



Architectural Review Board Meeting Agenda

Thursday, February 13, 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:

Amy Blakemore
Richard E. Johnson
Richard Little
Patrick O'Connor
Lisa Woolf

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.

ELECTION OF CHAIR AND VICE CHAIR

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

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

2. Project: The Palms Renovation, Project 24-2303-DP/CDP/ARB
Address: 701 Linden Avenue
Applicants: Laurel Perez, agent for 701 Linden LLC
Planner: Brian Banks

Hearing on the request of Laurel Perez, agent for 701 Linden LLC, to consider Project 24-2303-DP/CDP/ARB for final review of an interior and exterior renovation of the "Palms" building and conversion of a portion of the roof to a covered bar and uncovered lunge area. The project would include a restaurant and market/café retail area on the ground floor, a banquet/event space on the second floor, and a bar and dining area on the roof. The project includes replacement of the non-original first floor addition along the Linden Avenue frontage with a covered patio dining area, removal of an existing stairway on the Seventh Street frontage, partial demolition and renovation of the existing stairway at the rear of the building, the addition of an elevator, and new and renovated landscaping. The maximum height of the rooftop bar trellis roof would reach 31 feet-eight inches, with an overall building height to the top of the elevator tower reaching 36 feet-10 inches. The resultant building would have a floor area of approximately 9,949 square feet and ground floor and rooftop patio areas totaling approximately 2,909 square feet. A total of 9 parking spaces would be provided. The property is a 11,453 square foot parcel zoned Central Business (CB), and shown as APN 003-311-007, addressed as 701 Linden Avenue.

OTHER BUSINESS

CONSENT CALENDAR

3. Action Minutes of the Architectural Review Board Meeting of January 16, 2025.

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, February 27, 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, February 6, 2025 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 February 13, 2025**

Agenda Item #1

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

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

Planner: Syndi Souter

Project Review: ☐ Conceptual
 ☐ Preliminary
 ☒ Final

PROJECT DESCRIPTION

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

Final plans are included as Attachment A. Note that the civil sheets included in the plan set have not been updated to reflect the lower finished floor elevations or hardscape as proposed in the current design.

PROJECT HISTORY

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

The Board's comments on the conceptual proposal related primarily to reducing the size, bulk, and scale of the proposal with direction to relocate the second story over the central portion of the ground floor in the typical "wedding cake" fashion. Other comments included exploring a split-level design, reducing the plate heights to reduce the overall height, and eliminating the large

windows so that the residence would not look like a lighthouse at night. The Board encouraged the applicant to review the design guidelines and listen to their neighbors' comments for a smoother process should the project move forward.

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

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

On July 11, 2024, the project returned to the ARB for continued preliminary review with a revised design that addressed most of the prior comments. The revised design had a lower overall height accomplished by lowering the plate heights, lowering the finished floor elevations, and lowering the roof pitch. Additionally, the front entry was redesigned, tall hedges were proposed along the sides of the property, gravel cutouts were added under the olive trees, an outdoor lighting plan was included, and the proposed materials were revised to incorporate black siding with gray stone accents and a corrugated metal roof. The applicant did not reduce the size of the windows as part of the revisions.

At that meeting, one neighbor spoke in support of the project during the public comment period and one public comment letter was submitted in opposition to the project. The ARB was pleased to see the efforts that the applicant had made to reduce the height of the proposed residence. However, the Board continued to have concerns about the non-residential scale of the windows, the black stain color for the siding, the design of the roof overhangs, night light spillover, landscaping plants for privacy, and the exterior lighting. The Board voted 3-1 to recommend preliminary approval with comments to the Community Development Director.

The Community Development Director considered the ARB's recommendation and approved the project on September 17, 2024 with the following comments to be addressed:

- The exterior body of the residence should be a lighter color, such as gray,
- The windows should be reduced in size to a more residential scale,
- Consider incorporating a variety of exterior finishes on the sides of the residence to break up the long walls,
- Consider a gable roof over the recessed trash can area on the eastern side of the residence and extending the roof overhangs on the south elevation,

- Choose a residential type of pathway light rather than the bollard lights, and
- Add additional vertical landscaping along the rear property line to soften views, contain nighttime light, and increase privacy.

The approval was subject to a local 10-day appeal period and a second 10-business day appeal period with the California Coastal Commission. No appeals were filed during either appeal period, and the approval was final on October 22, 2024.

The September 29, 2022, August 17, 2023, and July 11, 2024 ARB Meeting Minutes are included as Attachment B, and excerpted sheets from the Revised Preliminary Plans are included as Attachment C.

PROJECT ANALYSIS

The plans have been updated for final review in response to the ARB's recommendation and Director's approval comments. The changes are summarized below:

1. The color of the exterior siding has been changed to a weathered gray (see Sheet A3.3);
2. The windows facing the street and at the rear of the second story have been reduced in size with a thick center post and beam added (see Sheets A3.0, A3.1, and A3.2);
3. The roof overhangs at the front and rear of the residence have been extended from 2.33-feet to 3.19-feet at the deepest points (see Sheets A1.1 and A1.2);
4. The bollard lights have been eliminated and new path lights are proposed (see Sheet L-4);
5. The low grasses at the rear of the residence have been replaced with Deergrass (*Muhlenbergia rigens*), which grows up to a height of four to five feet (see Sheet L-2);
6. Door and Window Schedules have been prepared (see Sheet A0.3); and
7. Architectural Details have been prepared (see Sheets A6.0, A6.1, and A6.2).

The applicant's written response to the comments is included in Attachment D, and the cut sheets for the proposed exterior light fixtures are in Attachment E.

Staff has reviewed the updated plans and feel that the comments have been adequately addressed for final review. Overall, staff is supportive of the project as proposed.

The Board should comment on the architectural style, glazing, fenestration, colors and materials, exterior lighting, and neighborhood compatibility of the final design for the residence.

SUMMARY OF ISSUES

- Window sizes and locations;
- Proposed exterior light fixture, including night-sky compliance;
- Night lighting and proposed lighting plan;
- Architectural style and materials; and
- Neighborhood compatibility.

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- Minutes from the 9/29/22, 8/17/23, and 7/11/24 ARB Meetings

Attachment C- Excerpted Sheets from the Revised Preliminary Plans (Superseded)

Attachment D- Applicant's Responses to Comments

Attachment E- Proposed Exterior Light Fixtures & Specifications

Attachment A
Final Plans

Pfaff New Residence
Project #23-2209-ARB/CDP
Final ARB Review
February 13, 2025



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

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

SIDG+
 Staff design group / SDC Design + Development
 433 Cypress Avenue / Hermosa Beach, CA / 90254
 (310) 316-9397

**NOT FOR
CONSTRUCTION**

DATE	01/17/15
PHASE	PRELIMINARY SCHEMATIC
PROJECT NUMBER	Project No. 2022.02

NAME	DATE	DESCRIPTION
PROJECT NAME		

Pfaff Residence

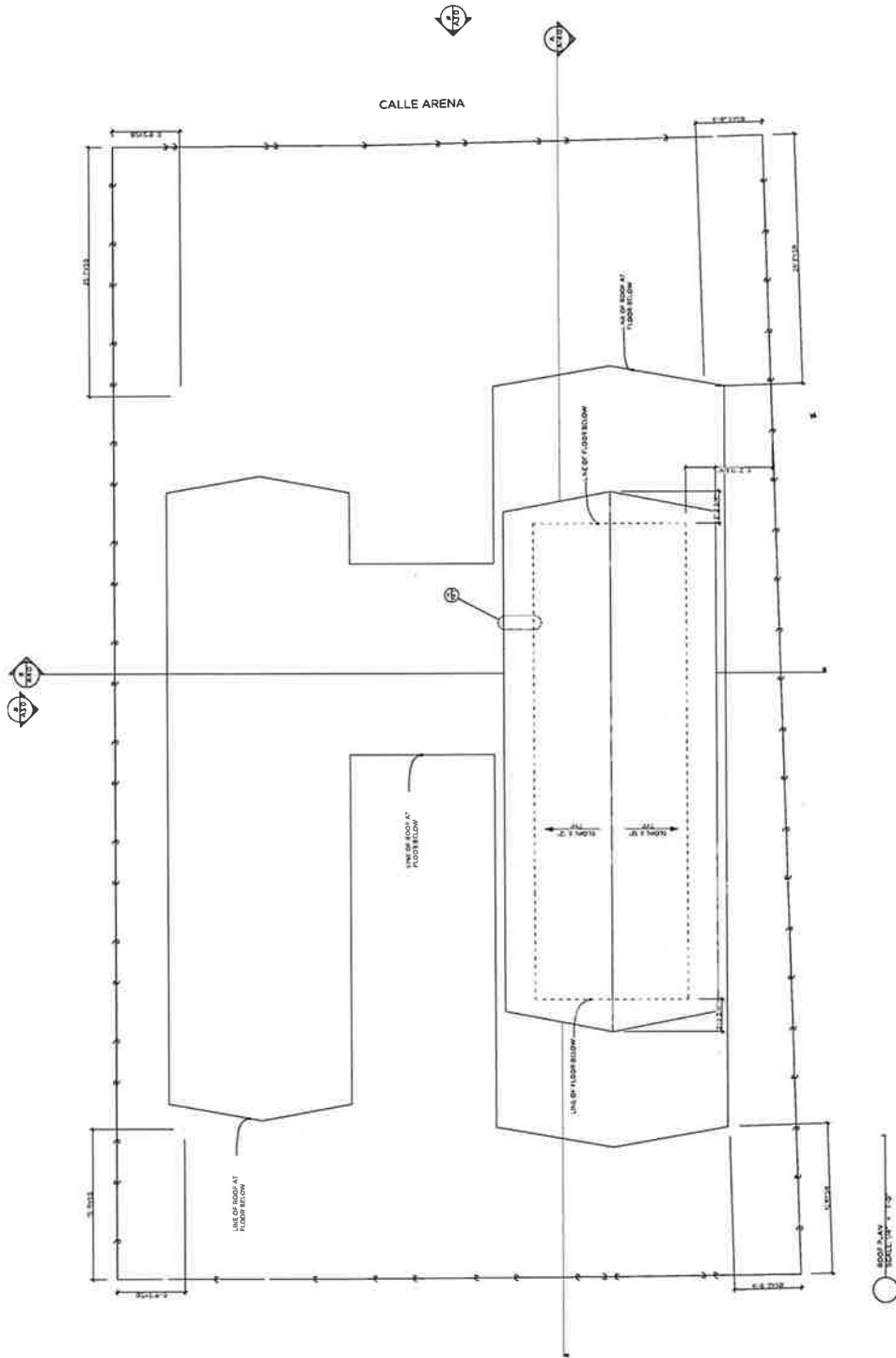
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REGISTRATION
5530 Cane Avenue
CA 95004

Source: Authors.

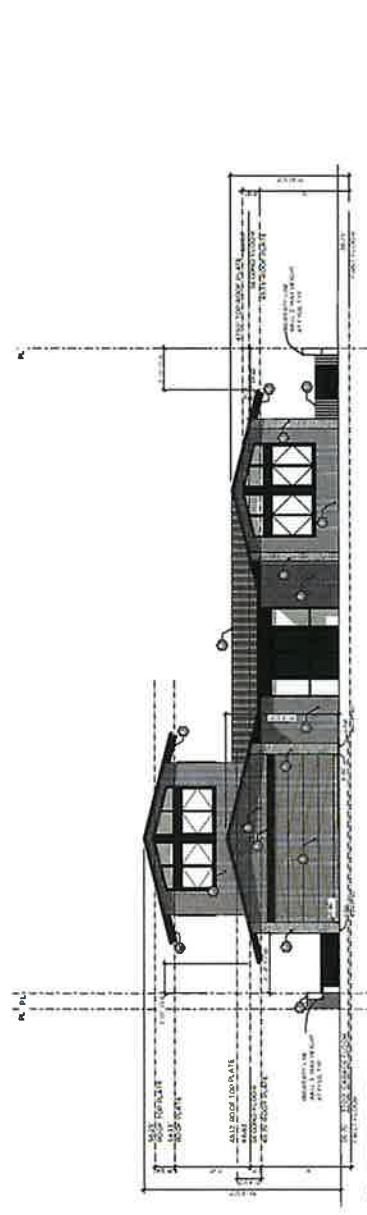
STORY POLE PLAN

SHEET NUMBER 11

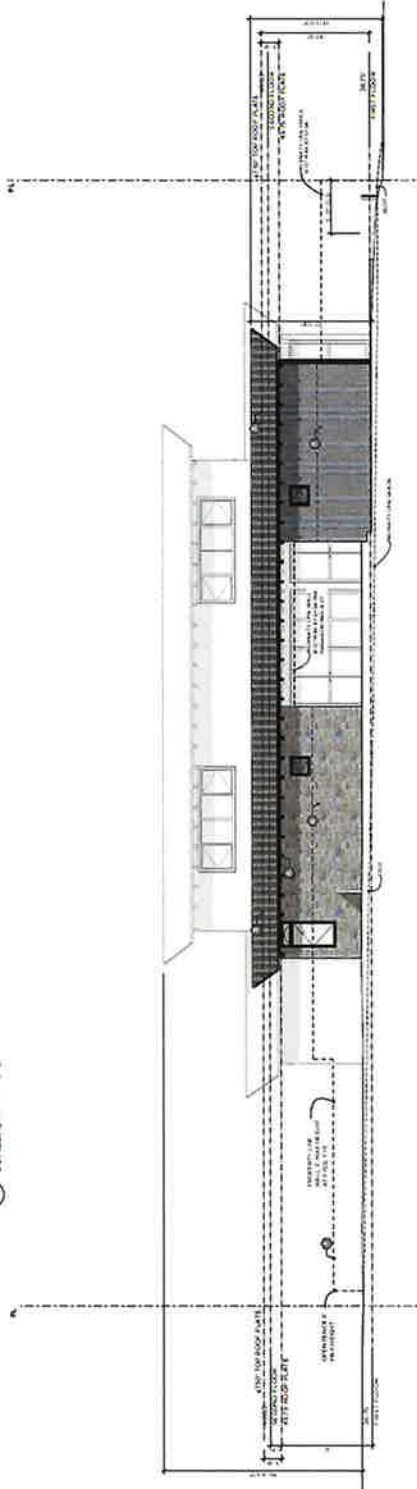


MATERIAL KEY

1. FENCE / WALL
2. ASPHALT
3. STAIRS / LAMINATE FLOORING
4. WOOD SILLING AND TRIM
5. FLOOR COVERING
6. ROOFING MATERIALS
7. EXTERIOR WALLS
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NORTH ELEVATION
SCALE 1/8" = 1'-0"



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

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303.440.1000
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CITY	BOULDER, CO
PROJECT	STC+ ARCHITECTS
PROJECT NAME	STC+ ARCHITECTS
PROJECT ADDRESS	STC+ ARCHITECTS
PROJECT PHONE	STC+ ARCHITECTS
PROJECT FAX	STC+ ARCHITECTS
PROJECT EMAIL	STC+ ARCHITECTS
PROJECT WEBSITE	STC+ ARCHITECTS
PROJECT DATE	STC+ ARCHITECTS
PROJECT STATUS	STC+ ARCHITECTS
PROJECT DESCRIPTION	STC+ ARCHITECTS
PROJECT NOTES	STC+ ARCHITECTS

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Pfaff Residence

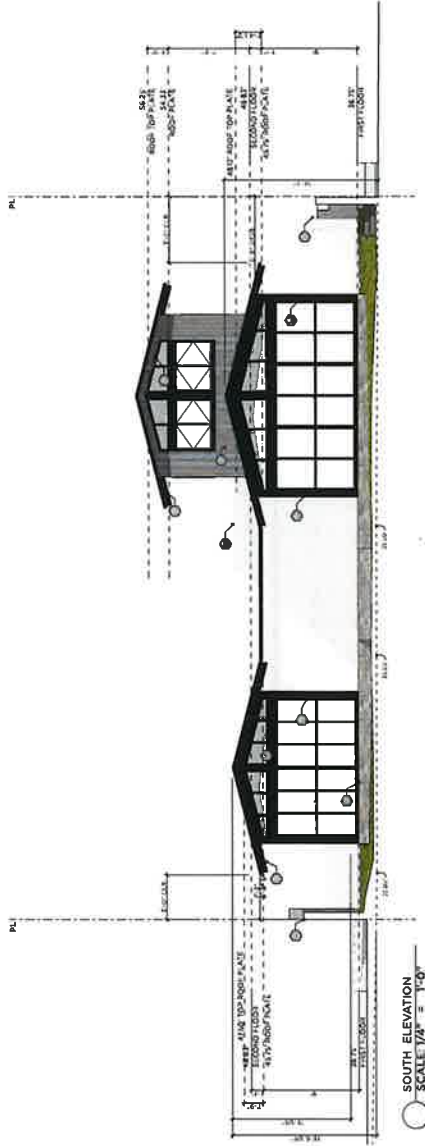
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1000 10th Avenue, Suite 100
Boulder, CO 80502
303.440.1000
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EXTERIOR
ELEVATIONS

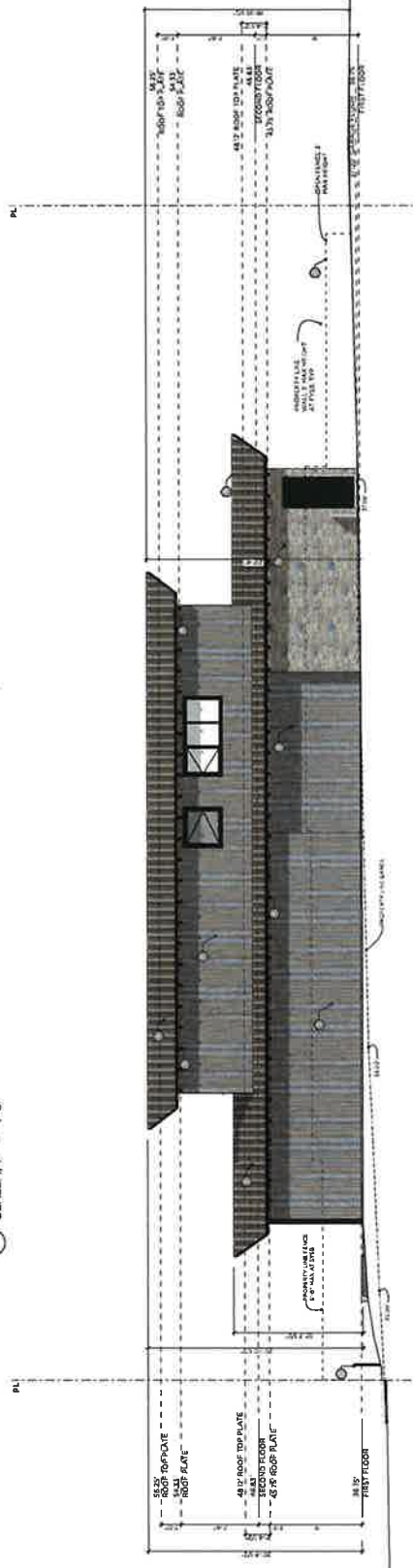
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BY: STC+ ARCHITECTS

MATERIAL KEY

- 1 FENCE / WALL
- 2 SIDING
- 3 CORRUGATED METAL ROOFING
- 4 CORRUGATED METAL ROOFING
- 5 WOOD SHAKES AND TRIM
- 6 FLOOR FINISH
- 7 EXTERIOR WALL FINISH
- 8 EXTERIOR WALL FINISH
- 9 EXTERIOR WALL FINISH



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



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

NOT FOR CONSTRUCTION

DATE: 01/17/25

PROJECT NAME: PFAFF RESIDENCE

PROJECT NUMBER: 20250101

PROJECT LOCATION: 10000 N. 100th Ave., Edina, MN 55437

PROJECT STATUS: PRELIMINARY

PROJECT OWNER: PFAFF RESIDENCE

PROJECT ARCHITECT: PFAFF RESIDENCE

PROJECT ENGINEER: PFAFF RESIDENCE

PROJECT LANDSCAPE ARCHITECT: PFAFF RESIDENCE

PROJECT MECHANICAL ENGINEER: PFAFF RESIDENCE

PROJECT ELECTRICAL ENGINEER: PFAFF RESIDENCE

PROJECT PLUMBING ENGINEER: PFAFF RESIDENCE

PROJECT ROOFING ENGINEER: PFAFF RESIDENCE

PROJECT INTERIOR DESIGNER: PFAFF RESIDENCE

PROJECT EXTERIOR DESIGNER: PFAFF RESIDENCE

PROJECT FINISHES: PFAFF RESIDENCE

PROJECT MATERIALS: PFAFF RESIDENCE

PROJECT NOTES: PFAFF RESIDENCE

PROJECT CONTACT: PFAFF RESIDENCE

PROJECT PHONE: PFAFF RESIDENCE

PROJECT EMAIL: PFAFF RESIDENCE

PROJECT WEBSITE: PFAFF RESIDENCE

PROJECT ADDRESS: PFAFF RESIDENCE

PROJECT CITY: PFAFF RESIDENCE

PROJECT STATE: PFAFF RESIDENCE

PROJECT ZIP: PFAFF RESIDENCE

PROJECT COUNTRY: PFAFF RESIDENCE

PROJECT CONTINENT: PFAFF RESIDENCE



NORTH WEST



NORTH EAST



BIRDSEYE



SOUTH WEST



SOUTH WEST

SIDC+
 SITE DESIGN GROUP / 3050 BAYVIEW AVE. #100
 SAN FRANCISCO, CA 94134
 TEL: 415.774.1111
 WWW.SIDCGROUP.COM

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DATE
 01.12.20

PROJECT NAME
 PFAFF RESIDENCE

PROJECT NO.
 2022-01

PROJECT LOCATION
 1000 10TH AVENUE
 SAN FRANCISCO, CA 94134

REVISIONS & REVISIONS

NO.	DATE	DESCRIPTION
1	01.12.20	ISSUED FOR PERMITTING
2	01.12.20	ISSUED FOR PERMITTING
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PROJECT NAME
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 SAN FRANCISCO, CA 94134

