EXISTING LOOKING NORTHEAST



PROPOSED LOOKING NORTHEAST



LALAX01023C - PROCCORE HQ

6267 CARPINTERIA AVE., CARPINTERIA, CA 93013

VIEW 7



LOCATION



EXISTING LOOKING NORTHEAST



PROPOSED LOOKING NORTHEAST

LALAX01023C - PROCORE HQ

6267 CARPINTERIA AVE., CARPINTERIA, CA 93013

VIEW 8



LOCATION



EXISTING LOOKING WEST



PROPOSED LOOKING WEST

Attachment C
ARB Meeting Minutes from August 15, 2024

Dish Wireless Communications Facility
(6267 Carpinteria Avenue)
Final ARB Review
January 16, 2025

ACTION MINUTES

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

ROLL CALL

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

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

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

PUBLIC COMMENT: None

PROJECT REVIEW

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

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

Ex Parte Communications Disclosure: None

Staff Comments:

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

Applicant Comments:

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

Public Comments:

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

Boardmember Discussion:

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

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

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

VOTE: 3-0

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

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

Ex Parte Communications Disclosure: None

Staff Comments:

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

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

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

Applicant Comments:

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

Public Comments:

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

Boardmember Discussion:

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

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

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

VOTE: 3-0

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

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

ACTION MINUTES

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

ROLL CALL

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

Boardmembers absent: None

OTHERS PRESENT: Approximately 65 members of the public; Director, Nick Bobroff.

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Project: Surfliner Inn, Project 23-2254-DP/CUP/CDP/ARB
Address: 399 & 499 Linden Avenue
Applicants: R. W. Hollis, Jr., Manager, 499 Linden Managers, LLC
Planner: Brian Banks

Request of R. W. Hollis, Jr., Manager, 499 Linden Managers, LLC, to consider Project 23-2254-DP/CUP/CDP/ARB for preliminary review of a proposal to construct a new 36-room hotel with a manager's unit, restaurant, and visitor center at 499 Linden Avenue (City Parking Lot #3), and construction of a new surface public parking lot on the vacant City-owned lot between the Union Pacific Railroad (UPRR) corridor and Amtrak Carpinteria Train Station to the north and The Spot restaurant and unpaved parking area to the south ("Parking Lot #4"). The proposed hotel would be located nearest the Linden Avenue/Fifth Street intersection with the remainder of the parcel consisting of 46 parking spaces. The new 93 space public parking lot (Parking Lot #4) would include public restrooms and coastal trail improvements, and would be accessed from Linden Avenue with emergency access provided from Elm Avenue. The project also includes new landscaping and stormwater improvements.

Ex Parte Communications Disclosure: Chair Stein attended a public informational meeting by the applicant on the Surfliner Inn project. No other Boardmembers had any ex parte communications to disclose.

Staff Comments:

Brian Banks provided a presentation outlining the current review process, role of the ARB as advisory to the Planning Commission / City Council, and next steps in the discretionary review process including preparation of an EIR and subsequent review by the Planning Commission or City Council on appeal. Brian then commenced with a presentation of the project including revised project description details, project setting, overview of the project plans, review of the story pole photographs, and a summary of the plan updates in response to the previous comments at the November 2020 joint City Council / Planning Commission / Architectural Review Board conceptual review meeting. Brian

concluded his presentation with an analysis of the proposed parking details and consistency of the project with the municipal code requirements and General Plan design policies, and asked for the Board's comments in the following issue areas:

- Consistency with applicable City development regulations
- Building architecture and design
- Landscape and hardscape design
- Exterior lighting
- Compatibility with Community Design Policies & Overall “small beach town” character

Brian proceeded to answer questions from the Board regarding the zone district setback requirements, the project parking study and previous Walker Associates Downtown Parking Study, the applicability of Assembly Bill 2097 (parking reduction not applicable to hotel projects), and clarification that the previously considered solar canopy over a portion of the project site is no longer proposed.