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PROJECT NO.
 2022-01

PROJECT LOCATION
 1000 10TH AVENUE
 SAN FRANCISCO, CA 94134

1. Siding - Barnwood Siding - Barn Gray

<http://www.korwoodproducts.com/products/barnwood-siding-barn-gray/>



2. Tuscany- Silver

<https://www.barnstone.com/signature-collection/tuscany-silver>



3. Corrugated Metal Roof

<https://www.westernmetalroofing.com/corrugated-sheeted-blue-copper-metal-roofing-48-g-gaunt>



4. Window and Door Profiles
Coal Black
Sheet Metal to be matched



SIDC+

800.855.8888
11410 S. 9th Ave. / Suite 100 / Denver, CO 80231
11410 S. 9th Ave. / Suite 100 / Denver, CO 80231

NOT FOR
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DATE: 07-23-2020

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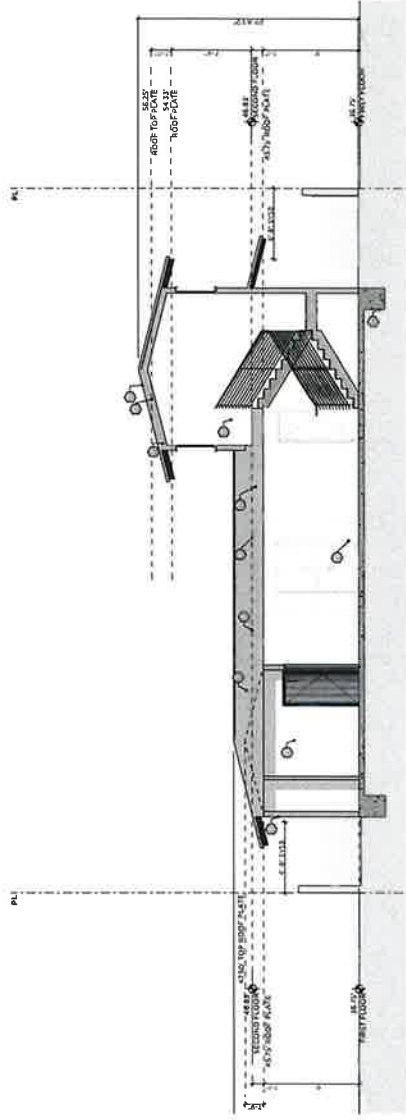
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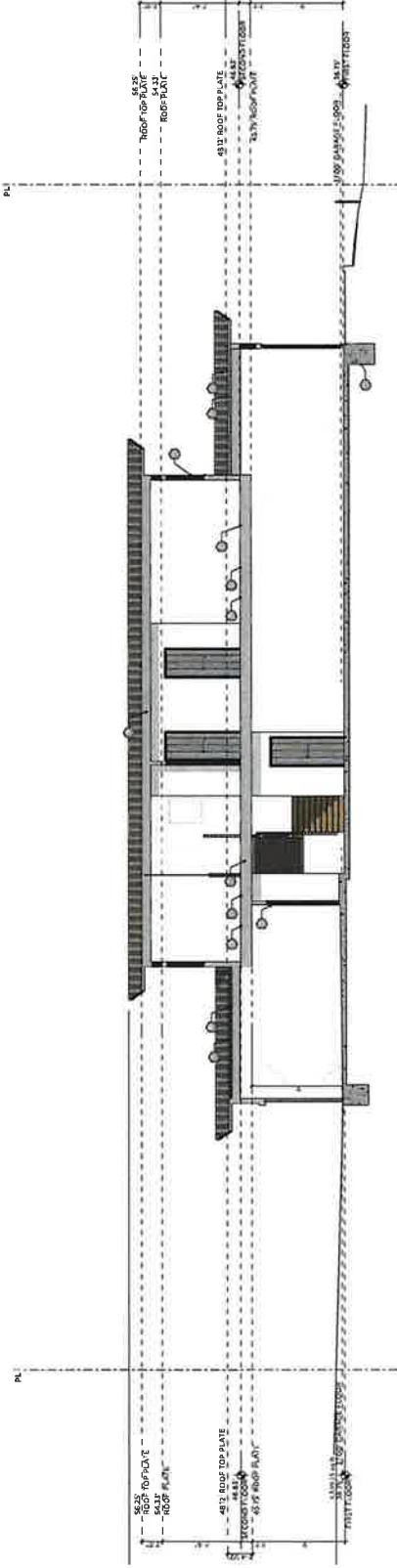
NORTH EAST

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



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

**NOT FOR
CONSTRUCTION**

DATE 01/2/25	PHASE PRELIMINARY SCHEMATIC	PROJECT NUMBER Project No. 2022-03
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[illegible]

Platt Residence

PROJECT ADDRESS
5555 California Ave
Cupertino, CA

January 18, 1994

BUILDING SECTIONS

SHEET NUMBER
A4.0

SIDG+
 Staff design group / SDC Design + Development
 1015 Cypress Avenue / Hermosa Beach, CA / 90254

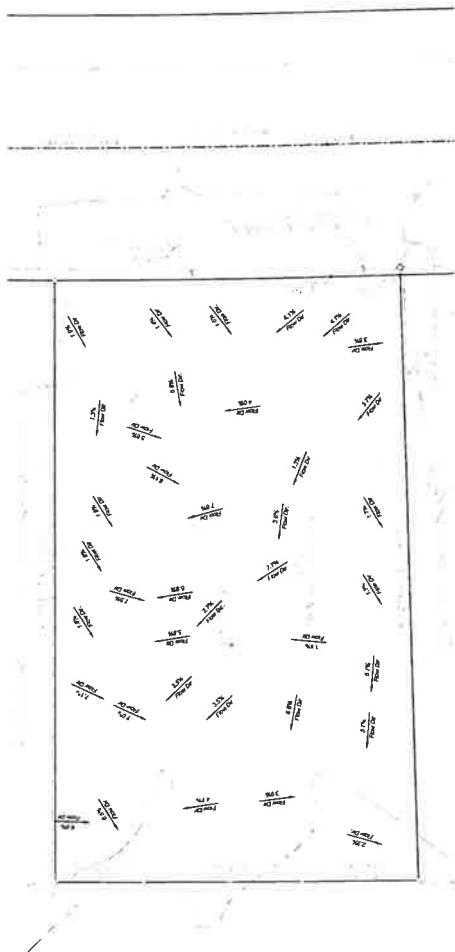
SDC+





The map shows the study area (yellow rectangle) located in the city of Kermanshah. The legend indicates the following features:

- Study area (yellow rectangle)
- City of Kermanshah (blue area)
- Province of Kermanshah (light blue area)
- Country of Iran (light green area)
- Scale bar (0 to 100 km)
- North arrow

FEMA Flood Map Service Center
 Flood info at [fema.gov](http://www.fema.gov)

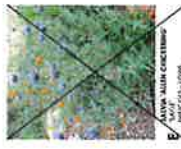
EXISTING SITE SLOPE LABELS AND SURFACE DRAINAGE DIRECTION

NOTES:
ALL PLANTS MUST BE OBTAINED FROM A REPUTABLE NURSERY.
PLANTS MUST BE INSTALLED IN ACCORDANCE WITH THE
CALIFORNIA PLANTING STANDARDS.
PLANTS MUST BE MAINTAINED IN ACCORDANCE WITH THE
CALIFORNIA PLANTING STANDARDS.
PLANTS MUST BE MAINTAINED IN ACCORDANCE WITH THE
CALIFORNIA PLANTING STANDARDS.

PFAFF RESIDENCE
5558 CLARENDON
CARPENTARIA
CALIFORNIA 92013

DATE: 11.15.2024
SCALE: AS SHOWN
DRAWN BY: AQ

L-0
CONCEPT IMAGES



A PINKA BERGAMIA
"PINKA BERGAMIA"
(MEDIUM - LOW)



B PINKA BERGAMIA
"PINKA BERGAMIA"
(MEDIUM - LOW)



C PINKA BERGAMIA
"PINKA BERGAMIA"
(MEDIUM - LOW)



D PINKA BERGAMIA
"PINKA BERGAMIA"
(MEDIUM - LOW)



E PINKA BERGAMIA
"PINKA BERGAMIA"
(MEDIUM - LOW)



F PINKA BERGAMIA
"PINKA BERGAMIA"
(MEDIUM - LOW)



G PINKA BERGAMIA
"PINKA BERGAMIA"
(MEDIUM - LOW)



H PINKA BERGAMIA
"PINKA BERGAMIA"
(MEDIUM - LOW)



I PINKA BERGAMIA
"PINKA BERGAMIA"
(MEDIUM - LOW)



J PINKA BERGAMIA
"PINKA BERGAMIA"
(MEDIUM - LOW)



K PINKA BERGAMIA
"PINKA BERGAMIA"
(MEDIUM - LOW)



L PINKA BERGAMIA
"PINKA BERGAMIA"
(MEDIUM - LOW)



M PINKA BERGAMIA
"PINKA BERGAMIA"
(MEDIUM - LOW)



N PINKA BERGAMIA
"PINKA BERGAMIA"
(MEDIUM - LOW)



O PINKA BERGAMIA
"PINKA BERGAMIA"
(MEDIUM - LOW)

CONCEPT
PLANT IMAGES

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

L-1

DATE: 11.03.2024
SCALE: AS SHOWN
DRAWN BY: JG

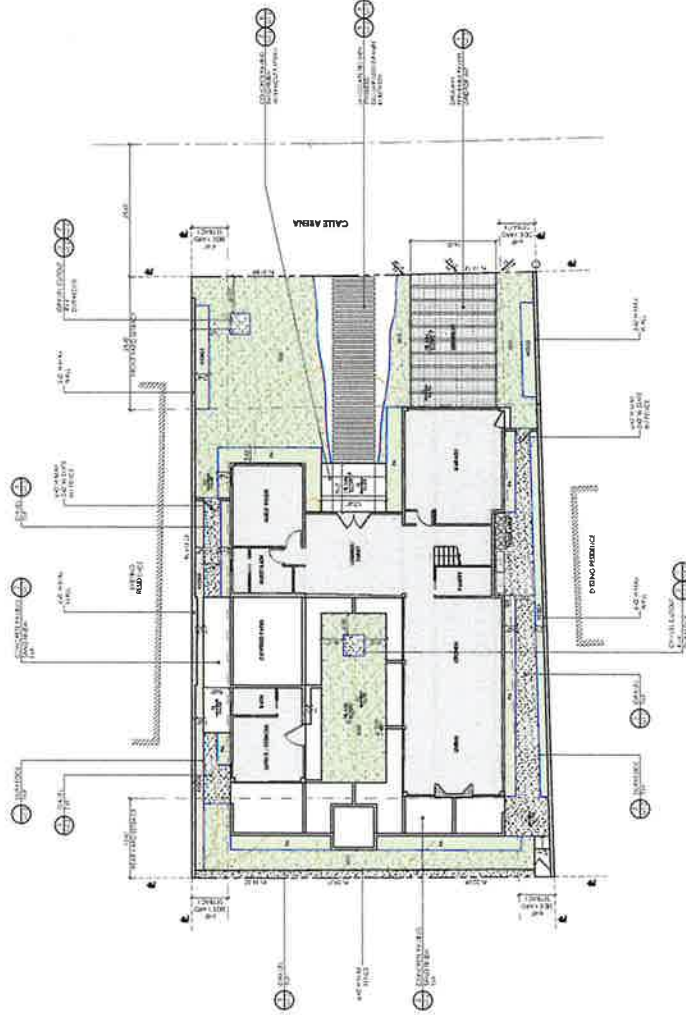
NO. 1	DATE	DESCRIPTION
1	11.03.2024	ISSUED FOR PERMIT
2	11.03.2024	ISSUED FOR PERMIT
3	11.03.2024	ISSUED FOR PERMIT
4	11.03.2024	ISSUED FOR PERMIT
5	11.03.2024	ISSUED FOR PERMIT
6	11.03.2024	ISSUED FOR PERMIT
7	11.03.2024	ISSUED FOR PERMIT
8	11.03.2024	ISSUED FOR PERMIT
9	11.03.2024	ISSUED FOR PERMIT
10	11.03.2024	ISSUED FOR PERMIT

PROJECT: 5658 CALLE ARBIA
CLIENT: PFAFF RESIDENCE
ARCHITECT: JG
DATE: 11.03.2024
SCALE: AS SHOWN
DRAWN BY: JG

PFAFF RESIDENCE
5658 CALLE ARBIA
CARPENTARIA
CALIFORNIA 92013

NOTES:
1. ALL HARDSCAPE MATERIALS TO BE APPROVED BY THE LOCAL HEALTH DEPARTMENT.
2. ALL HARDSCAPE MATERIALS TO BE APPROVED BY THE LOCAL HEALTH DEPARTMENT.
3. ALL HARDSCAPE MATERIALS TO BE APPROVED BY THE LOCAL HEALTH DEPARTMENT.

CITY SUBMIT



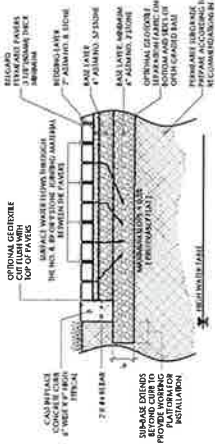
CITY SUBMIT

ALL HARDSCAPE DETAILS SHALL BE SUBMITTED TO THE CITY OF LOS ANGELES FOR REVIEW AND APPROVAL. THE CITY OF LOS ANGELES SHALL HAVE THE FINAL SAY IN THE APPROVAL OF ALL HARDSCAPE DETAILS. THE CITY OF LOS ANGELES SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY HARDSCAPE DETAILS. THE CITY OF LOS ANGELES SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY HARDSCAPE DETAILS. THE CITY OF LOS ANGELES SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY HARDSCAPE DETAILS.

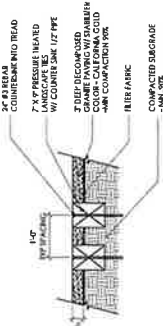
PFAFF RESIDENCE
555 CALLE ARNA
CARPENTARIA
CALIFORNIA 93013

DATE: 11/11/2014
DRAWN BY: AQ

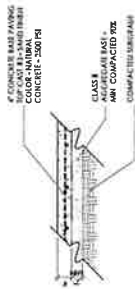
L-1.2
HARDSCAPE DETAILS



1 PERMEABLE PAVERS (DRIVEWAY)



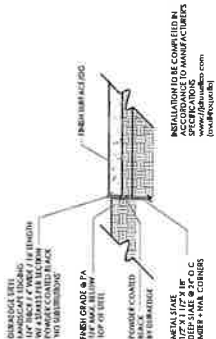
5 PRESSURE TREATED LANDSCAPES



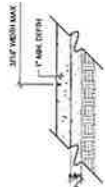
2 PEDESTRIAN CONCRETE



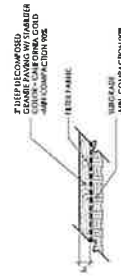
3 GRAVEL



7 DURAEDGE HEADER



6 SAWCUT CONTROL JOINT



4 DECOMPOSED GRANITE

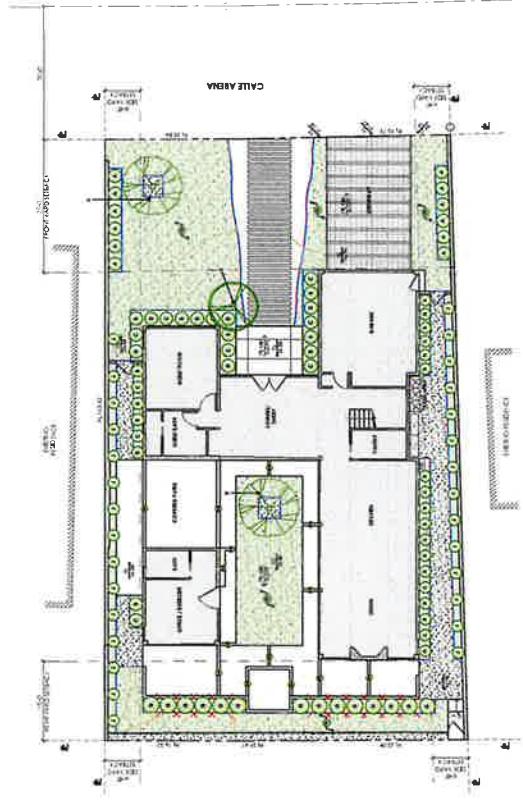
CITY SUBMIT

NOTES:
1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLANTING HANDBOOK AND THE CALIFORNIA PLANTING SPECIFICATIONS.
2. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLANTING HANDBOOK AND THE CALIFORNIA PLANTING SPECIFICATIONS.
3. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLANTING HANDBOOK AND THE CALIFORNIA PLANTING SPECIFICATIONS.

PRATT RESIDENCE
5559 CALLE ARBIA
CARPENTARIA
CALIFORNIA 93013

DATE: 11.11.2020
SCALE: 1/8" = 1'-0"
DRAWN BY: J. A. SHAW

PLANTING PLAN
1-2



PLANT/TREE LEGEND

SYMBOL	QTY	HT	WIDTH	DEPTH	PLANT NAME	COMMON NAME	PLANT CODE	PLANT QTY
A	12	12'-0"	12'-0"	12'-0"	FRANKLINIA ALBA	FRANKLINIA ALBA	FRANKLINIA ALBA	12
B	14	14'-0"	14'-0"	14'-0"	FRANKLINIA ALBA	FRANKLINIA ALBA	FRANKLINIA ALBA	14
C	16	16'-0"	16'-0"	16'-0"	FRANKLINIA ALBA	FRANKLINIA ALBA	FRANKLINIA ALBA	16
D	18	18'-0"	18'-0"	18'-0"	FRANKLINIA ALBA	FRANKLINIA ALBA	FRANKLINIA ALBA	18
E	20	20'-0"	20'-0"	20'-0"	FRANKLINIA ALBA	FRANKLINIA ALBA	FRANKLINIA ALBA	20
F	22	22'-0"	22'-0"	22'-0"	FRANKLINIA ALBA	FRANKLINIA ALBA	FRANKLINIA ALBA	22
G	24	24'-0"	24'-0"	24'-0"	FRANKLINIA ALBA	FRANKLINIA ALBA	FRANKLINIA ALBA	24
H	26	26'-0"	26'-0"	26'-0"	FRANKLINIA ALBA	FRANKLINIA ALBA	FRANKLINIA ALBA	26
I	28	28'-0"	28'-0"	28'-0"	FRANKLINIA ALBA	FRANKLINIA ALBA	FRANKLINIA ALBA	28
J	30	30'-0"	30'-0"	30'-0"	FRANKLINIA ALBA	FRANKLINIA ALBA	FRANKLINIA ALBA	30

THE PLANTING AND CARE INSTRUCTIONS

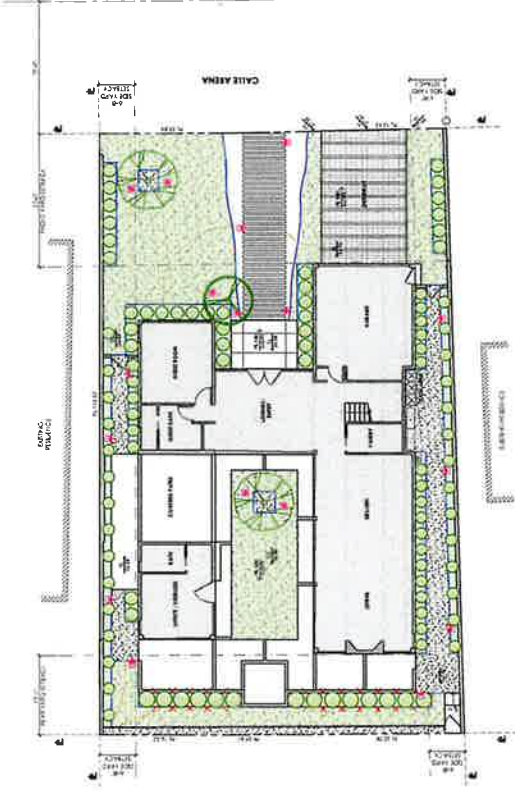
1. PLANTING INSTRUCTIONS:
a. All plants shall be planted in accordance with the latest editions of the California Planting Handbook and the California Planting Specifications.
b. All plants shall be planted in accordance with the latest editions of the California Planting Handbook and the California Planting Specifications.
c. All plants shall be planted in accordance with the latest editions of the California Planting Handbook and the California Planting Specifications.



L-4
LIGHTING PLAN
1/8" = 1'-0"

SYMBOL	TYPE	ARRANGEMENT	SIZE	MODEL	POWER	NOTES
	FLOODLIGHT	AS SHOWN	12" DIA.	12" DIA.	150W	150W
	WALL MOUNT LIGHT	AS SHOWN	12" DIA.	12" DIA.	150W	150W
	POLE MOUNT LIGHT	AS SHOWN	12" DIA.	12" DIA.	150W	150W
	STREET LIGHT	AS SHOWN	12" DIA.	12" DIA.	150W	150W
	AREA LIGHT	AS SHOWN	12" DIA.	12" DIA.	150W	150W
	FLOODLIGHT	AS SHOWN	12" DIA.	12" DIA.	150W	150W
	WALL MOUNT LIGHT	AS SHOWN	12" DIA.	12" DIA.	150W	150W
	POLE MOUNT LIGHT	AS SHOWN	12" DIA.	12" DIA.	150W	150W
	STREET LIGHT	AS SHOWN	12" DIA.	12" DIA.	150W	150W
	AREA LIGHT	AS SHOWN	12" DIA.	12" DIA.	150W	150W
	FLOODLIGHT	AS SHOWN	12" DIA.	12" DIA.	150W	150W
	WALL MOUNT LIGHT	AS SHOWN	12" DIA.	12" DIA.	150W	150W
	POLE MOUNT LIGHT	AS SHOWN	12" DIA.	12" DIA.	150W	150W
	STREET LIGHT	AS SHOWN	12" DIA.	12" DIA.	150W	150W
	AREA LIGHT	AS SHOWN	12" DIA.	12" DIA.	150W	150W
	FLOODLIGHT	AS SHOWN	12" DIA.	12" DIA.	150W	150W
	WALL MOUNT LIGHT	AS SHOWN	12" DIA.	12" DIA.	150W	150W
	POLE MOUNT LIGHT	AS SHOWN	12" DIA.	12" DIA.	150W	150W
	STREET LIGHT	AS SHOWN	12" DIA.	12" DIA.	150W	150W
	AREA LIGHT	AS SHOWN	12" DIA.	12" DIA.	150W	150W
	FLOODLIGHT	AS SHOWN	12" DIA.	12" DIA.	150W	150W
	WALL MOUNT LIGHT	AS SHOWN	12" DIA.	12" DIA.	150W	150W

LIGHTING LEGEND



PFAFF RESIDENCE
5550 CALLE ARENA
CARPENTARIA
CALIFORNIA 92613

NOTES:
1. ALL LIGHT FIXTURES SHALL BE APPROVED BY THE CITY OF CARPENTARIA.
2. ALL LIGHT FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CARPENTARIA'S LIGHTING ORDINANCE.
3. ALL LIGHT FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CARPENTARIA'S LIGHTING ORDINANCE.