Applicant Comments:

The project architect, Clay Aurell, provided a brief presentation including drone photos of the story pole installation and revisions to the project since the November 2020 joint conceptual review meeting. The project landscape architect, Courtney Jane Miller, then provided a brief presentation on the overall landscape design, including the proposed tree and plant species, and hardscape design.

Mr. Aurell and Ms. Miller then responded to various questions of the Board and provided clarifications on various aspects of the project plans related to setbacks, access to trash areas for pickup, coordination with Amtrak/Union Pacific Railroad, parking lot design, and other aspects of the project design.

In response to Board questions related to potential sound impacts for hotel guests considering the project location immediately adjacent to the railroad corridor, applicant Whitt Hollis clarified that a Noise and Vibration Study was prepared for the proposed project.

Public Comments:

34 written comments were received via the City's online “eComment” and public comment email systems in advance of the ARB meeting. These written comments were provided by email to the ARB members in advance of the meeting and printed copies were distributed to the ARB members at the meeting. These comments are part of the public record and copies are on file with the Community Development Department. The written comments are summarized as follows:

Deborah Dentler & Tony Segall – Supports; appropriate and attractive design

Patty Hill – Supports; brighten overall look of Linden Ave. and attract year-round visitors

DeEtte Lamar – Supports; appropriate mass and scale, improve underused section of commercial area

Julie Manners – Opposed; should not use City land and use profit to increase staff wages and pensions

Chad Moore – No position; comments related to energy use (solar, EV charging, no natural gas)

Matt Roberts – Supports; pedestrian oriented, new parking and revitalization of downtown

Jamie Balch-Collins – Supports; respectful design, supports the local economy

Christine Culver – Opposed; should not use City land; parking concerns, design out of scale

Hayley Fedders – Supports; more parking than existing, generates funds for City, design appropriate

John Gobbell, Jr. – Supports; fits character of neighborhood, hotel better than STRs (housing relief)

Anonymous – Opposed; scale and size not in keeping with location

Anonymous – Opposed; (no other comments provided)

Loren & Carly Bass – Supports; good use of lot, adds centrally located lodging option, modest design
Christie Boyd – Supports; beneficial to downtown, appropriate architecture and size
Eduard Van Wingerden – Supports; right size and will improve neighborhood
André Luthard – Supports; provides lodging options and revenue, compatible design and location
Sandra Moreno – Supports; benefit to neighborhood and business community, adds parking
Linda Short – Opposed; parking impacts and traffic safety, noise impacts, size is too large
Sarah Aresco Smith – Supports; modest scale, will be an economic driver
SB South Coast Chamber – Supports; modest and appropriate design, provides economic benefits
Denise Speer – Supports; thoughtful design and appropriate location
Jim Taylor – Supports; benefit to downtown and City revenue, supports businesses

Xy VanAntwerp – No position; provided information on Global Ecotourism Network as a guide to assessing project with respect to principles of environmental stewardship, community benefit, and long-term economic viability
Winfred Van Wingerden – Supports; design fits community
Kyle Zuvella – Supports; appropriate design for downtown, supports local businesses
Anonymous – Opposed; traffic congestion and parking
Gary Campopiano – Opposed; size and scale too large, parking Lot 4 location dangerous, water and energy use
Anonymous – Opposed; rooftop use, traffic and parking, view and noise impacts
Charley Beals – Opposed; view impacts
Anonymous – Opposed; should build affordable housing, focus on what locals need
Anonymous – Opposed; commercializes uniqueness of City and adds traffic, should be housing or businesses for locals
Welty & Graf Families – Supports; height appropriate, adds vitality and benefits businesses
Anonymous – Opposed; view and traffic impacts, might support if STRs were limited to free up housing
Anonymous – Opposed; parking and traffic impacts, water use, tree removal

32 public commenters spoke at the meeting, and their comments are summarized as follows:

Tina Frontado – Supports; exceptional design, supports tourism and local economy, eco-conscious
Anne Fraser – Opposed; objects to height and mass, view blockage, water use
Ben Anderson – Supports; respectful size, rooftop bar and pool great amenities for downtown
Jayne Burton – Opposed; need to better depict Lot 4 parking layout, view impacts
Eileen Marcussen – Opposed; inappropriate and massive design, questions economic benefit, traffic and parking concerns
Stephen Marcussen – Opposed; converts open space to parking, trail relocation, restroom attractive nuisance in residential neighborhood
Amy Orozco – Opposed; conjunctive parking not a good plan and will lead to shortage, tree removal not eco-friendly
Kristin Larson – Opposed; drainage concerns with Lot 4 increased impervious surfaces and impacts on beach neighborhood residences
Sue Skenderian – Opposed; project sets precedent, already have 6 hotels in town and campgrounds/STRs, hotel will change small town feel
Rosa Markolf – Opposed; “abominable/horrible,” too large, Lot 4 access bad, doubtful of revenue generation for City, lighting impacts

Jason Rodriguez – Supports; existing trees already block views and project won't impact, change can be good and vibrant community needs to evolve

Xy Van Antwerp – Opposed; not eco-friendly ("greenwashing"), not compatible with GP/CLUP, water use, private use of City parking lot, congestion and traffic impacts

Lisa Patsch – Opposed; safe access to/from Beach Neighborhood already challenging, Lot 4 would add to challenges especially if evacuating from Beach Neighborhood, no other public parking abuts residences

Victor Garza – Opposed; parking falls short of City zoning requirements and will result in spillover to residential areas, Lot 4 entrance will result in gridlock and safety issues

Roland Picard – Supports; "nice project," will result in revenue, jobs and benefits businesses, improves public parking

Kika Hutchings – Opposed; 10-year drought, where will water come from?

Jessica Clark – Supports; location supports businesses, and prevents sprawl, good design and fits neighborhood

Michael Sipiora – Opposed; story poles show project is too big, doesn't conform to scale and character of City per GP

Rudy Gomez – Supports; City is "ice cream sundae" and project is "cherry on top"

Ricardo Casteneda – Opposed; small town will disappear if approved, small business won't be able to afford rent, traffic and parking impacts, tourists show no respect to town, project doesn't belong here

Gary Campopiano – Opposed; provided photos of story poles to ARB members

Leslie Gascoigne – Opposed; noise, traffic and lighting impacts incompatible with Beach Neighborhood, gridlock and safety concerns

Terry Wheeler-Schriener – Opposed; Lot 4 access from Linden Ave. dangerous, need another access at Holly or Elm Street

Stephen Meade – Supports; Project 2020 important visioning document that called for developing Lot 3, won't be perfect for everyone, need to find compromise

Amrita Salm – Opposed; not compatible with General Plan, size, bulk and scale too large, changes are negligible, need affordable housing instead, uncertain revenue, Lot 4 near residences sets precedent

Bart Dickens – Opposed; project over 30 ft height limit, City staff is "selling" developer's project

William Bishop – Opposed; too big and doesn't fit neighborhood, developers trying to get everything they can, Lot 4 design not good and needs turnaround, Oak trees not appropriate for parking lots

Annie Sly – Opposed; story poles show project overbuilt, Concept review consensus was that project was too big and insignificant changes to address, new development should be consistent with General Plan policies related to projects conforming to scale and small-town character and that shall not be detrimental to community

Terry Huggins – Supports; great project, scale and character fits, existing hotels not in walking distance to beach, will bring people in town outside of summer season

Luci Rogers – Opposed; wants community to stay cohesive in spirit even if we differ on projects, need to focus on residents instead of tourists, if site developed should be lower income senior housing, Via Real hotel already coming, don't need more rooftop decks

Alan Koch – Opposed; is really two projects – hotel and new Lot 4, need to hear from City representatives regarding Lot 4 and City needs to own up to Lot 4 design and access issues

Lorraine McIntyre – Supports; economic and vitality reasons that help support City services, beautiful design, can't expect there to be no change in community, existing trail design meant to be temporary

Boardmember Discussion: The ARB Boardmember were asked to provide separate comments in each issue area identified in the staff report and staff presentation:

Consistency with applicable City development regulations

Boardmember Johnson commented that the project has been through extensive review already and the issues have been resolved, adding that the project wouldn't be at the ARB for preliminary review if it wasn't consistent with the applicable development regulations.