CITY SUBMIT

Attachment B

ARB Meeting Minutes from September 29, 2022, August 17,
2023, and July 11, 2024

Pfaff New Residence
Project #23-2209-ARB/CDP
Final ARB Review
February 13, 2025

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

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

No ex parte communications were disclosed.

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

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

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

Public Comment:

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

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

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

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

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

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

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

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

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

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

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

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

Boardmember Discussion:

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

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

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

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

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

VOTE: N/A

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

CONSENT CALENDAR: None

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

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

ADJOURNMENT

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

Chair, Architectural Review Board

ATTEST:

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

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

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

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

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

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

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

VOTE: 4-0

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

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

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

Recusals: None

Ex Parte Communications Disclosure: None

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

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

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

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

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

Public Comment:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VOTE: 5-0

OTHER BUSINESS: None

CONSENT CALENDAR:

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

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

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

VOTE: 4-0 (Johnson abstain)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: None

ADJOURNMENT

Applicant Comments:

George Manuras, agent for the property owner, commented that the biggest issue to address was the landscaping along the street frontages to address the ARB's preliminary review comments while still keeping space for parking along the street. He indicated that the design team studied the options to add planter space at the rear, but with only 4 feet to work with, it was just too tight to add plantings.

Public Comments: NoneBoardmember Discussion:

Boardmember O'Connor commented that he missed the previous ARB meeting but did attend the Planning Commission meeting for the project, so he is familiar with the project. His only concern is that having the enclosed garage between the units can be a safety issue even with the one-hour fire rated walls between the units and the garage, and recommends the garage have CO2 protection as well.

Boardmember Little commented that he likes the architectural style and encouraged the applicant to get started with construction.

Boardmember Johnson still thinks there should be vertical landscaping on the north side, but had no new comments.

Vice Chair Blakemore appreciated the addition of the jasmine vine plantings along the fencing, and understands the restrictions with adding planting on the north side considering the tight space and lack of sunlight.

ACTION: Motion by Vice Chair Blakemore, seconded by Boardmember O'Connor, to recommend final approval as submitted.

VOTE: 4-0

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

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

Ex Parte Communications Disclosure: None

Staff Comments:

Syndi Souter provided a presentation and described the updates to the project in response to the ARB's preliminary review comments, including: overall lowering of project height from 25 ft to 20.7 ft, plate height reductions, finish floor reduction, lowered roof pitch, front entry redesign, the addition of hedges to both sides of property, gravel cut outs for olive tree plantings, and the addition of an outdoor lighting plan. Syndi noted that the up lights included in the staff report plans have been removed and provided an updated lighting plan sheet to the ARB members. Syndi noted that staff still has concerns about the "lantern effect" that may result from light spillover onto adjacent properties considering the extent of glazing proposed. Syndi concluded her presentation by requesting the Board's comments on:

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

Applicant Comments:

Mark Pfaff, owner, addressed the Board. He commented that the overall changes were intended to address as many of the ARB's comments as possible while keeping the second story in the same location. He indicated that he tried to minimize the impact of the second story from a width standpoint so neighbors have as much of a view over the property as possible. He noted that the front (north) windows are just as important as the rear considering the available mountain views. He further related that the house will be his primary residence.

George Manuras, agent for the property owner, commented that the reason for the glazing at the rear is because of the beautiful ocean view and reminded the Board that landscaping will help minimize the impact of the windows. He further related that the second story element is the primary bedroom and therefore will not have lights on all the time as opposed to the first floor living areas.

Public Comments:

Mark DiRado, the owner of 5560 Calle Arena across the street, commented that he "100% supports" the project, and wished the applicant luck with the project.

An electronic comment letter was received from Steve McMahon, who resides at 5591 Canalino Drive. Mr. McMahon expressed his opposition to the project on several levels, including: that the project looks similar to the 5567 Calle Arena project that was highly disputed and is rarely used; that the project looks like something from Manhattan Beach and shares no commonality with the existing neighborhood; that the large windows will spill light out to the street and the campground; and that given the RHNA mandates from the State, he would be more supportive if the project was a one-story design and used as a full time residence.

Boardmember Discussion:

Boardmember Johnson commented that he likes the way the project presents to the street and is nicely modulated. He expressed concern with the dark (black) color of the walls and indicated a dark gray would be better, even though it has wood siding, and the project does not present itself as residential. He expressed similar concerns that the windows look more commercial than residential in scale, and is not sure the window frames can be so small considering the structural requirements. He supports the

roof material and stone siding material, but commented that there could be more variety on the side elevations considering the length of the structure to provide more variety, and also on the second story so that it doesn't look like "stacked" repeated modules/containers. On a similar note, he commented that the lower roof could be changed over the recessed area on the east elevation to a gable to break up the length of that elevation. He added that the south elevation roof overhang could be extended on the first floor to break up mass and create a shadow line.

Boardmember Little appreciated the reduction in height and elimination of the uplighting. He also thought the change to a permeable entry walkway and driveway were a good idea. However, he still doesn't like the idea of the offset second story. He further commented that the front windows are still too large and contemporary in style, and agreed with Boardmember Johnson that the siding color is too dark and that a gray color would fit the neighborhood better. He expressed concern with the covered patio element at the rear of the project because it may create noise impacts for the neighbor by being roofed and more light would be available for the patio use if unroofed. Boardmember Little concluded his comments by advising the owner that with all the proposed windows, the interior of the house will be "on display" to neighbors and passing trains.

Boardmember O'Connor began his comments by stating that the major issue related to height has been addressed in addition to the changes that add animation, but agreed with the other Boardmembers that the color is too dark. He asked for clarification on the window sill height of the front windows, which the project architect confirmed is 42 inches. Boardmember O'Connor commented that "the elephant in the room" is the CC&Rs and Concha Loma Design Guidelines with respect to second story residences. He related that the CC&Rs exist and that while the City permit process may not be the forum to address enforcement of the CC&Rs, there are mechanisms for interested neighbors to pursue enforcement as a civil matter. Finally, Boardmember O'Connor noted that Concha Loma Design Guideline 9 is the important guideline to consider when reviewing this project.

Vice Chair Blakemore agreed with the comments from Boardmember Johnson and Little regarding the amount of glazing still being a concern both with respect to privacy and light spillover, but that the changes to the front windows help with neighborhood compatibility. She commented that the one olive tree in the rear is not sufficient to help with light spillover and privacy. Additionally, she commented that taller ground plantings rather than just the proposed grasses at the rear could help "ground" the structure and prevent the appearance of the windows "floating" above the land. She further commented that the bollard lights appear too commercial and another more residential option would be preferred, and that the planting strips along the side of the garage could be eliminated since the space between the garage and property line is so tight. Vice Chair Blakemore concluded her comments by indicating that the second story still feels like it just "sits on top" rather than being integrated, that the materials are nice but the wood color is too dark, the site design is nice, and that while the overall project is looking good, she encouraged the applicant to lean more residential and pull up the landscaping a bit more.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Little, to recommend preliminary approval with comments attached to Director.

VOTE: 3-1 (O'Connor opposed)

Attachment C

Excerpted Sheets from Revised Preliminary Plans (Superseded)

Pfaff New Residence
Project #23-2209-ARB/CDP
Final ARB Review
February 13, 2025

NOT FOR
CONSTRUCTION

DATE: 01/12/24

PROJECT NAME: PLATT RESIDENCE

PROJECT NUMBER: 202303

PROJECT LOCATION: 10000 N. 100th Ave., Suite 100, Greenwood Village, CO 80111

PROJECT ARCHITECT: SDC GROUP, INC.

PROJECT ENGINEER: SDC GROUP, INC.

PROJECT OWNER: SDC GROUP, INC.

PROJECT MANAGER: SDC GROUP, INC.

PROJECT DESIGNER: SDC GROUP, INC.

PROJECT LANDSCAPE ARCHITECT: SDC GROUP, INC.

PROJECT MECHANICAL ENGINEER: SDC GROUP, INC.

PROJECT ELECTRICAL ENGINEER: SDC GROUP, INC.

PROJECT STRUCTURAL ENGINEER: SDC GROUP, INC.

PROJECT CIVIL ENGINEER: SDC GROUP, INC.

PROJECT ENVIRONMENTAL ENGINEER: SDC GROUP, INC.

PROJECT HISTORIC ARCHITECT: SDC GROUP, INC.

PROJECT INTERIOR DESIGNER: SDC GROUP, INC.

PROJECT FURNITURE DESIGNER: SDC GROUP, INC.

PROJECT LIGHTING DESIGNER: SDC GROUP, INC.

PROJECT SOUND DESIGNER: SDC GROUP, INC.

PROJECT VIDEO DESIGNER: SDC GROUP, INC.

PROJECT AUDIO DESIGNER: SDC GROUP, INC.

PROJECT SPECIALTY DESIGNER: SDC GROUP, INC.

PROJECT CONSULTANT: SDC GROUP, INC.

PROJECT ADVISOR: SDC GROUP, INC.

PROJECT REVIEWER: SDC GROUP, INC.

PROJECT APPROVER: SDC GROUP, INC.

PROJECT SEAL: SDC GROUP, INC.

PROJECT SIGNATURE: SDC GROUP, INC.

PROJECT DATE: 01/12/24

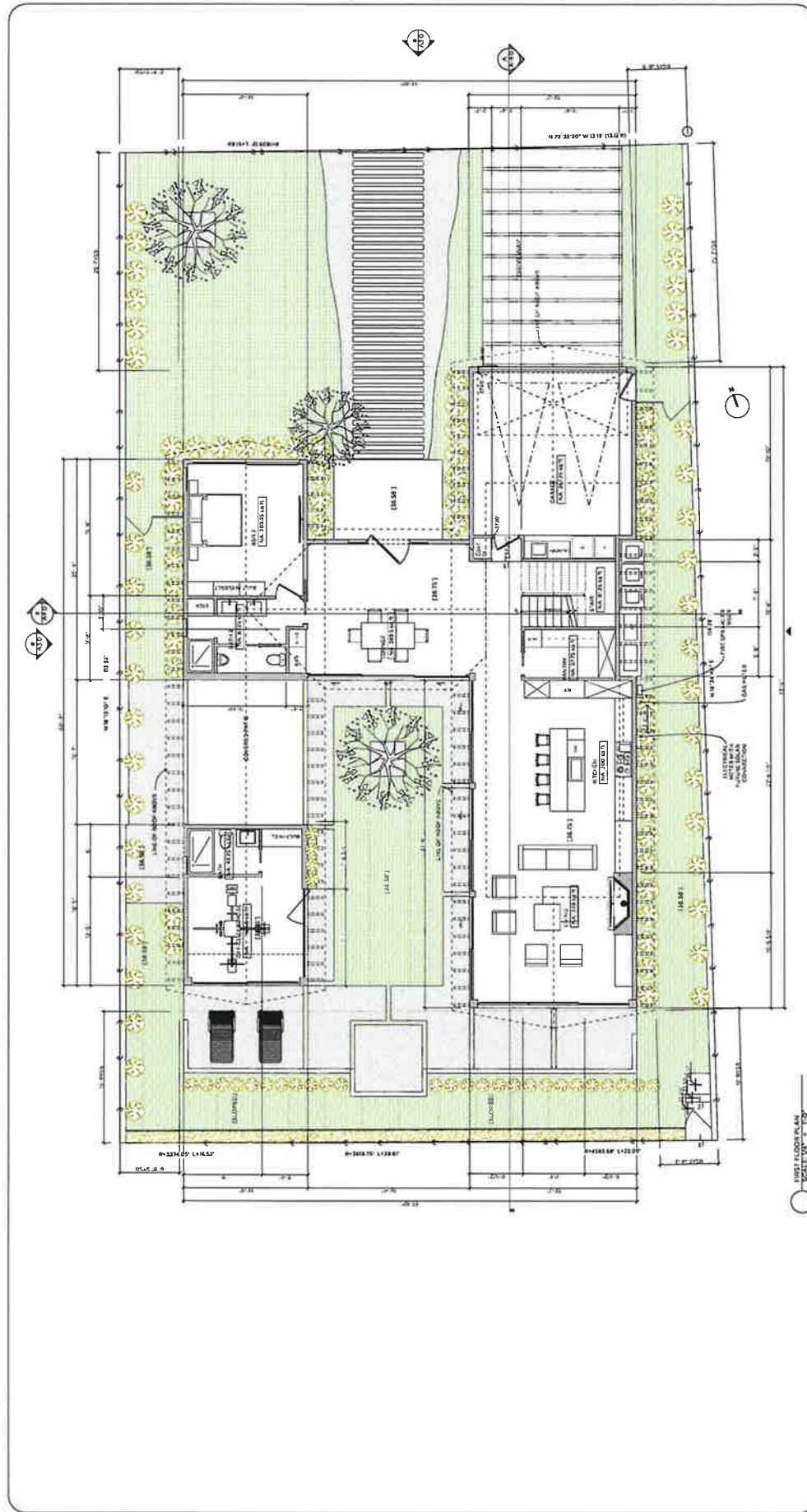
PROJECT SCALE: 1/8" = 1'-0"

PROJECT SHEET: 1.0

PROJECT TOTAL SHEETS: 1.0

PROJECT REVISIONS: 0

PROJECT COMMENTS: 0



SUPERSEDED

NOT FOR CONSTRUCTION

DATE	04/12/24
PROJECT	WILLAMETTE SCHOLARSHIP
PROJECT NUMBER	17-0000000
PROJECT NAME	WILLAMETTE SCHOLARSHIP
PROJECT ADDRESS	17-0000000
PROJECT CITY	17-0000000
PROJECT STATE	17-0000000
PROJECT ZIP	17-0000000
PROJECT PHONE	17-0000000
PROJECT FAX	17-0000000
PROJECT EMAIL	17-0000000
PROJECT WEBSITE	17-0000000
PROJECT NOTES	17-0000000

Platt Residence

PROJECT NUMBER

PROJECT ADDRESS

PROJECT CITY

PROJECT STATE

PROJECT ZIP

PROJECT PHONE

PROJECT FAX

PROJECT EMAIL

PROJECT WEBSITE

PROJECT NOTES

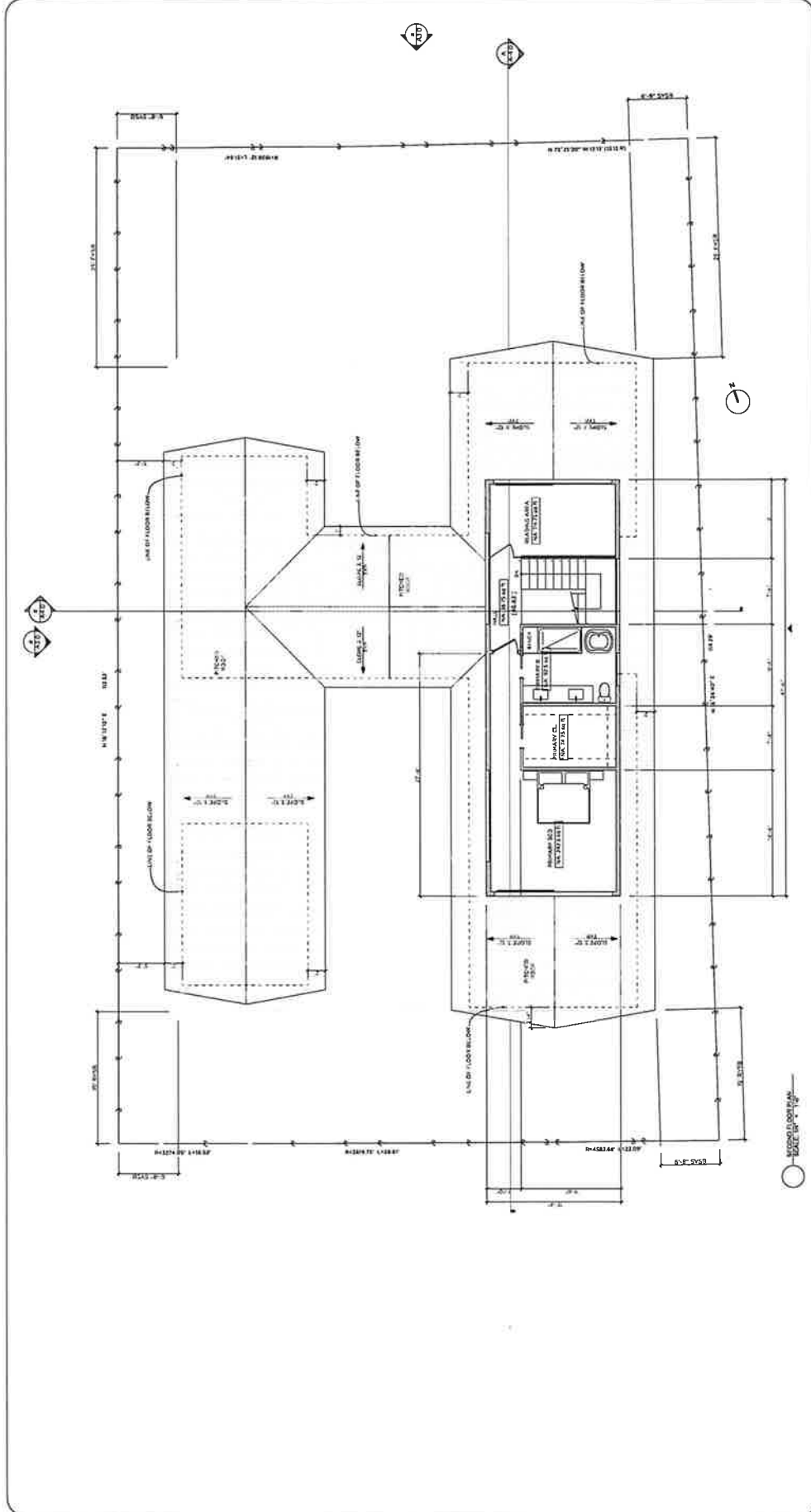
PROJECT ADDRESS

PROJECT CITY

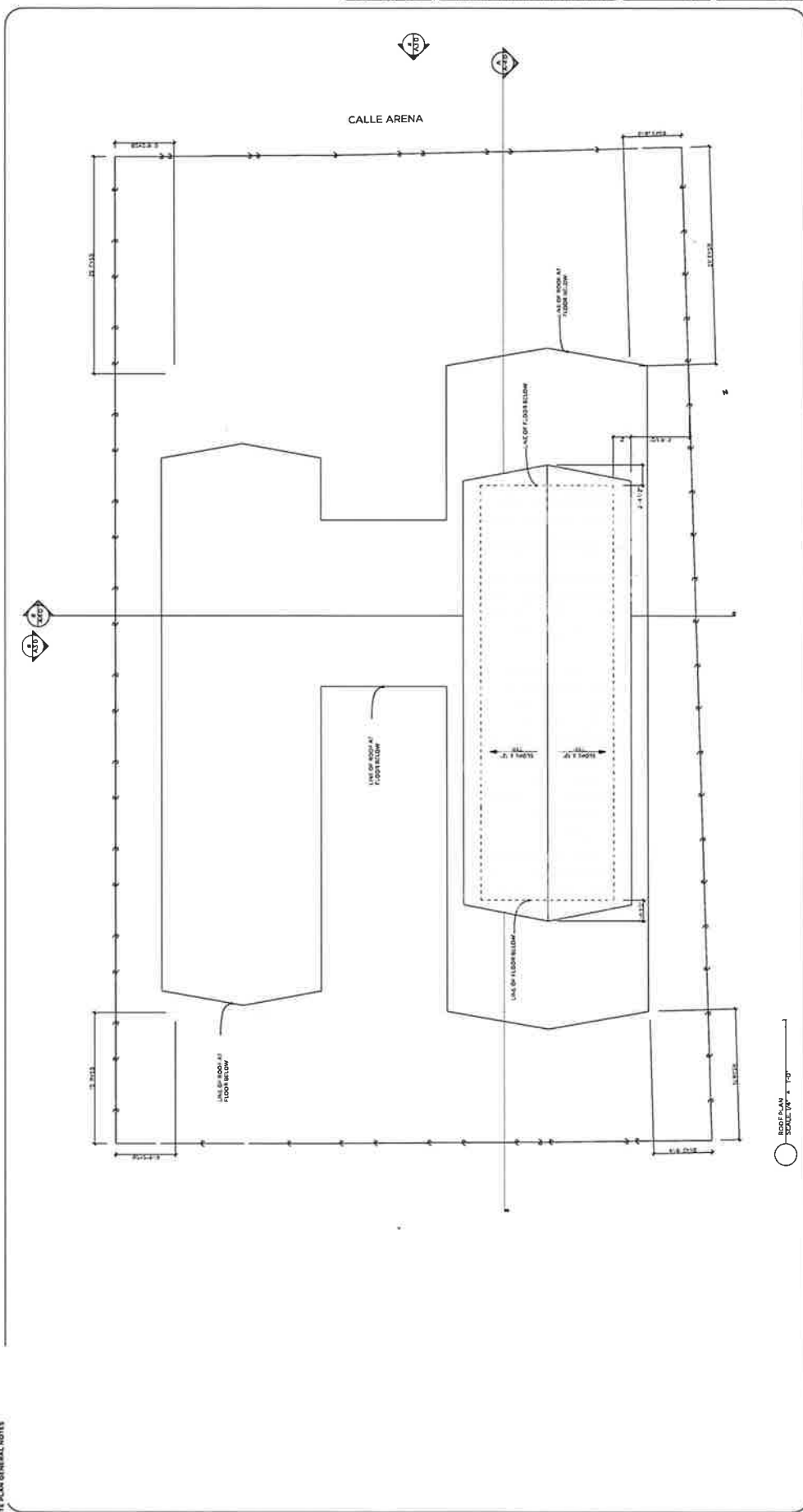
PROJECT STATE

PROJECT ZIP

PROJECT PHONE



SUPERSEDED



SUPERSEDED

MATERIAL KEY

- 1 PEAK / SHED
- 2 BRICK
- 3 STANDING SLAT PLY ROOFING
- 4 SIDING / SHED / SHED
- 5 STANDING SLAT PLY ROOFING
- 6 STANDING SLAT PLY ROOFING
- 7 SHED / SHED
- 8 SHED / SHED
- 9 SHED / SHED

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

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

- 1. **STANDARD** - 100% of the total amount
- 2. **STANDARD** - 100% of the total amount
- 3. **STANDARD** - 100% of the total amount
- 4. **STANDARD** - 100% of the total amount
- 5. **STANDARD** - 100% of the total amount
- 6. **STANDARD** - 100% of the total amount
- 7. **STANDARD** - 100% of the total amount
- 8. **STANDARD** - 100% of the total amount
- 9. **STANDARD** - 100% of the total amount
- 10. **STANDARD** - 100% of the total amount

[illegible]

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

[illegible]

Architectural elevation drawing of a building facade, oriented vertically. The drawing shows a dark, textured wall with a series of windows and a door. The roof is labeled "4017 ROOF TOP PLATE" and "4017 ROOF PLATE". The wall is labeled "4017 ROOF PLATE" and "4017 ROOF PLATE". The door is labeled "DOOR (DOOR # 1)". The drawing includes dimensions and labels for various components.

DATE 01/10/24	NAME PRELIMINARY SCHEMATIC	PROJECT NUMBER P-1001-100	REVISIONS 1.0 2.0 3.0 4.0 5.0 6.0 7.0 8.0 9.0 10.0 11.0 12.0 13.0 14.0 15.0 16.0 17.0 18.0 19.0 20.0 21.0 22.0 23.0 24.0 25.0 26.0 27.0 28.0 29.0 30.0 31.0 32.0 33.0 34.0 35.0 36.0 37.0 38.0 39.0 40.0 41.0 42.0 43.0 44.0 45.0 46.0 47.0 48.0 49.0 50.0 51.0 52.0 53.0 54.0 55.0 56.0 57.0 58.0 59.0 60.0 61.0 62.0 63.0 64.0 65.0 66.0 67.0 68.0 69.0 70.0 71.0 72.0 73.0 74.0 75.0 76.0 77.0 78.0 79.0 80.0 81.0 82.0 83.0 84.0 85.0 86.0 87.0 88.0 89.0 90.0 91.0 92.0 93.0 94.0 95.0 96.0 97.0 98.0 99.0 100.0
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5559 Celia Avenue
Carrollton

EXTERIOR ELEVATIONS

QUESTIONS A3.1

SUPERSEDED

SUPERSEDED



SOUTH WEST



NORTH EAST



SOUTH EAST



BIRDSEYE

SIDG+
Karl Reed Architects / 1000 Design + Construction
444 Cypress Avenue / Suite 100 / San Diego, CA 92104
619 576 6937

NOT FOR
CONSTRUCTION

DATE	08/10/24
PROJECT	PLATT RESIDENCE
PROJECT NUMBER	PLATT-10-2023-001
PROJECT NAME	PLATT RESIDENCE
PROJECT ADDRESS	1000 CYPRESS AVENUE, SUITE 100, SAN DIEGO, CA 92104
PROJECT PHONE	619 576 6937
PROJECT FAX	619 576 6938
PROJECT EMAIL	info@sidg.com
PROJECT WEBSITE	www.sidg.com

REVISIONS	DATE	DESCRIPTION
1	08/10/24	INITIAL DESIGN
2	08/10/24	REVISIONS
3	08/10/24	REVISIONS
4	08/10/24	REVISIONS
5	08/10/24	REVISIONS
6	08/10/24	REVISIONS
7	08/10/24	REVISIONS
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15	08/10/24	REVISIONS
16	08/10/24	REVISIONS
17	08/10/24	REVISIONS
18	08/10/24	REVISIONS
19	08/10/24	REVISIONS
20	08/10/24	REVISIONS

PROJECT NAME

Platt Residence

PROJECT ADDRESS

1000 CYPRESS AVENUE, SUITE 100, SAN DIEGO, CA 92104

PROJECT PHONE

619 576 6937

PROJECT FAX

619 576 6938

PROJECT EMAIL

info@sidg.com

PROJECT WEBSITE

www.sidg.com

PROJECT NUMBER

PLATT-10-2023-001

PROJECT NAME

Platt Residence

PROJECT ADDRESS

1000 CYPRESS AVENUE, SUITE 100, SAN DIEGO, CA 92104

PROJECT PHONE

619 576 6937

PROJECT FAX

619 576 6938

PROJECT EMAIL

info@sidg.com

PROJECT WEBSITE

www.sidg.com

SUPERSEDED

- ## 1. Siding - Black stained Accoya sustainable wood



2. Tuscany- Silver
<https://www.naturalestane.com/signature-collect>



- ### 3. Corrugated Metal Roof



- 4. Window and Door Profiles**
Coal Black
www.hubbards.com/hub01/door/window-profile-colors
Sheet Metal to be matched



NORTH EAST

**NOT FOR
CONSTRICTION**

[illegible]

SUPERSEDED

CITY SUBMIT

[illegible]

PPAFF RESIDENCE
5559 CALLE ARENA
CARPENTARIA
CALIFORNIA 92013

reynolds • design • studio
landscape design • planning

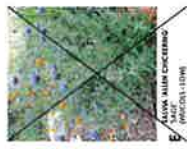
11033 evolution blvd
ranchos beach
california 92278

ps 310 378 2560
rls@reynoldsdesign.com

DATE : 04.08.2024
SCALE : AS SHOWN
DRAWN BY : AQ

0.7

CONCEPT IMAGES



CITY SUBMIT

NOTE:
ALL LOCAL DESIGN APPROVALS
AND PLANS REPRESENTED BY THIS
DRAWING ARE THE PROPERTY OF
RAHWALL DESIGN STUDIO
AND ARE NOT TO BE REPRODUCED,
CHANGED, COMPILED OR ASSIGNED TO
ANY THIRD PARTY WITHOUT THE
PERMISSION AND CONSENT IN
WRITING FROM RAHWALL STUDIO.

P R A T F R E S I D E N C E
5559 CALLE ARENA
CARPENTARIA
CALIFORNIA 93013

RAHWALL DESIGN STUDIO
ARCHITECTURE • DESIGN • INTERIORS

15022 arahon blvd
redondo beach
california 90278

ph 310 379 2650
info@rahwalldesign.com

REVISED

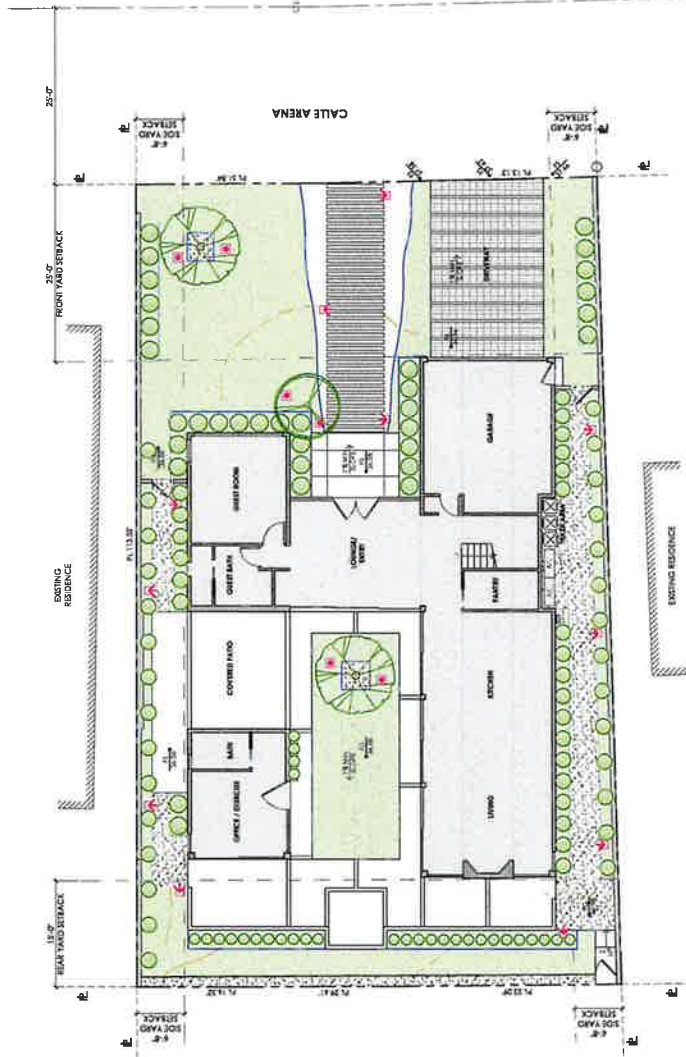
02.20.2023
03.01.2023
03.23.2023
04.04.2024
04.08.2024
07.10.2024

DATE : 07.10.2024
SCALE : AS SHOWN
DRAWN BY : AQ

L-4

LIGHTING PLAN

1/8" = 1'-0"



TRANSFORMER
MODEL LUX300-M



DOWN LIGHT
MODEL VES-3LED-AZ



PANE LIGHT
MODEL PNA-3LED-AZ

LIGHTING LEGEND

LEGEND	QTY	TYPE	ARRANGEMENT	MAKE	MODEL	FINISH	WATT	NOTE
1	1	PANE LIGHT	PER PLAN	FX LUMINAIRE	PNA-3LED-AZ	BEZEL METAL	2W	
2	4	DOWN LIGHT	PER PLAN	FX LUMINAIRE	VES-3LED-AZ	BEZEL METAL	4W	
3	1	TRANSFORMER	PER PLAN	FX LUMINAIRE	LUX-300-M	PAINTED MATTE GRAY	300W	WITH AFFIXURES

SUPERSERSED

Attachment D
Applicant's Responses to Comments

Pfaff New Residence
Project #23-2209-ARB/CDP
Final ARB Review
February 13, 2025



sdg DESIGN+ DEVELOPMENT starr design group

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

This following Director's comments have been addressed within the current resubmittal as follows:

- The exterior body of the residence should be a lighter color, such as gray,
Changed to weathered grey wood siding
- The windows should be reduced in size to a more residential scale,
Windows at front of house and rear upper floor have been brought in by 2 feet and divided with a center post and beam to reduce visual scale
- Consider incorporating a variety of exterior finishes on the sides of the residence to break up the long walls,
Side elevations are mitigated by landscaping along both the property line wall and the wall of the house at both sides
- Consider a gable roof over the recessed trash can area on the eastern side of the residence and extending the roof overhangs on the south elevation,
Roof overhangs at the front and rear have been extended
- Choose a residential type of pathway light rather than the bollard lights, and
Have included pathway lights as suggested by Vice Chair Blakemore
- Add additional vertical landscaping along the rear property line to soften views, contain nighttime light, and increase privacy.
Have replaced rear planting with Deer Grass as suggested by Vice Chair Blakemore

Attachment E
Proposed Exterior Light Fixtures & Specifications

Pfaff New Residence
Project #23-2209-ARB/CDP
Final ARB Review
February 13, 2025



lightology.com
866-954-4489
01-29-25

Project:

Company:

Location:

SPEC #: **HIN1189125**

Approved On:

Fixture Type:

Approved By:

Wallace Outdoor Dark Sky Wall Sconce

By Hinkley Lighting



Description

The Wallace Outdoor Dark Sky Wall Sconce adds an industrial inspired warehouse look to your exterior space. The curved arm holds a retro shade, casting warm shadows downward in your area. Dark Sky Ordinance was developed as outdoor lighting standards that reduce glare, light trespass, and sky glow.



Shown in gloss black / museum black

Specifications

COLOR	N/A
BODY FINISH	Gloss Black / Museum Black
WATTAGE	14W
DIMMER	Standard 120V
DIMENSIONS	12"W x 9.5"H x 14.5"D
BULB NOT INCLUDED	1 x A19/Medium (E26)/14W/120V LED
COUNTRY OF ORIGIN	China



CLICK TO VIEW PRODUCT

Notes:



PROJECT

CATALOG #

TYPE

NOTES

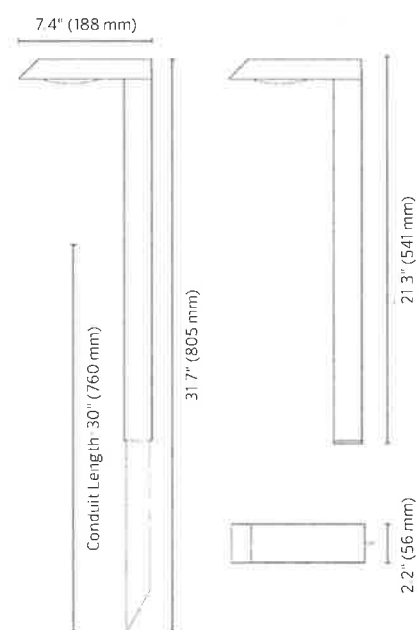
M-PL Path Light

DESIGNER PLUS

The ultra-modern M-PL path light combines the versatility of die-cast aluminum with minimalist aesthetics to complement a range of contemporary installations.

Quick Facts

- Die-cast aluminum
- Two-layer marine-grade anodization and powder coat finish
- Cree® integrated LEDs
- Color temperature filters
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V



M-PL Path Light SPECIFICATIONS

Lamp	1 LED	ZDC
Halogen Lumen Output Equivalent	20W	10W
Minimum Rated Life (L70)	50,000 hrs avg	50,000 hrs avg
Input Voltage	10 to 15V	11 to 15V
VA Total (Use this number to size the transformer)	2.4	4.3
Watts Used	2.0	3.6
Lumens per Watt (Efficacy)	36	21
Max Lumens	73	36
CRI (Ra)	80+	80+
Center Beam Candlepower (CBCP)	85	25
Dimming	PWM, Phase**	PWM, Phase**
RGBW Available	No	Yes
Luxor Compatibility		
Default	Zoning	Zoning
ZD Option	Zoning/Dimming	Zoning/Dimming
ZDC Option	N/A	Color
Minimum Rated Life (L70)	50,000 Hrs	50,000 Hrs
CCT		
Amber Filter	2,700K	N/A
Frosted Filter	3,900K	N/A

FX Luminaire

FX Luminaire is an industry-leading manufacturer of landscape and architectural lighting products with a focus on the advancement of LED technology and digital lighting control with zoning, dimming, and color adjustment capabilities. We offer a full spectrum of specification-driven lighting fixtures that can be utilized to create elegant, cutting-edge landscape lighting systems for commercial or residential applications. Our products are available exclusively via our extensive professional distributor network.

Materials

Die-cast aluminum A380 housing and extruded riser with stainless steel hardware.

Power

Input 10-15 VAC/VDC, 50/60Hz. Remote transformer required (specify separately).

Lamp

Integrated module with Cree LEDs. Gold-plated connectors and conformal coated for maximum reliability and corrosion resistance. Proprietary on-board intelligent driver uses firmware-controlled temperature regulation, maximizing LED life. Field upgradeable and replaceable, the LEDs are rated to 50,000 hrs. Maximum drive current: 1A.

Socket

Socket contains MoistureBlock™ technology, preventing moisture from wicking up into sealed areas of the luminaire.

Optics

Polycarbonate color temperature adjustment lenses included with luminaire: 2,700K (preinstalled) and 3,900K (clear lens). Color temperature lenses are field serviceable.

Wiring

18 AWG (1 mm); SPT-1W; 220°F (105°C); 300V; 10' (3 m) length.

Housing

Die-cast aluminum housing with capacity for rectangular 1LED integrated LED.

Lens

Frosted polycarbonate lens with high tolerance for thermal expansion, stress, and abuse.

Finish

Two-layer protection of sulfuric acid anodization and polyester TGIC powder coat, providing superior outdoor weathering in all conditions. Tested to ASTM standards.

Weight

3.2 lbs. (1.45 kg)

Manufacturing

ISO 9001:2015 certified facility

Hardware

Tamper-resistant stainless steel hardware. Ships with 30" (762 mm) length of 1½" (32 mm) conduit.

Ambient Operating Temperature

0°F to 140°F (-18°C to 60°C)

Control

ZD or ZDC options utilize Luxor technology to zone luminaires in up to 250 groups, dim each group in 1% increments between 0 and 100%, or change to one of 30,000 colors with RGBW LEDs. Select the ZD option for zoning/dimming or ZDC for zoning/dimming/color. Standard luminaire is zoneable with Luxor.

Sustainability

Innovation meets conservation in the design and manufacturing of our products. Where we can, we use recycled materials while maintaining superior functionality. Our LED products provide high-quality light at optimal energy efficiency, lifespan, and durability.

Installation Requirements

Designed for installation in the downward lighting direction only.

International Compliance

Compliant per IEC 60598-1 and IEC 60598-2-7 by selecting "e" option in parts builder.

Warranty

10-year limited warranty.

Listings



3YJ8



M-PL Path Light ORDERING INFORMATION

Fixture Size	Luxor Option	Lamp	Compliance	Finish		
M-PL	☒ [default] Zone	☒ 1LED 2.0W/2.4A	☒ [default] UL-Listed	☒ BZ Bronze	☒ SB Sedona Brown	
	☐ ZD Zone/Dim	☐ [default ZDC option] 3.6W/4.3VA	☐ e CE Approved	☐ SV Silver	☐ AL Almond	
	☐ ZDC Zone/Dim/Color			☐ FB Black	☐ WG White Gloss	
				☐ DG Desert Granite	☐ FW Flat White	
				☐ WI Weathered Iron		

EXAMPLE FIXTURE CONFIGURATION:

M-PL-ZD-1LED-SV

* Ships with 30" (762 mm) length of 1/4" (32 mm) conduit



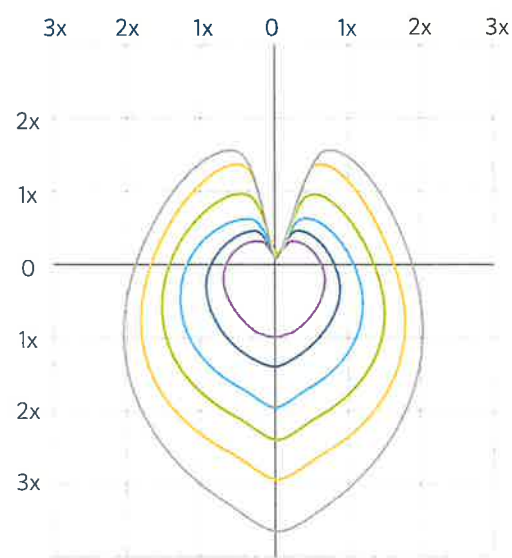
MOUNTING OPTIONS: Specify Separately

Mounts	Catalog No.	
☒ M-PL DECK MOUNT 2.2" x 1.6" x 1.7" (55 mm x 41 mm x 51 mm)	M-PL-DM-XX*	

* XX = Power coat color code

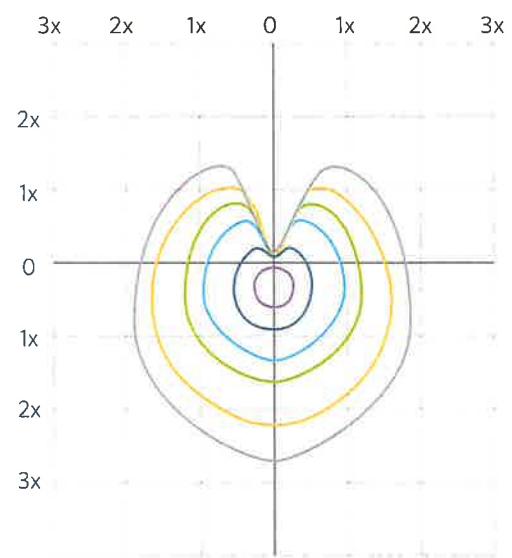
M-PL Path Light PHOTOMETRICS

M-PL 1LED Isofootcandle Plot



Distance in units of mounting height: 1.8'
(0.6 m) Total LLF: 1.0

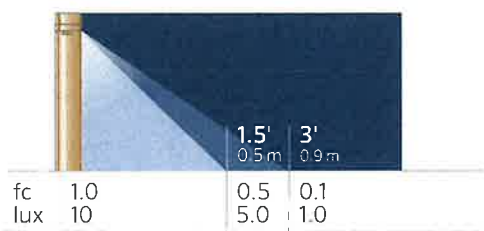
M-PL ZDC Isofootcandle Plot



Distance in units of mounting height: 1.8'
(0.6 m) Total LLF: 1.0

FIXTURE SPACING

M-PL 1 LED or ZDC



Recommended spacing for area lights
10' Residential applications at 0.1 fc
5' Commercial applications at 0.5 fc

VE LED Down Light DESIGNER PREMIUM

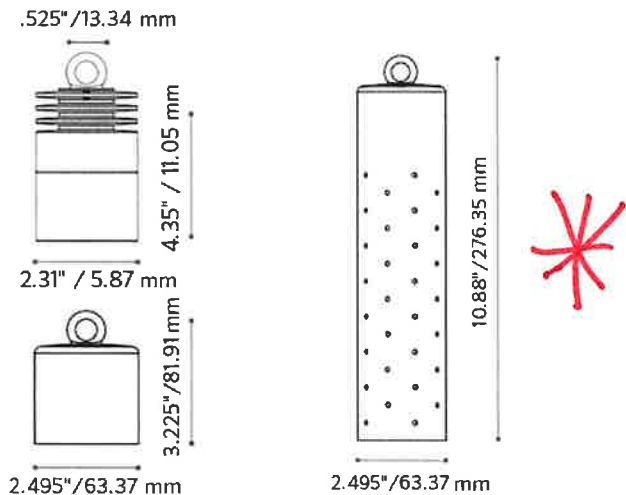


PROJECT
CATALOG #
TYPE
NOTES

The VE softly illuminates areas from above when hung from trees or architectural elements. Perfect for producing a moonlighting effect for seating areas, focal points, or landscaping features in 1 or 3 LED.