Vice Chair Blakemore commented that the project has come back reduced in scale and intensity and is less "maxed-out." She added the project is logistically and visually smaller, and with more articulation in the design with no requested modifications to the setbacks.

Chair Stein agreed with Vice Chair Blakemore's comments and noted that the project meets the regulations, has been reduced in size, and is heading down the right path.

Boardmember Little agreed with most of the previous comments, but commented that the project is still a little too large for the area and could use some reductions. Boardmember Little indicated that the project appears to meet the required development standards.

Boardmember O'Connor commented that he respected the previous interpretations from decision-makers, however he struggles with little nuances related to setbacks, intensity and lot coverage. Boardmember O'Connor further commented that an applicant does not have to just follow the rules but can instead do the right thing. He cautioned that the Amtrak platform is going to change and encouraged working with the railroad representatives. Despite supporting the project in general, Boardmember O'Connor had major safety concerns with the design of southeast portion of the hotel site.

Building architecture and design

Boardmember Johnson appreciated that the project steps back from the street, and appreciated the architectural animation and reduced scale. He further commented that the project would be the smallest hotel in the City and it would not take up too much space along Fifth Street. Boardmember Johnson added that he had no concerns with the proposed patio along Linden Avenue, but would like to see more animation in the front elevation facing Fifth Street and potentially pushing out the hip roof for a more residential scale. Boardmember Johnson concluded by noting that there are plenty of other two-story projects in the area and that the "Carp Cod" architectural design is successful.

Vice Chair Blakemore commented that she agreed with the comments shared by Boardmember Johnson.

Chair Stein commented that he appreciated the design intent to emulate the original train depot such as the proposed hip roofs but indicated the design could use more detailing, like knee braces around the eaves. He further commented that the use of horizontal tongue and groove siding, and painting the body of the building in the original yellow color, would relate better to the architectural character of the original depot building.

Boardmember Little commented that he liked the architectural style and indicated that the project brings sophistication and style that is lacking in the existing hotels along Carpinteria Avenue. While Boardmember Little liked the architectural style and materials, he indicated that he would like to see the hotel downsized a bit and was not sure about the proposed rooftop amenities so close to a residential neighborhood.

Boardmember O'Connor commented that he liked the overall architecture, but was not sure about the stacked stone accents and wondered if a different material should be considered. He added that it would be helpful to better understand how the rooftop deck walls and railing relate to head height for privacy reasons. He also questioned whether so much rooftop area is needed and if reduced, the area could be pulled-in to increase the setbacks. Boardmember O'Connor concluded his comments by indicating that the lighting plans were hard to comment upon and the project elevations lacked information on the finished floor height.

Landscape and hardscape design

Boardmember Johnson commented that the more trees provided; the better, and that appropriate trees should be selected for the parking lots. He further commented that Lot 4 could use more landscaping and that it needs a dedicated turnaround area at the end.

Vice Chair Blakemore expressed concerns with the design of parking Lot 4. She asked the applicant to check the water table which could impact the proposed Oak tree plantings in the parking lot areas. She further commented that she doesn't like dead-end parking lots but doesn't think access to Elm Avenue is good either. Vice Chair Blakemore asked the applicant to consider a wall along the southern boundary of Lot 4 which could be "greened up" with plantings, and requested a more fully developed planting plan with plant spacing information, but expressed support for the overall landscape concept and plant list. She concluded her comments by indicating that she'd like to see more "instant gratification" in terms of landscape screening and softening, that the large Torrey Pine tree is an exciting idea, and that a 6 ft width is not out of the ordinary for a path/trail.

Chair Stein agreed with Vice Chair Blakemore that a sound wall with plantings at the southern boundary of Lot 4 should be added, and that more trees would be a good idea. He further commented that other parking lot layouts for Lot 4 with access to Holly or Elm Avenue should be studied. Chair Stein concluded by commenting that a 6 ft. wide trail is not out of the ordinary.