Quick Facts

- Die-cast aluminum with optional copper sleeve
- Two-layer marine-grade anodization and powder coat finish
- Natural, powder coated, or antiqued copper finishes
- Lumileds® Integrated LEDs
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V



VE LED Down Light SPECIFICATIONS

Output	1LED	3LED	ZDC
Total Lumens†	91	221	130
Input Voltage	10 to 15V	10 to 15V	10 to 15V
Input Power (W)	1.9	4.0	6.0
VA	2.2	4.4	7.2
Efficacy (Lumens/Watt)	50	57	39
Color Rendering Index (CRI)	83	84	80+
Maximum Candela	88	225	198
Dimming	PWM, Phase**	PWM, Phase**	PWM, Phase**
RGBW Available	No	No	Yes
Luxor Compatibility			
Default	Zoning	Zoning	--
ZD Option	Zoning/dimming	Zoning/Dimming	--
ZDC Option	--	--	Zoning/Dimming/Color
Minimum Rated Life L70 (Hrs)	72,000	72,000	55,000

** For optimal performance, use a trailing-edge, phase-cut dimmer.
† Measured using the 3,900K CCT lens. Multipliers for other CCTs include 0.80 (2,700K), 0.65 (4,500K), and 0.65 (5,200K).

VE LED Down Light SPECIFICATIONS

FX Luminaire

FX Luminaire is an industry-leading manufacturer of landscape and architectural lighting products with a focus on the advancement of LED technology and digital lighting control with zoning, dimming, and color adjustment capabilities. We offer a full spectrum of specification-driven lighting fixtures that can be utilized to create elegant, cutting-edge landscape lighting systems for commercial or residential applications. Our products are available exclusively via our extensive professional distributor network.

Materials

Die-cast A380 aluminum housing and shroud with stainless steel setscrew, hanging cable, and cable lock.

LED

Integrated module with Cree LEDs. Gold-plated connectors and conformal coated for maximum reliability and corrosion resistance. Proprietary on-board intelligent driver uses firmware-controlled temperature regulation, maximizing LED life. Field upgradeable and replaceable, the LEDs are rated to 50,000 hrs. Maximum drive current: 1 A.

Finish

Two-layer protection of sulfuric acid anodization and polyester TGIC powder coat, providing superior outdoor weathering in all conditions. Tested to ASTM standards.

Hardware

Includes stainless steel cable with cable lock. Tamper-resistant setscrew included.

Wiring

18 AWG (1 mm); SPT-1W; 220°F (105°C); 300V; 26' (8 m) length.

Sockets

Lamp holder contains MoistureBlock™ technology, preventing moisture from wicking up into sealed areas of the fixture.

Optics

Polycarbonate color temperature adjustment lenses included with fixture: 2,700K (preinstalled), 3,900K (no lens), 4,500K, and 5,200K. Interchangeable optics for 10°, 20°, 30°-32°, or 55-58° distributions ordered pre-assembled to fixture. Color temperature and beam angle lenses field serviceable. For additional color filters, spread lenses, hex baffles, etc., use MR-16 sized accessories (MR-16: 1.95" (50 mm) dia. x 1.1 mm thickness). Beam angle is calculated using LM-79 method for SSL luminaires.

Power

Input 10-15 VAC/VDC, 50/60 Hz. Remote transformer required (specify separately).

Glare Control

Die-cast A380 aluminum housing with capacity for 1LED, 3LED, or ZDC integrated LEDs.

Weight

1.3 lbs. (0.6 kg)

Lens

Tempered glass lens with shock resistance and high tolerance for thermal expansion and stress. Lens is frosted.

International Compliance

Compliant per IEC 60598-1 and IEC 60598-2-7 by selecting the "e" version.

Ambient Operating Temperature

0°F to 140°F (-18°C to 60°C)

Sustainability Installation Requirements

Designed for installation in the downward direction only.

Control

ZD or ZDC utilizes Luxor technology to zone light fixtures in up to 250 groups, dim each group in 1% increments between 0 and 100%, or change to one of 30,000 colors with RGBW LEDs. Select the ZD option for zoning/dimming or ZDC for zoning/dimming/color. Standard fixture is zoneable with Luxor.

Warranty

Listings



VE LED Down Light

ORDERING INFORMATION

Fixture Control	Power	Compliance	Perforated Option	Finish
VE [Default] Zone with Luxor, On/Off, Phase Dimmable	1 LED 2.0W/2.4VA	[default] North America (UL Listed)	[default] Standard	BZ Bronze Metallic FB Black DG Desert Granite WI Weathered Iron SB Sedona Brown FW Flat White SV Silver AB Antique Bronze AT Antique Tumbled CU Copper NP Nickel Plate
ZD Zone/Dim with Luxor	3 LED 4.0W/4.4VA	E International (CE Certified)	PS Perforated Sleeve	
ZDC Zone/Dim/Color with Luxor	[default ZDC option] 6.0W/7.2VA			



EXAMPLE FIXTURE CONFIGURATION: VE-ZD-3LED-PS-SV

VE LED Down Light PHOTOMETRICS

VE 1LED - Illuminance at a Distance

Distance	Center Beam fc	Beam Width	
Feet (Meters)	Foot-Candles (Lux)	Vertical : 53.8 °	Horizontal : 54.7 °
5.0' (1.5 m)	3.5 fc (38 lx)	5.1 ft (1.6 m)	5.2 ft (1.6 m)
10.0' (3.0 m)	0.8 fc (9 lx)	10.2 ft (3.1 m)	10.3 ft (3.1 m)
15.0' (4.6 m)	0.4 fc (4 lx)	15.2 ft (4.6 m)	15.5 ft (4.7 m)
20.0' (6.1 m)	0.2 fc (2 lx)	20.3 ft (6.2 m)	20.7 ft (6.3 m)
25.0' (7.6 m)	0.1 fc (2 lx)	25.4 ft (7.7 m)	25.8 ft (7.9 m)
30.0' (9.1 m)	0.1 fc (1 lx)	30.5 ft (9.3 m)	31.0 ft (9.4 m)



VE 3LED - Illuminance at a Distance

Distance	Center Beam fc	Beam Width	
Feet (Meters)	Foot-Candles (Lux)	Vertical : 52.1 °	Horizontal : 52.0 °
5.0' (1.5 m)	9 fc (96 lx)	4.9 ft (1.5 m)	4.9 ft (1.5 m)
10.0' (3.0 m)	2.2 fc (24 lx)	9.8 ft (3.0 m)	9.8 ft (3.0 m)
15.0' (4.6 m)	1.0 fc (11 lx)	14.7 ft (4.5 m)	14.6 ft (4.5 m)
20.0' (6.1 m)	0.6 fc (6 lx)	19.5 ft (5.9 m)	19.5 ft (5.9 m)
25.0' (7.6 m)	0.4 fc (4 lx)	24.4 ft (7.4 m)	24.4 ft (7.4 m)
30.0' (9.1 m)	0.3 fc (3 lx)	29.3 ft (8.9 m)	29.3 ft (8.9 m)

VE ZDC - Illuminance at a Distance

Distance	Center Beam fc	Beam Width
Feet (Meters)	Foot-Candles (Lux)	
5.0' (1.5 m)	11.7 fc	
10.0' (3.0 m)	2.85 fc	
15.0' (4.6 m)	1.28 fc	
20.0' (6.1 m)	0.72 fc	
25.0' (7.6 m)	0.46 fc	
30.0' (9.1 m)	0.32 fc	

VE LED Down Light

ORDERING INFORMATION

MOUNTING OPTIONS: Specify Separately

Mounts

Catalog No.

Hanging Cable Lock

250021820000



Mounts

Catalog No.

Hanging Cable

250021830000



VE LED Down Light

ORDERING INFORMATION

POWER OPTIONS: Specify Separately

Power	Catalog No.		Power	Catalog No.	
Plug-In Transformer, 6 W	MT-6W		Step-Down Transformer, UV (120/277 V to 12 V)	ST-UV	
Surge Protection Module	SURGE-MOD				

**CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of February 13, 2025**

Agenda Item #2

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

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

Project Review: ☐ Conceptual
☐ Preliminary
☒ Final

PROJECT DESCRIPTION

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

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

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

PROJECT HISTORY

Architectural Review Board Concept Review

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

The Board's comments primarily focused on the project's proposed rooftop element and related safety and intensity of use / noise concerns resulting from the proposed rooftop bar and lounge areas. The Board required story poles to be installed to represent the proposed rooftop elements prior to the project returning for preliminary review.

Architectural Review Board Preliminary Review

Subsequent to the generally positive conceptual ARB review meeting, story poles were installed to represent the new rooftop elements as previously requested by the ARB and the project returned to the ARB for preliminary review on September 26, 2024. The plans presented for preliminary review were substantially the same as those previously presented at the conceptual ARB review meeting, but included additional information and minor revisions in response to the ARB's conceptual review comments, revisions requested by Staff as part of the Development Plan application review process, and plan updates to address revisions required by the Health Department. The preliminary plans included detailed perspective renderings taken from different vantages around the project site which helped to provide a clear sense of the quality and character of the proposed project.

After reviewing the story pole installation and the preliminary plans, the Board was very supportive of the overall project, including the requested Modification to allow the dining patio to encroach into the required Linden Avenue (front) setback, and the Modification for the minor height exceedance for the rooftop bar structure. Nevertheless, the Board expressed concern with potential nuisance issues with a rooftop bar use and recommended that the Planning Commission include a condition of approval to prohibit amplified music on the rooftop, and recommended the use of a darker color for the rooftop elements to help diminish their appearance. Ultimately, the Board recommended preliminary approval to the Planning Commission with their comments attached.

Three emails in support of the project were submitted to the ARB. In addition, three members of the public spoke at the ARB meeting; one speaker voicing enthusiastic support for the project; one speaker in opposition to the rooftop elements of the project related to noise impacts and overall project height; and one speaker whom expressed concerns about the parking impacts of the project and safety of patrons reaching public parking areas after drinking at the establishment. A copy of the Minutes from the

September 26, 2024 ARB Meeting are included as Attachment B, and a copy of the superseded preliminary architectural plans are included as Attachment C.

Planning Commission Review

The project was reviewed by the Planning Commission on December 2, 2024. The Planning Commission considered the ARB's preliminary review comments as part of their deliberations and supported the ARB's recommendation to prohibit live music on the rooftop. The Planning Commission ultimately voted to unanimously approve the project subject to staff's recommended conditions of approval which included a condition to prohibit live entertainment on the rooftop but to allow low-volume background music from speakers such that no amplified sound shall exceed 5dBA above ambient noise levels as measured from the property line.

As part of their deliberations, the Planning Commission had a robust discussion regarding "The Palms" signage and text design on the Linden Avenue façade. Chair La Fevers suggested that the project Historians weigh-in on the proposed signage and did not want to give direction to the ARB other than to ensure that the ARB reviews the final sign/text design. Commissioner Salant felt strongly that the "history" of the sign should go back to what people in the community remember rather than a more distant representation of the sign from the original building design. Commissioner Allen suggested that the ARB consider whether to keep the existing sign design, the original 1912 sign design, or a new sign design. After further deliberation, Commissioner Allen indicated his preference is for the script they most all remember (the current design); Commissioner Moyer preferred new signage; Commissioner Benefield preferred that the ARB determine the appropriate sign text style; and Commissioner Salant preferred a script style of text.

Ultimately, the Planning Commission left the final decision regarding the appropriate design for "The Palms" signage to the ARB. As such, the ARB is not constrained to reviewing only the new signage design proposed by the applicant and may decide that the existing painted sign and text design is appropriate, or some other variation that the ARB deems compatible, considering the importance of this historic building in the downtown core.

With respect to the proposed mural on the Seventh Street frontage, a majority of Commissioners preferred that no mural be included as part of the project.

A copy of the Minutes from the December 2, 2024 Planning Commission Meeting are included as Attachment D.

PROJECT ANALYSIS

Project Updates in response to the Architectural Review Board preliminary review comments and Planning Commission review comments

In response to the ARB's preliminary review comments, the following updates are represented on the final ARB plans:

Darker Color for Rooftop Elements: A darker color is now proposed for the rooftop elements ("BM Classic Grey"). See Exterior Material Board (sheet A0.5), and plan elevation sheets and notations (sheets A3.0, A3.0A, A3.1, A3.2 and A3.3).

Rear Stair Railing Design: The first-floor portion of the rear stair and railing element has been redesigned to enclose the lower portion of the stairs to reduce the amount of required railing system and to soften/lessen its appearance. In addition, the previously proposed railing along the mechanical well on the rooftop has been redesigned to include a stucco wall with a wrought iron top rail. See sheets A3.2 and A3.2A.

In response to the Planning Commission's comments with respect to "The Palms" signage on the Linden Avenue façade, the final plans include a new powder-coated metal sign which would replace the existing script style with a new and slightly smaller font style. This proposed signage style was reviewed by the project Historians to confirm compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. See sheets A3.0, A3.0A, A3.0B, A3.0C, and A3.0D. The Historic Resources Memo for the proposed signage is included as Attachment E.

As previously discussed, the ARB has discretion as to the appropriate signage design as it relates to the proposed exterior renovation and historical context of the building.

SUMMARY OF ISSUES

- Response to ARB preliminary review comments;
- Response to Planning Commission comments related to "The Palms" signage/text;
- Architectural details, lighting and landscape design; and
- Overall Compatibility with Downtown Core & "small beach town" character.

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 Planning Commission's 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 – ARB Meeting Minutes from September 26, 2024

Attachment C – Preliminary Architectural Plans (superseded)

Attachment D – Planning Commission Meeting Minutes from December 2, 2024
Attachment E – Signage Historic Resource Memo

Attachment A

Final Architectural and Landscape Plans

**The Palms Restaurant Renovation
Project 24-2303-DP/CDP/ARB
Final ARB Review
February 13, 2025**

A photograph of a street scene in Santa Monica, California. The street is lined with palm trees and a white building with a sign that reads "1111 10th". The sky is clear blue.

Level	Name	Area	Required Parking
Level 1	SEATING	118 of 132	132
Level 2	SEATING	518 of 520	520
Total Seating Area Parking			652
Building Gross SF			520
Total Required Parking			5408

Required parking = 54 required spaces
 Provided on-site parking = 8 spaces provided
 Total required parking = 624 spaces provided
 Total parking spaces = 624 spaces provided
 Deficient parking = 7 parking spaces short per ASB2017

[illegible]

Aerial photograph showing the study area in the vicinity of the intersection of Highway 101 and Highway 102. The image displays a dense urban environment with various buildings, parking lots, and streets. The proposed project location is indicated by a white rectangular box in the center of the image, near the intersection of Highway 101 and Highway 102. The surrounding area includes commercial buildings, parking lots, and residential structures. The image is oriented vertically, with the intersection of Highway 101 and Highway 102 at the top.

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 Tel. (805) 965-3432
 Contact: Joel Avellan

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DOI: 10.1177/1056492613505112
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137	8
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North East (Front Elevation)



North East (Linden towards Mountains)



North Elevation





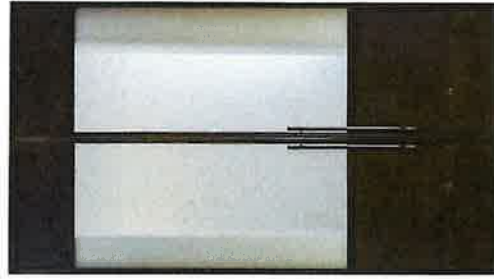
701 LINDEN THE PALMS – EXTERIOR MATERIAL BOARD



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Tel.: (805) 965-9555
beckerstudiosinc.com

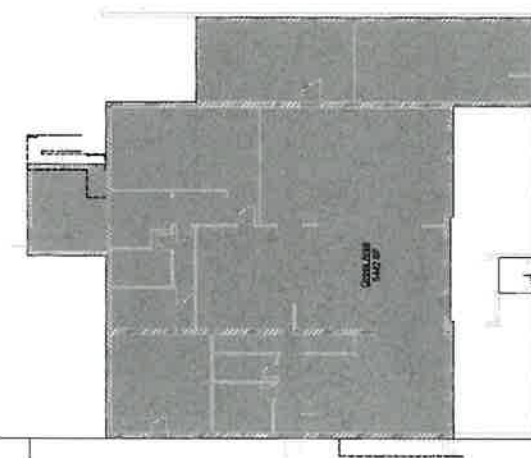
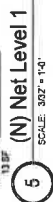


- COLOR SCHEME**
- Painted Brick: BM Cloud White
 - 3rd Floor: BM Classic Grey
 - Door Trim: BM Graystone
 - Window Trim: BM Night Train
 - Exterior Trim: BM Midnight Oil

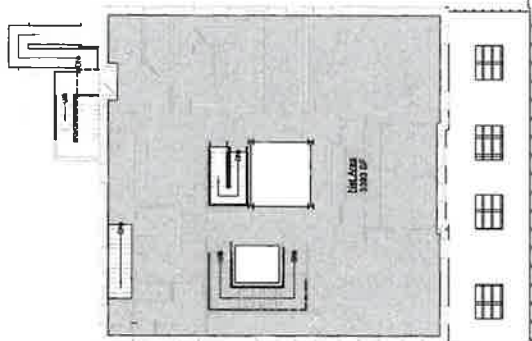




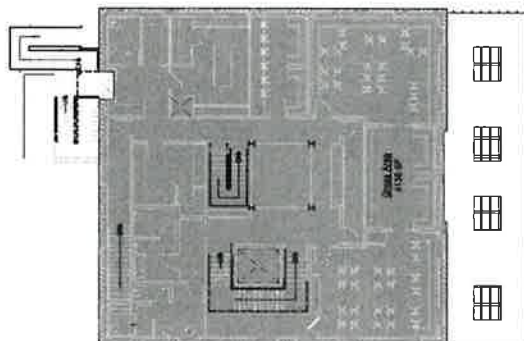
COMMERCIAL REMODEL:
THE PALMS
701 LINDEN AVENUE

[illegible]

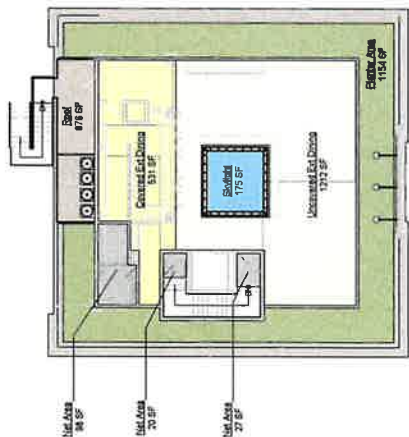
3 (N) Gross Level 1
SCALE: 1/32" = 1'-0"



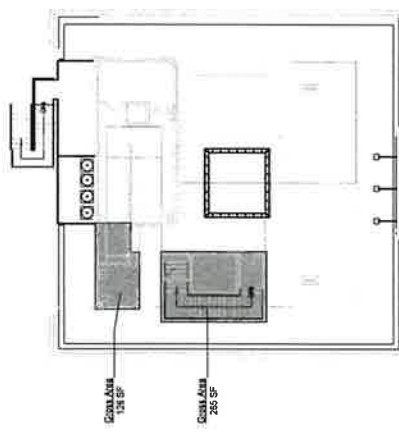
6 (N) Net Level 2
SCALE 3/32" = 1'-0"



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



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



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

AREA CHART

Proposed Building				Existing Building			
	(IN)	(IN)	Gross A/L	(E)	Net A/L	(E)	Gross A/L
1st Fl.	4,555 A/L	5,442 A/L	4,555 A/L	6,038 A/L	6,038 A/L	6,038 A/L	6,038 A/L
2nd Fl.	4,555 A/L	4,555 A/L	4,555 A/L	3,019 A/L	3,019 A/L	3,019 A/L	3,019 A/L
3rd Fl.	145 A/L	145 A/L	145 A/L	30 A/L	30 A/L	30 A/L	30 A/L
Total	9,455 A/L	9,898 A/L	9,455 A/L	9,487 A/L	9,487 A/L	15,098 A/L	9,487 A/L

Proposed Paved Area		Existing Paving Area	
Size	171d		
Employee Pkng	242 A/L		
Employee Pkng (Covered)	242 A/L		
1st Fl.	656 A/L		
2nd Fl.	656 A/L		
3rd Fl.	656 A/L		
Covered Roof Pkng	531 A/L		
Uncovered Roof Pkng	1,732 A/L		
Total	2,932 A/L		

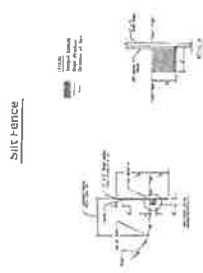
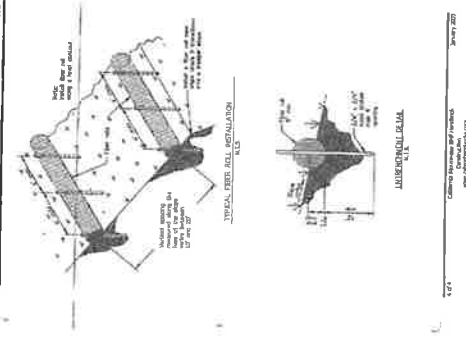
Proposed Paving Area		Existing Paving Area	
1st Fl.	150 A/L		
2nd Fl.	150 A/L		
3rd Fl.	150 A/L		
Covered Roof Pkng	279 A/L		
Uncovered Roof Pkng	64 A/L		
Total	513 A/L		



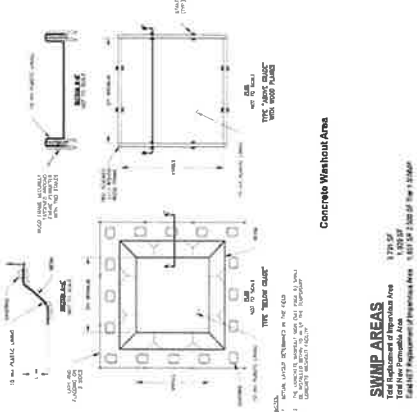
COMMERCIAL REMODEL:
THE PALMS
701 LINDEN AVENUE

[illegible]

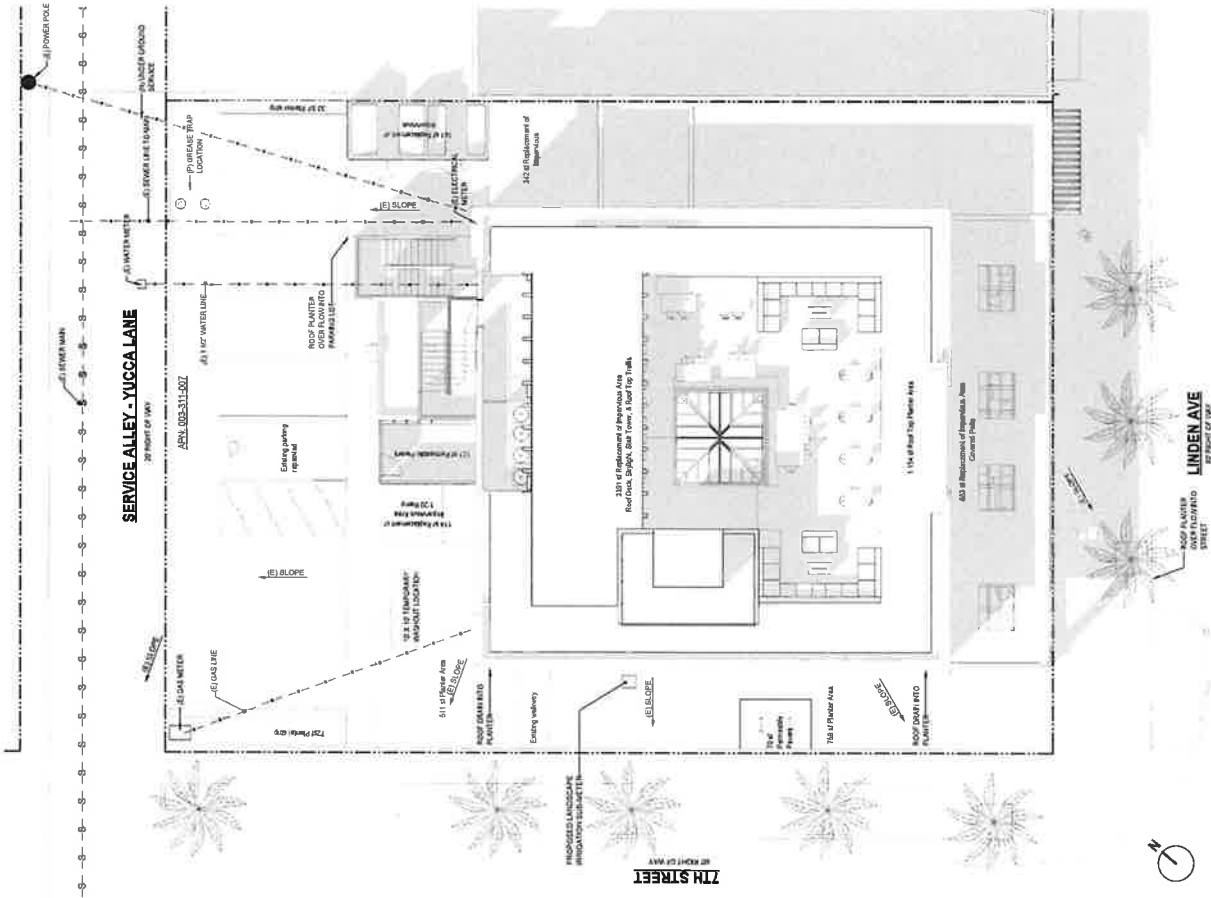
SE-5 Fiber Rolls



Fiber Rolls



Project Name / Case File Number	The Elder 701 / Jackson Avenue
Project Location	APN: 003-511-007
Name of Owner/Developer	701 Union, LLC
Project Type and Description	Removal of Existing 2 Story Building
Project Details (Please include all Additions, "Partial and Fulling")	
Total New Construction Surface Area (Square Feet) (Please include all additions, fulling, and partialing and do not deduct parking structure surface)	0.5F
Total Demolition Surface Area (Square Feet) (Sum of Demolition Impervious Area Surface Area with new Impervious Surface Area that will be removed)	3,791.5F + 1039.4 (Older Interior walls) = 4,830.9 (Demolition Impervious) 1,861.4F
Total Pre-Project Impervious Surface Area	10,375.4F
Total Post-Project Impervious Surface Area	5,648.1F
Regard! (Select all that apply) (Check one and only one)	☐ 1. Project will have a net increase in impervious area ☐ 2. Potentially permanent ☒ 3. Potentially temporary ☐ 4. Reversible ☐ 5. Permanent

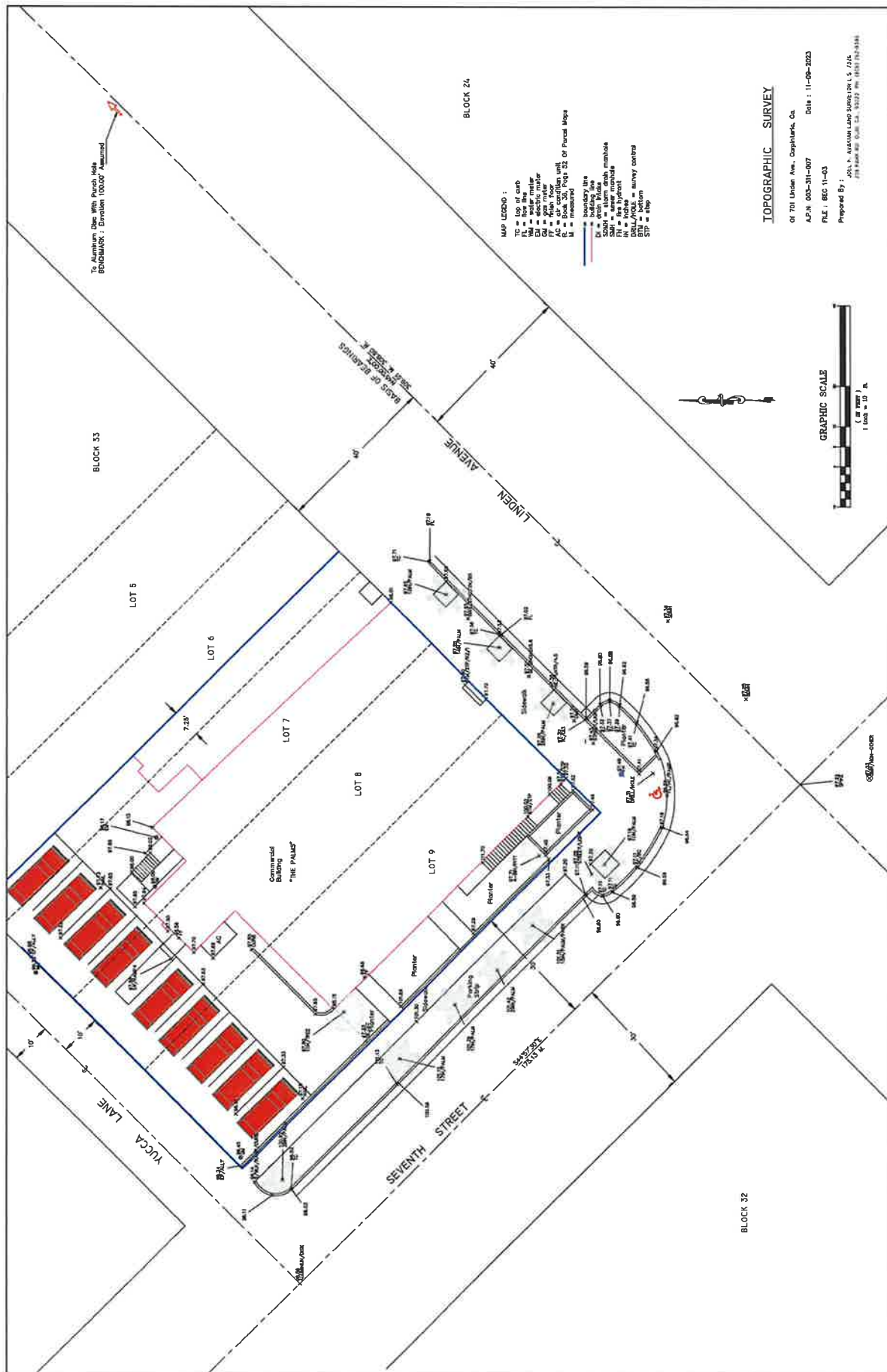
Page | 3 of 8
Sample: Intermediate Technical Grade

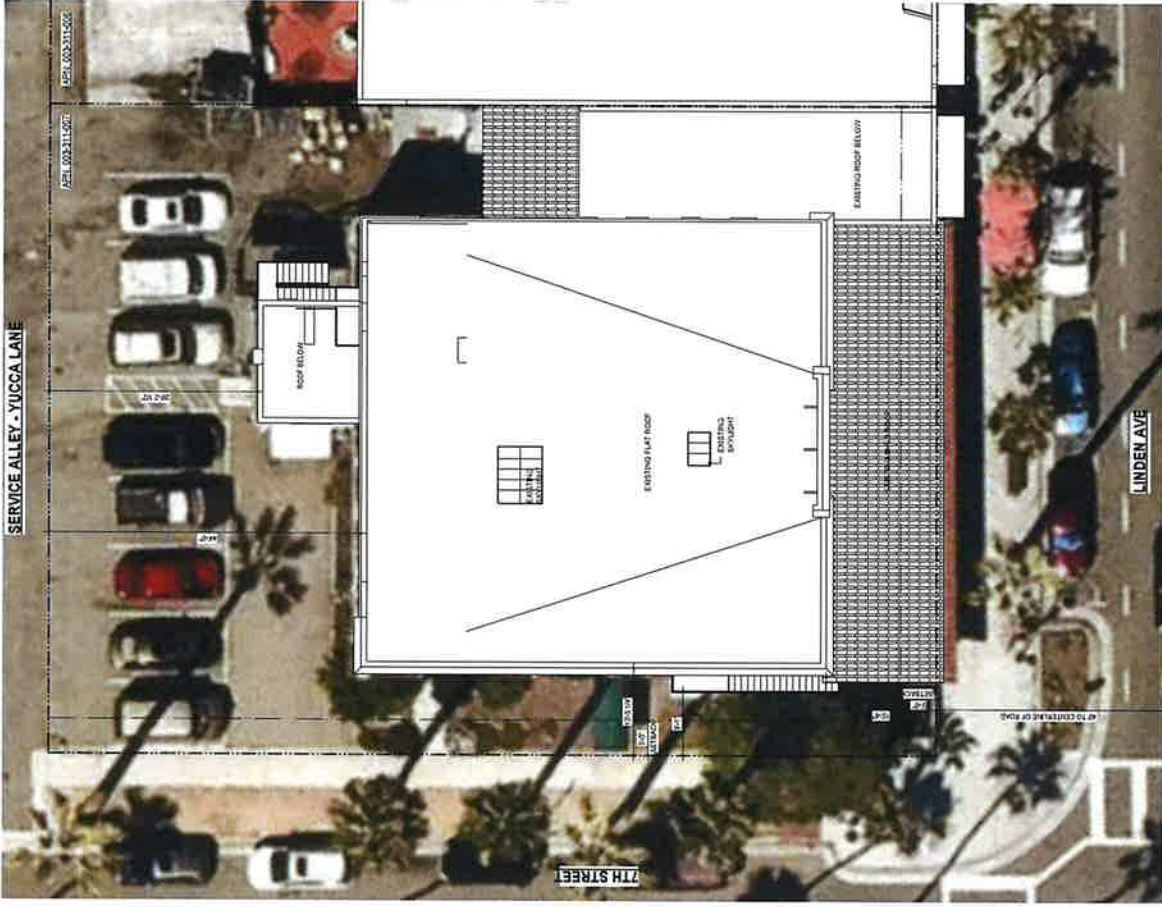
1 **SWMP / UTILITY PLAN**
SCALE 1/8" = 1'-0"



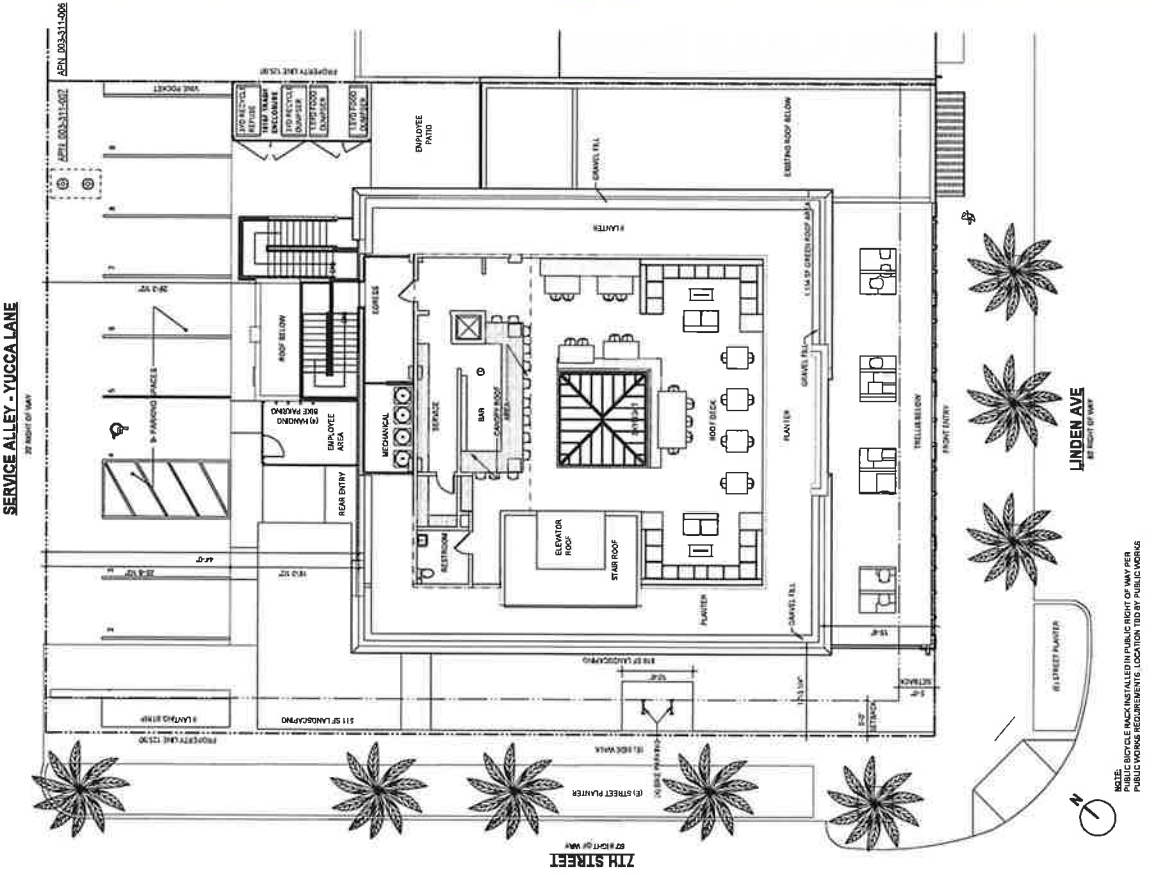
COMMERCIAL REMODEL:
THE PALMS
701 LINDEN AVENUE

A0.9





EXISTING SITE PLAN



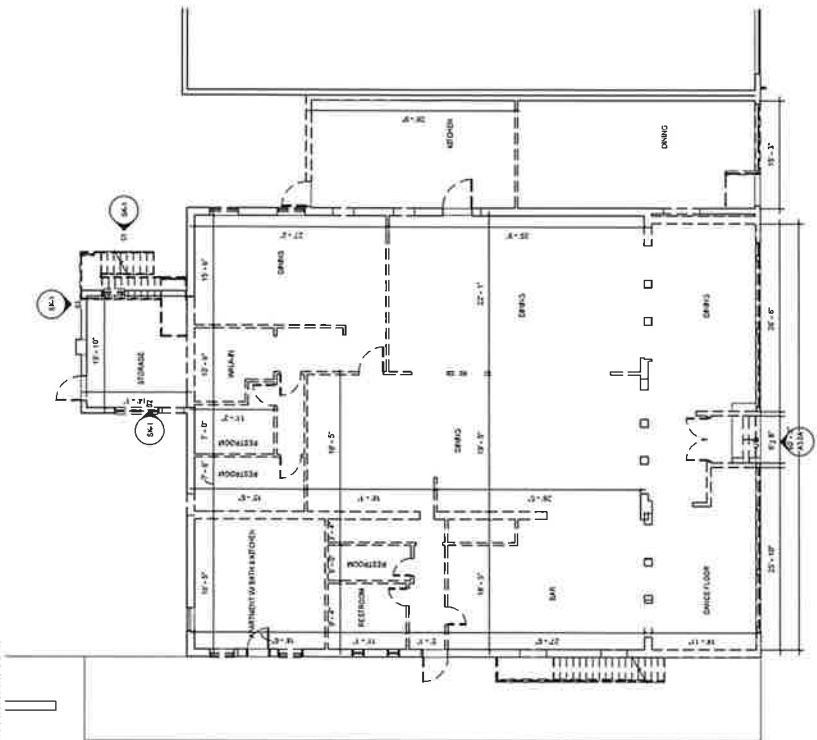
PROPOSED SITE PLAN



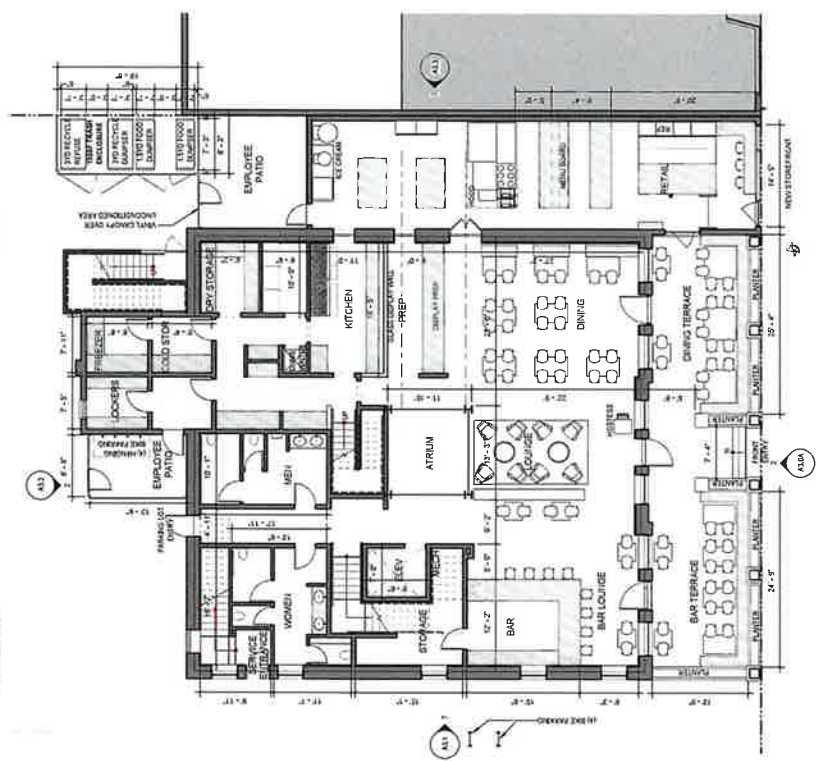
THE PALMS
701 LINDEN AVENUE

JOB NUMBER	3301
CONTENTS PROPOSED PLAN - FIRST LEVEL	
DRAWN BY	AJdr
CHECKED BY	Donal
SUBMITTALS	
DATE	TIME
ISSUE DATE	90024
REVISIONS	
NO.	DATE
A2.1	
SHEET	OF

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



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



OPEN KITCHEN CONCEPT

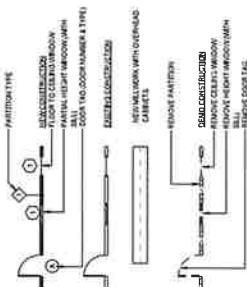


ENTRY AREA 2



ENTRY AREA 1

FLOOR PLAN LEGEND





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

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



2

SCALE 1/8" = 1'-0"



of

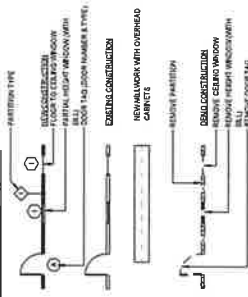
of

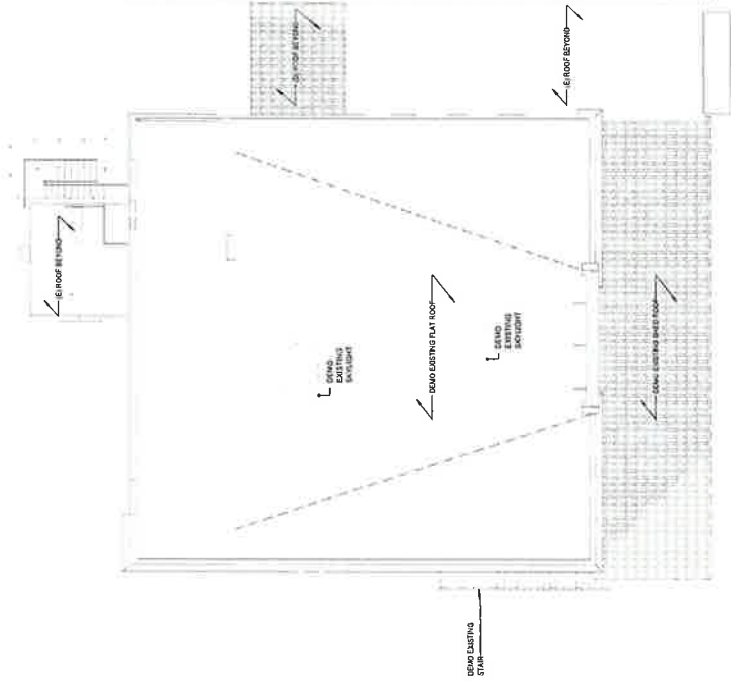
[illegible]