Boardmember Little appreciated retaining the large trees along Fifth Street and would like the Eucalyptus trees along Linden Avenue to be retained to help reduce the visual mass of the building. He would also like the Firewheel trees along the platform to be retained, if possible. Boardmember Little concluded his comments by stating that if the rooftop deck portion of the project is retained, the applicant should use planters to provide safety from the roof edge and to discourage children from climbing.

Boardmember O'Connor asked the applicant to consider the width of the Linden Ave. sidewalk to keep it functional because the proposed Palm trees along Linden make for a crowded sidewalk. He concluded his comments by stating that the Firewheel trees in Lot 3 should be saved.

Exterior lighting

Boardmember Johnson commented that the overall lighting plan is acceptable and that the chosen fixtures are appropriate (low wattage with shielded bulbs), but that only one light fixture should be used at each door instead of the two fixtures as proposed. He added that the parking lot lighting should provide safety, but the lighting should be as low as possible. Boardmember Johnson concluded his comments by stating that the rooftop deck light levels should be kept low as well, and that uplighting should be avoided.

Vice Chair Blakemore agreed with Boardmember Johnson's comments, but noted that the photometric plans are hard to read. She commented that while the light fixtures are appropriate, the number of fixtures on the building face could be reduced by half.

Chair Stein agreed with Boardmember Johnson and Vice Chair Blakemore's lighting comments, indicating that "less is more," and that the lowest light wattage should be used while still providing safety. Chair Stein commented that the proposed light fixtures looked good.

Boardmember Little agreed with the previous Boardmember comments and indicated that the fixtures are appropriate.

Boardmember O'Connor commented that the power pole on Fifth Street should be replaced with a nice light pole.

Compatibility with Community Design Policies & Overall "small beach town" character

Boardmember Johnson referred to his previous comments regarding consistency with the development regulations, architecture, landscaping and lighting, and commented that the overall project is compatible with the neighborhood. He concluded his comments by stating that he generally likes the design's animation and that a few details should be added to improve the building's character and reference to history.

Vice Chair Blakemore commented that the site is an entirely reasonable location for a hotel and the proposed project is compatible in terms of its size, bulk, and scale. Vice Chair Blakemore noted that the proposed project is smaller than the warehouses across the street and the proposed architecture and details fit well with other buildings in the area.

Chair Stein commented that the project fits the neighborhood and noted that there are taller homes in the Beach Neighborhood than the proposed hotel. Chair Stein did not have any safety concerns with the proximity to the railroad crossing and noted that the project is intended to support alternative transportation by having hotel guests use the train to stay at the hotel.

Boardmember Little expressed overall support for having a boutique hotel at the location, and that while he understood the concerns of some in the community, he believes it will be a great asset and the hotel will support local businesses.

Boardmember O'Connor commented that he respects the previous decisions regarding the project and supports the project, overall. However, he has grave concerns with the southeast corner of the project

and would like to see that portion of the project redesigned to better address safety considering the proximity to the railroad corridor.

ACTION: Motion by Vice Chair Blakemore, seconded by Boardmember O'Connor to recommend preliminary approval to the Planning Commission with the following comments:

- Further study is needed regarding safety at the southeast corner;
- Further landscape plan development is needed;
- Further detailing on site lighting is needed;
- Further study of the 5th Street massing is needed; and
- Further study of parking Lot 4, including potential addition of sound wall at southern boundary and additional landscaping is needed.

VOTE: 5-0

OTHER BUSINESS: None

CONSENT CALENDAR:

2) Action Minutes of the Architectural Review Board Meeting of November 14, 2024.

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

VOTE: 5-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: Nick Bobroff advised the Boardmembers that the nomination of the ARB Boardmembers by the City Council will happen in January and reminded the Boardmembers to submit their applications for City Council consideration if they wish to continue serving on the Board.

ADJOURNMENT

Vice Chair Blakemore adjourned the meeting at 9:04 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, January 16, 2024. All Boardmembers present expect to attend.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board