THE PALMS
701 LINDEN AVENUE



FLOOR PLAN LEGEND





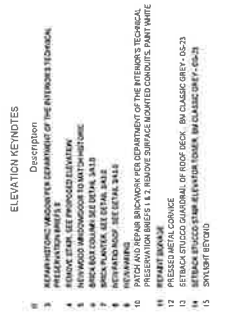
2 ROOF DEMO PLAN
SCALE 1/8" = 1'-0"

SER NUMBER	2201
CONTENTS	PROPOSED PLAN-ROOF
DRAWN BY	ADRIAN
CHECKED BY	CHONG
SUBMITTALS	DATE
ISSUE DATE	9/20/24
REVISIONS	
A2.3	
SHEET	OF

THE PALMS
701 LINDEN AVENUE

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Santa Barbara, CA 93101
Tel: (805) 965-8555
beckerstudiosinc.com



	Description
11	PLASTERWORK, JOINTWORK FOR DEPARTMENT OF THE INTERIOR, TECHNICAL PRESERVATION UNIT 15
12	REMOVE ROOF, LEAF EXPOSED ELEVATION
13	REINFORCE MASONRY WALL WITH ONE
14	REPAIR CRACKS IN EXTERIOR WALL
15	REPAIR EXTERIOR WALL DETAIL, 2412
16	REPAIR ROOF, LEAF DETAIL, 2412
17	REPAIR EXTERIOR WALL DETAIL, 2412
18	REPAIR EXTERIOR WALL DETAIL, 2412
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100	REPAIR EXTERIOR WALL DETAIL, 2412

JOB NUMBER	Z001
CONTENTS	
EAST EXTENSION ELEVATIONS	
DRAWN BY	AUTHOR
CHECKED BY	ORDER
SUBMITTALS:	
DATE	TITLE
ISSUE DATE	3/9/2014
REVISIONS	
NO.	DESCRIPTION
A3.0	
SHEET	OF

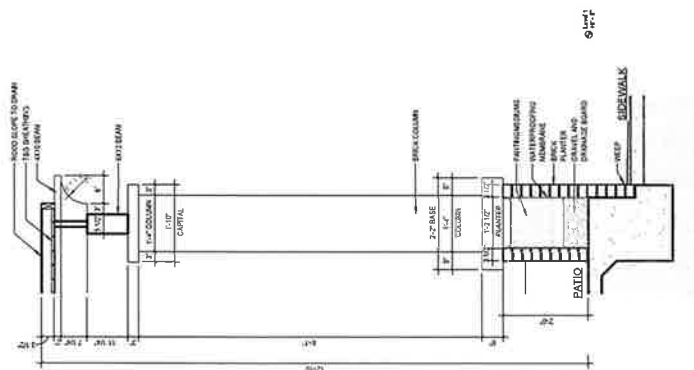
SCALE 3/4" = 1'-0"



SCALE 3/16" = 1'-0"



SCALE 3/16" = 1'-0"





CHARCOAL STOREFRONT OPTION



WHITE STOREFRONT OPTION



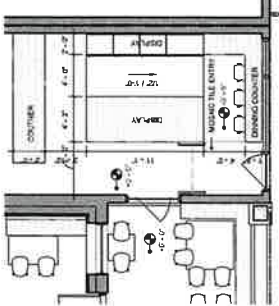
EXISTING STOREFRONT CONTEXT PHOTO



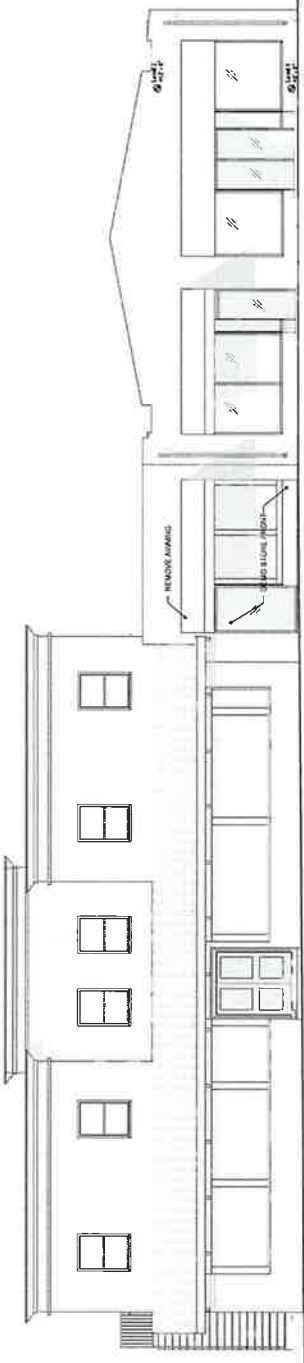
EXISTING STOREFRONT



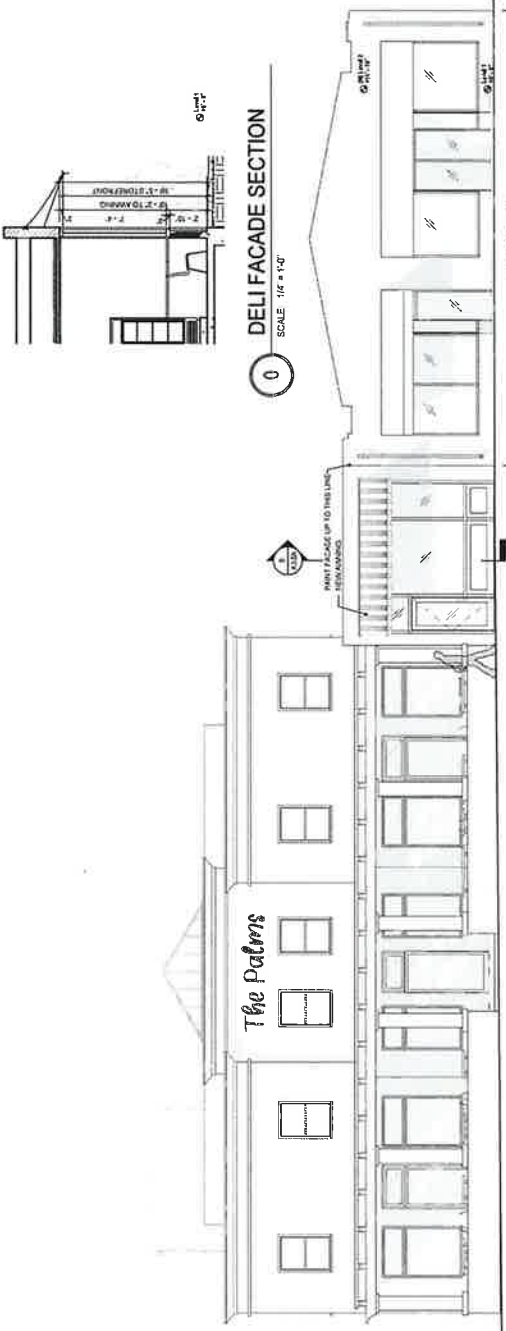
INSPIRATION IMAGES



3 DELI ENTRY
SCALE 3/16" = 1'-0"



1 EAST ELEVATION - EXISTING
SCALE 3/16" = 1'-0"



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

0 DELI FACADE SECTION
SCALE 1/4" = 1'-0"



[illegible]

SCALE 3/4" = 1'-0"

[illegible]

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701 LINDEN AVENUE



EXISTING BUILDING (LOOKING NORTHEAST)

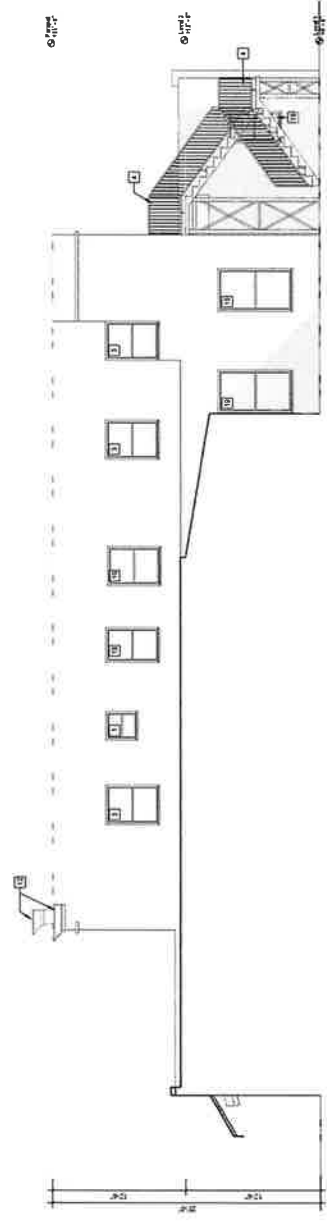


PROPOSED BUILDING WITH ROOF DECK (LOOKING NORTHEAST)

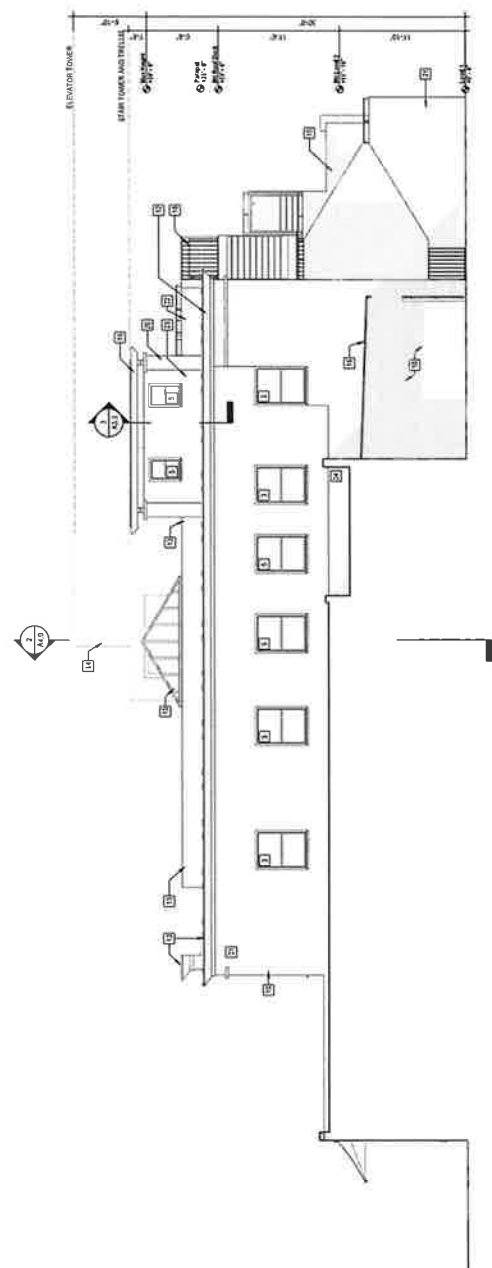
JOB NUMBER	2031
CONTAINER	
SOUTH READING	
DRAWN BY	A/P
CHECKED BY	Draker
SUBMITTALS	
DATE	
ISSUE DATE	10/04/04
REVISION	
DATE	
BY	
A3.1A	
SHEET	OF

ELEVATION KEYNOTES

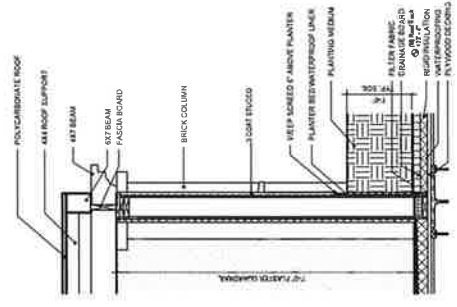
- 1 REMOVE NON-CONTRIBUTING DETAILS, MATCH WALL TO MATCH EXISTING
2 REPAIR HISTORIC WINDOW HEADERS, DEPARTMENT OF THE HISTORIC HOUSING
3 REPAIR HISTORIC WINDOW HEADERS, DEPARTMENT OF THE HISTORIC HOUSING
4 REPAIR HISTORIC WINDOW HEADERS, DEPARTMENT OF THE HISTORIC HOUSING
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23 REPAIR HISTORIC WINDOW HEADERS, DEPARTMENT OF THE HISTORIC HOUSING
24 REPAIR HISTORIC WINDOW HEADERS, DEPARTMENT OF THE HISTORIC HOUSING



1 NORTH ELEVATION - EXISTING
SCALE 3/16\"/>



2 NORTH ELEVATION - PROPOSED
SCALE 3/16\"/>



3 ROOF TRELLIS DETAIL
SCALE 3/4\"/>

BECKER studios
412 E. Halsey Street
Portland, OR 97214
TEL: (503) 855-0555
beckersstudios.com

THE PALMS
701 LINDEN AVENUE

DATE	2/20/21
CONTENTS	REPAIR HISTORIC WINDOW HEADERS, DEPARTMENT OF THE HISTORIC HOUSING
DRAWN BY	ADAM
CHECKED BY	CHAD
PROJECT NO.	101
ISSUE DATE	02/20/21
REVISIONS	
NO.	DESCRIPTION
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A3.3
SHEET 05

BECKER
studios

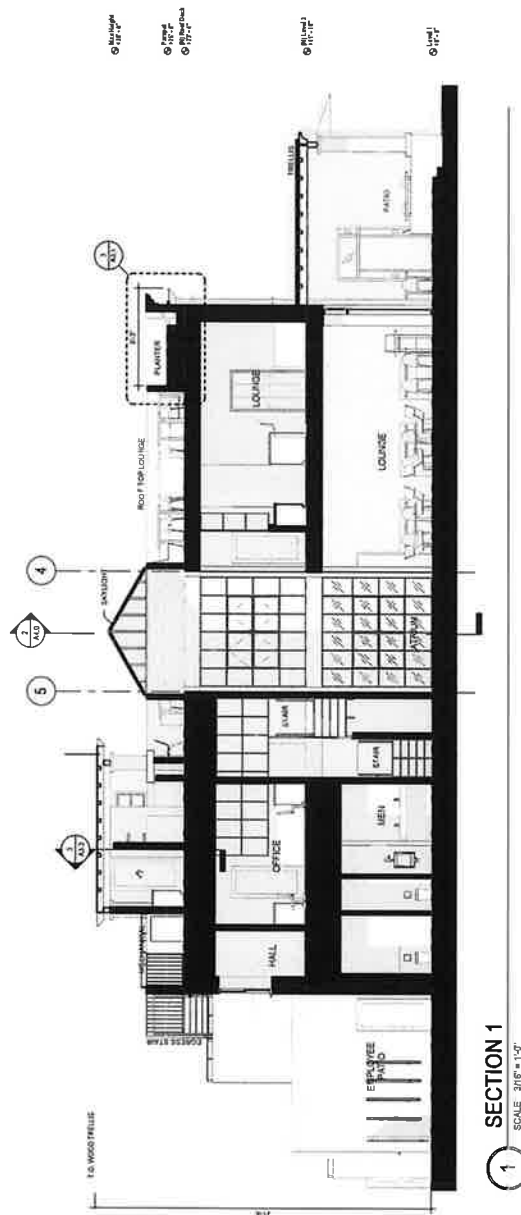
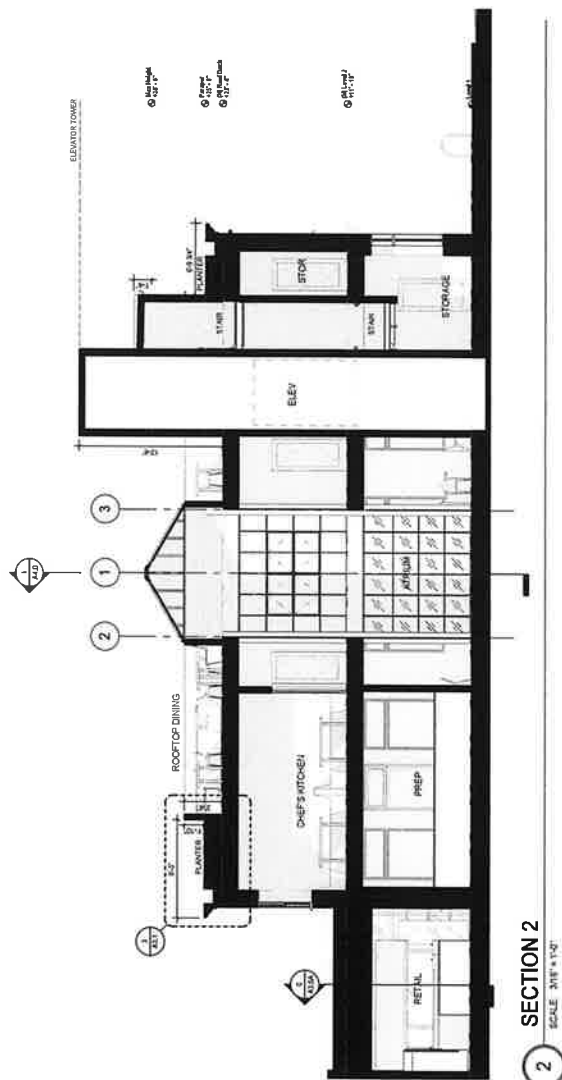
412 E. Haley Street
Santa Barbara, CA 93101
Tel.: (805) 965-9555
beckentstudios.com

THE PALMS
701 LINDEN AVENUE

JOB NUMBER:	20031
CONTENTS	
BUILDING SECTIONS :	
DRAWN BY :	AJW
CHECKED BY :	CRS
SUBMITTALS	
DATE	TIME
REVISION DATE	NOON
REVISIONS	
BY	DATE
A4.0	
SHEET	OF

A4.0

of



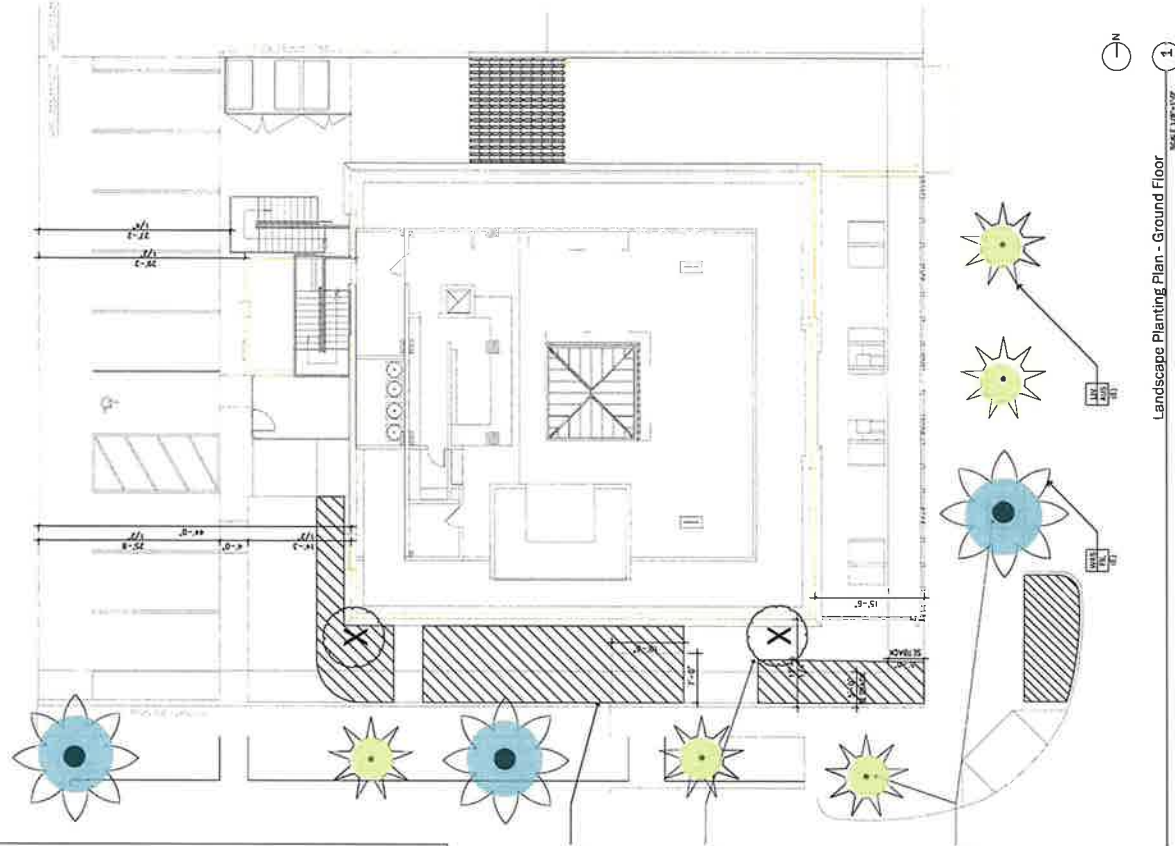
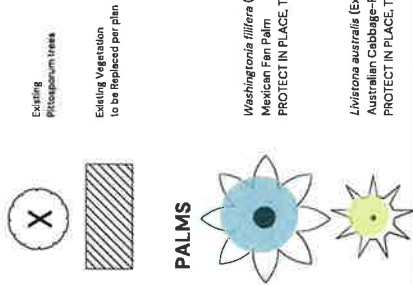
GENERAL NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR KNOWING ALL UNDERGROUND AND SURFACE UTILITIES. CONTRACTOR SHALL TAKE RESPONSIBILITY FOR PROTECTION OF ALL UTILITIES, PIPES AND STRUCTURES, AND SHALL TAKE SOME RESPONSIBILITY FOR ANY AND ALL COSTS RELATED TO THEIR REPAIR AND/OR REPLACEMENT IF NECESSARY.
- STREETS, SIDEWALKS, AND ADJACENT PROPERTIES SHALL BE PROTECTED THROUGHOUT THE WORK AS REQUIRED BY LOCAL CODES AND REGULATIONS AND AS APPROVED BY THE OWNER.
- REFER TO CITY AND/OR COUNTY STANDARD PLANS AND SPECIFICATIONS WHERE APPLICABLE.
- ALL WORK AND PORTIONS OF THE PROJECT SHALL COMPLY WITH ALL APPLICABLE CODES.
- CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
- ALL LIMITS OF WORK, PROPERTY LINES, AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
- ALL IMPROVEMENTS SHALL CONFORM TO TITLE 24 - CURRENT EDITION.
- LANDSCAPE AREAS SHALL HAVE SEPARATE WATER METERS OR SUBMETERS FOR INDOOR AND OUTDOOR POTABLE USE.
- LANDSCAPE AREAS SHALL HAVE AUTOMATIC IRRIGATION CONTROLLERS THAT ARE WEATHER AND/OR SOIL MOISTURE BASED.
- THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES FOR THE COMPLETE INSTALLATION AS DESCRIBED BY THE LANDSCAPE DRAWINGS.
- ANY DEVIATION FROM THE PLAN OR NOTES IS TO HAVE PRIOR WRITTEN APPROVAL BY THE OWNER OR HIS REPRESENTATIVE.
- UNTIL ALL WORK IS COMPLETED AND ACCEPTED BY THE OWNER, THE LANDSCAPE CONTRACTOR SHALL ASSUME ALL RISK AND BEAR ALL LOSSES TO HIS MATERIALS AND EQUIPMENT.
- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL WORK DAMAGED BY HIM OR MAKE ARRANGEMENTS WITH THE OTHER CONTRACTOR FOR THE CONTRACTOR'S REPAIR OR PAYMENT FOR THE REPAIR.
- ALL MATERIALS AND WORKMANSHIP SHALL BE OF HIGHEST STANDARDS.

DEMOLITION NOTES

- VERIFY WITH ARCHITECT ALL ITEMS TO BE REMOVED PRIOR TO COMMENCEMENT OF WORK.
- COMPLIANCE: PROCEED WITH DEMOLITION IN AN ORDERLY AND CAREFUL MANNER IN COMPLIANCE WITH ALL LOCAL APPLICABLE CODES AND ORDINANCES CONCERNING NOISE AND DUST ABATEMENT.
- DO NOT DELIVER TO THE JOB SITE NOR STORE THEREON DEMOLITION EQUIPMENT AND MATERIALS PRIOR TO RECEIVING WRITTEN NOTICE TO PROCEED. CONFINED ALL STORAGE TO AREAS DESIGNATED BY ARCHITECT.
- DISPOSAL: LEGALLY DISPOSE OF ALL DEMOLISHED MATERIALS OFF SITE UNLESS OTHERWISE DIRECTED BY ARCHITECT. PAY ALL DISPOSAL COSTS.
- ACCEPTANCE: COMMENCING WORK CONSTITUTES CONTRACTOR'S ACCEPTANCE OF ALL SITE CONDITIONS, BOTH SURFACE AND SUBSURFACE. NO EXTRA PAYMENT SHALL ACCRUE TO CONTRACTOR BY WAY OF PENALTY FOR CONDITIONS OR DIFFICULTY OF FIELD WORKING THIS DEMOLITION WORK.
- PROTECTION OF EXISTING PLANTS TO REMAIN: DO NOT STORE MATERIALS OR EQUIPMENT. PERFORM REPAIRS TO EXISTING PLANTS TO REMAIN. REPAIRS TO EXISTING PLANTS TO REMAIN SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF ANY EXISTING PLANTS TO REMAIN EXCEPT AS ACTUALLY REQUIRED FOR CONSTRUCTION IN THOSE AREAS.
- BARRIERS: PROVIDE BARRICADES, FENCES OR OTHER BARRIERS AS NECESSARY AT THE DRIP LINE TO PROTECT EXISTING PLANTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
- NOTIFICATION: NOTIFY ARCHITECT WHEN CONTRACTOR FEELS CONSTRUCTION ACTIVITIES MAY DAMAGE EXISTING PLANTS TO REMAIN. REPLACE EXISTING PLANTS TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION WITH ACCEPTED PLANTS OF THE SAME SPECIES AND SIZE AS THOSE DAMAGED AT NO COST TO OWNER.
- REFERENCES: VERIFY AND MAINTAIN ALL BENCHMARKS, MONUMENTS AND OTHER REFERENCE POINTS. REPLACE IF DISTURBED OR DESTROYED.
- PROTECTION: PROTECT EXISTING IMPROVEMENTS NOTED TO REMAIN WITHIN DESIGNATED LIMITS OF WORK. SUPPLY ALL SHORING, BRACING, REINFORCING AND BARRICADES REQUIRED.
- UTILITIES: KEEP IN OPERATION AT ALL TIMES ALL EXISTING UTILITY CIRCUITS AND PIPING TO REMAIN INCLUDING SPRINKLER IRRIGATION EXCEPT AT THE DIRECTION OF THE LANDSCAPE ARCHITECT. PROVIDE 48 HOUR NOTICE OF INTERRUPTION OF SERVICE. NOTIFY LANDSCAPE ARCHITECT SHOULD UTILITIES NOT SHOWN ON DRAWINGS BE FOUND DURING DEMOLITION.
- REPAIR: IF DAMAGE TO SITE IMPROVEMENTS TO REMAIN OCCURS DURING THE COURSE OF THE WORK, RESTORE TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- SUBGRADE: FILL ALL DEPRESSIONS MADE BY DEMOLITION AND RESTORE ALL EXCAVATED AREAS TO A SMOOTH AND EVEN GRADE. COMPACT TO THE DENSITY OF THE SURROUNDING SOIL.

DEMO SYMBOL LEGEND



Landscape Planting Plan - Ground Floor



studio pappalardo

LANDSCAPE DESIGN
HORTICULTURE
FIRE ECOLOGY

www.studiopappalardo.com
p. 626.888.0602

701 Linden LLC

701 Linden Ave
Cupertino CA 95003

Arch Rev Board 03.18.24
Planning Com 12.02.24
Planning - AIB 01.20.25

Landscape
Demo Plans

01.20.25

#1 studio pappalardo

1/8" = 1'-0"

LO-01

01.20.25
01.20.25
01.20.25

1. ALL LOCAL, MUNICIPAL, AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MAKE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE ENFORCED BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS SHALL BE CORRELATED TO THE FIELD CONDITIONS SHOWN IN THE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM WORK INDICATED

- [illegible]

[illegible]

Hydroxylators & Flaming Description		* Irrigation Method		* Irrigation Efficiency	
		Drip		0.15 for Spray 0.10 for Drip	
1" High Water Only	0.70 Drip	3.68	0.87	81	2.48
2" High Water Only	0.70 Drip	3.68	0.87	94	14.22
3" High Water Only	0.70 Drip	3.68	0.87	94	14.22
4" High Water Only	0.70 Drip	3.68	0.87	94	14.22
5" High Water Only	0.70 Drip	3.68	0.87	94	14.22
6" High Water Only	0.70 Drip	3.68	0.87	94	14.22
7" High Water Only	0.70 Drip	3.68	0.87	94	14.22
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55" High Water Only	0.70 Drip	3.68	0.87	94	14.22
56" High Water Only	0.70 Drip	3.68	0.87	94	14.22
57" High Water Only	0.70 Drip	3.68	0.87	94	14.22

[illegible][illegible]

HYDROZONE DESCRIPTION CHART		
NUMBER	DESCRIPTION OF THE HYDROZONE	WUCOLS PLANT FACTOR
HZ 1	LOW WATER USE PLANTINGS	6
HZ 2	HIGH WATER USE PLANTINGS	H
HZ 3	LOW WATER USE TREES	6
HZ 4	HIGH WATER USE PALMS	H

IRRIGATION METHOD DESCRIPTION CHART			
LETTERS	DESCRIPTION OF THE IRRIGATION	TYPE	IR EFFICIENCY
DT	DRIFTING	DCSP	0.81
TS	TRIPLE IN ONE'S	DCSP	0.81

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[illegible][illegible]

I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.



I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE

SIGNATURE: Daniel S. Mohr DATE: 01-20-23

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Arch Rev Book 19.24
Planning Com 12.02.24

Landscape Irrigation Plans

01.20.25

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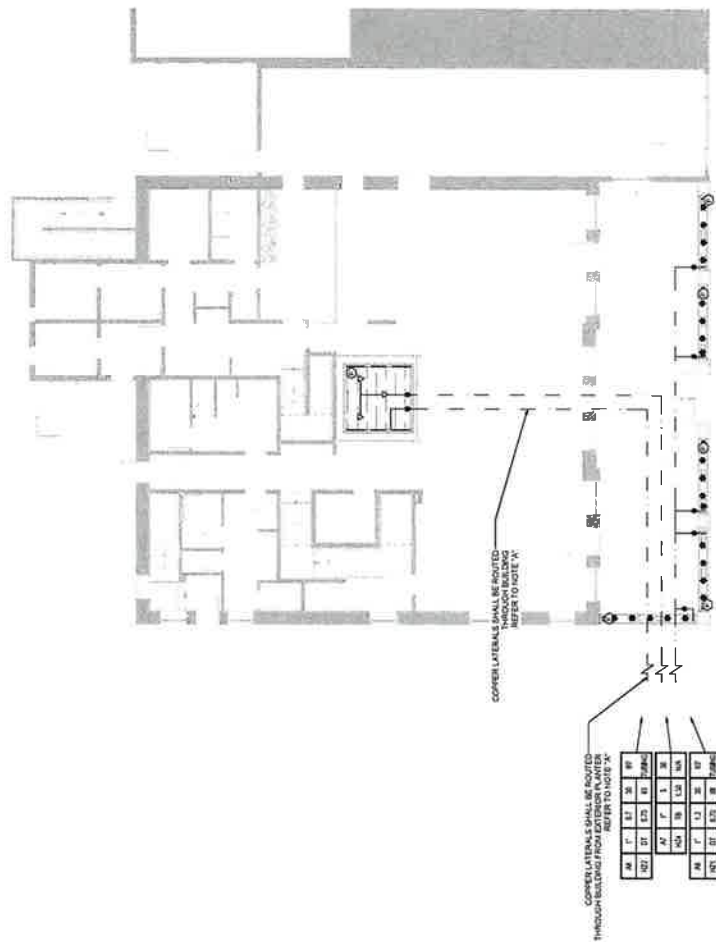
 $1/8" = 1'-0"$

L1-02

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Oakville, ON L6M 3G3
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Fax: 905.836.2223
www.sweeneyandassociates.com

 $\mathbb{Z}$

1
Landscape Irrigation Plan - Main Level (Interior)
SCALE 1/8"=1'-0"





PLANTING NOTES

- ALL TREES LARGER THAN 4" DBH TO BE APPROVED BY OWNER PRIOR TO SUBMIT TO SITE PHOTOGRAPHS AND SPECIFICATIONS TO BE PROVIDED FROM MULTIPLE SOURCES FOR REVIEW. CONTRACTOR TO RETAIN TREE BROKER TO INSURE SPECIMEN QUALITY.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE ANY AFFECTED WORK CAN CONTINUE.
- DO NOT INSTALL PLANT MATERIALS PRIOR TO ACCEPTANCE OF FINISH GRADES. IRRIGATION SYSTEM TO BE INSTALLED AND OPERABLE PRIOR TO INSTALLATION OF PLANT MATERIALS. SCHEDULE HAND WATERING OF ALL PLANT MATERIALS INSTALLED PRIOR TO IRRIGATION SYSTEM.
- IF CONFLICTS ARISE BETWEEN THE SIZE OF AREAS AND THE PLANS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONTACTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN THE CONTRACTORS LIABILITY TO RELOCATE SUCH MATERIALS. THE CONTRACTOR SHALL VERIFY EXACT QUANTITIES OF PLANT MATERIAL. NECESSARY, BASED ON EXISTING CONDITIONS AND EXISTING PLANT MATERIAL COVERAGE.
- ANY PLANT DEEMED NOT AVAILABLE BY THE CONTRACTOR SHALL BE NOTED IN THE BID AS A CONDITION OF THE BID. FAILURE TO QUALIFY AVAILABILITY OF SPECIFIED MATERIAL SHALL MAKE THE CONTRACTOR RESPONSIBLE FOR SUPPLYING ALL MATERIALS. THE MAINTENANCE PERIOD MAY NOT BEGIN UNTIL ALL SPECIFIED MATERIALS ARE INSTALLED.
- VERIFY THAT ALL FINISH GRADES ARE WITHIN 1" PLUS OR MINUS OF REQUIRED FINISH GRADE BEFORE PLANTING.
- LANDSCAPE ARCHITECT TO APPROVE LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.

- PLANTS SHALL BE NURSERY-GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF PROJECT, FOR AT LEAST TWO YEARS UNLESS OTHERWISE SPECIFICALLY AUTHORIZED.
- IF PLANT MATERIAL SHALL BE EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY KNIT, AND SO TRAINED OR FAVORED IN DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM FOR THEIR SPECIES, WITH REGARD TO NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY.
- PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, INSECT FEEDS, EGGS, OR LARVAE. THEY SHALL HAVE HEALTHY WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL BE FREE FROM PHYSICAL DAMAGE OR ADVERSE CONDITIONS WHICH WOULD PREVENT THRIVING GROWTH.

1. SUBMIT PHOTOGRAPHS WITH A PERSON ADJACENT TO EACH PLANT TYPE FOR PRELIMINARY REVIEW. TREES AND LARGE SHRUBS MUST BE PHOTOGRAPHED AND Labeled WITH THE GROUND NURSERY. SUCH REVIEW SHALL NOT IMPAIR THE RIGHT OF REVIEW AND REJECTION DURING PROGRESS OF THE WORK.

12. FOR VINE INSTALLATION, PROVIDE AND INSTALL STAINLESS STEEL EYE HOOKS AS ACCEPTED BY LANDSCAPE ARCHITECT. SECURE TO FENCE WALL WITH GREEN POLYETHYLENE TAPE AT TEN (10) IN INTERVALS. REMOVE ALL NURSERY GROWING MEDIA. ANCHORS OR TIES TO WALL OR OTHER STRUCTURES PRIOR TO ACCEPTANCE OF THAT WORK BY LANDSCAPE ARCHITECT.

FLOWERING SHRUBS		VINES		GROUND COVER		GROUND COVER - PARKWAY		GROUND COVER - ROOF ONLY		GROUND COVER - ATRIUM	
	<i>Washingtonia filifera</i> (Exst) Mexican Fan Palm PROTECT IN PLACE, TYP		<i>Ericella californica</i> <i>Leucospermum</i> 'California Sunshine' <i>Abutilon palmieri</i>		<i>Calyptegalia macrostegia</i> and <i>Solanum laxum</i>		<i>Baccharis pilularis</i> 'Pigeon Point' <i>Erigeronum fasciculatum</i> <i>Salvia Bates Blue</i>		<i>Achillea spp.</i> <i>Baccharis pilularis</i> 'Pigeon Point' <i>Eschscholzia californica</i> <i>Oenothera speciosa</i>		<i>Max.</i> <i>Baccharis pilularis</i> <i>Bracteantha glabra</i> 'Silver Lady' <i>Sedum paludosum</i>

12. FOR VINE INSTALLATION, PROVIDE AND INSTALL STAINLESS STEEL EYE HOOKS AS ACCEPTED BY LANDSCAPE ARCHITECT. SECURE TO FENCE WALL WITH GREEN POLYETHYLENE TAPE AT TEN (10) IN INTERVALS. REMOVE ALL NURSERY GROWING MEDIA. ANCHORS OR TIES TO WALL OR OTHER STRUCTURES PRIOR TO ACCEPTANCE OF THAT WORK BY LANDSCAPE ARCHITECT.
13. ALL TREES TO BE STAKED ACCORDING TO DETAILS. STAKES TO BE LODGE POLE FINE WITH 10 IN. TAPERED LOCATE STAKES AS DETAILLED IN THE DRAWINGS. PERPENDICULAR TO PREVAILING WIND AND AS CLOSE TO MAIN TRUNK AS IS PRACTICAL, AVOIDING ROOT INJURY. DRIVE STAKES AT LEAST 3' IN INTO FIRM GROUND WITH A MINIMUM OF 8" OF STAKE REMAINING ABOVE GRADE. ALL 15 GALLON TREES TO BE SINGLE STAKED AND ALL 24" TREES SHALL REMAIN PLUMB AND STRAIGHT FROM INSTALLATION THROUGHOUT THE WARRANTY PERIOD.
14. LAY OUT LOCATIONS OF HEADERS FOR REVIEW PRIOR TO FINAL INSTALLATION. INSTALL PER DETAILS, TRUE TO LINE AND GRADE.

15. ALL PLANTED AREAS EXCEPT TURF AREAS THAT ARE BETWEEN 24" AND 48" SLOPES SHALL BE COVERED WITH JUTE MAT. ALL PLANTED AREAS EXCEPT TURF AREAS WITH SLOPES 48" OR LESS SHALL BE COVERED WITH 2" DEEP ORGANIC MULCH UNLESS OTHERWISE NOTED.

16. BARK MULCH ON ALL PLANTING AREAS. INSTALL AT LEAST 2" LAYER OF MULCH. MULCH SHALL BE APPROVED BY LANDSCAPE ARCHITECT. MULCH SHALL BE FREE OF WEEDS, DISEASE, AND OTHER DEBRIS. MULCH SHALL BE ACCEPTED BY LANDSCAPE ARCHITECT. DO NOT MULCH GROUND COVER AREAS OR ORNAMENTAL GRASS AREAS AND AREAS WITH GRAVEL MULCH. GROUND COVER IS DEFINED HERE AS PLANT MATERIAL WHICH WILL TAKE ROOT WHERE THE STEMS TOUCH SOIL.

17. IF NEEDED, INSTALL CORNER BASKETS PER MANUFACTURER INSTRUCTIONS AT ALL NEW SHRUB AND GROUND COVER PLANTING.

18. SOIL PREPARATION (CONDITIONING) A MINIMUM OF (2) SOIL SAMPLES SHALL BE TAKEN BY THE CONTRACTOR PRIOR TO PLANTING. SOIL SAMPLES SHALL BE TAKEN AT 12" AND 24" DEPTHS. SOIL TESTS SHALL BE PERFORMED AND RECOMMENDATIONS APPROVED. APPROVED AMENDMENTS ARE SOIL AND PLANT LIME (70-24-0) 30% ON WALL LIME (30) 65-0-15. PROVIDE ALL SOIL AND SOIL AMENDMENTS PRODUCTS, INCLUDING ALL IMPORTED TOPSOIL, AS REQUIRED TO MAKE UP DEFICIENCIES IN QUANTITY OF ACCEPTABLE SOIL AVAILABLE ON SITE. EXECUTE ALL LABOR TO ACHIEVE SOIL PREPARATION, COMPLETE AS SHOWN AND AS SPECIFIED.

2. SOIL TEST TO BE PERFORMED BY APPROVED SOIL TESTING LABORATORY PRIOR TO ANY SOIL PREPARATION WORK. ALL AMENDMENT TYPES AND QUANTITIES TO BE ADDED PER SOIL TEST REPORT RECOMMENDATIONS.

3. BACKFILL MIX IS ALSO TO BE DETERMINED BY SOILS TESTING LABORATORY. BACKFILL MIXES ARE TO BE MIXED IN SEPARATE SPECIFICATIONS NOT IN THE PLANTING PLAN.

4. DO NOT WORK SOIL WHEN MOISTURE CONTENT IS SO GREAT THAT EXCESSIVE COMPACTION WILL OCCUR. WHEN WHEN IT IS TOO DRY THAT DUST WILL FORM IN AIR OR THAT CLODS WILL NOT BREAK READILY. APPLY WATER IF NECESSARY. TO BRING SOIL TO AN OPTIMUM MOISTURE CONTENT FOR TILLING AND PLANTING.

5. CLEAR ALL PLANTING AREAS OF STONES, 4" DIAMETER AND LARGER, WEEDS, DEBRIS, AND OTHER EXTRANEOUS MATERIALS PRIOR TO SOIL PREPARATION WORK.

MAINTENANCE PERIOD, WARRANTY, AND FINAL ACCEPTANCE:

PRELIMINARY REVIEW WHEN PLANTING IS SUBSTANTIALLY COMPLETED PER DOCUMENTS, HOLD A PRELIMINARY SITE REVIEW TO DETERMINE THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL SUBMIT A LETTER OF FINAL ACCEPTANCE TO THE LANDSCAPE ARCHITECT AT TWO WEEKS PRIOR TO ANTICIPATED DATE OF REVIEW. THE MAINTENANCE PERIOD WILL BEGIN AT THE DATE ON WHICH THE LANDSCAPE ARCHITECT ISSUES A LETTER OF PRELIMINARY ACCEPTANCE TO THE CONTRACTOR.

2. CONTRACTOR TO MAINTAIN PLANTINGS FOR A PERIOD OF SIX MONTHS AFTER DATE OF PRELIMINARY ACCEPTANCE. PRELIMINARY ACCEPTANCE TO BE ESTABLISHED BY LANDSCAPE ARCHITECT UPON SUBSTANTIAL COMPLETION OF THE LANDSCAPE MAINTENANCE PERIOD. FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION WILL BE ESTABLISHED BY LANDSCAPE ARCHITECT. AT THAT TIME THE OWNER WILL ASSUME RESPONSIBILITY FOR THE LANDSCAPE.

3. FINAL ACCEPTANCE WARRANTY SHALL BE IN WRITING. MATERIAL EXCLUSIVE OF GROUND COVERS, INSTALLING UNDER THIS CONTRACT, SHALL BE IN GOOD HEALTHY AND IN FLOURISHING CONDITION OF ACTIVE GROWTH 1 YEAR FROM DATE OF PRELIMINARY ACCEPTANCE. SIMILARLY WARRANTY FOR GROUND COVER FOR A PERIOD OF 6 MONTHS FROM DATE OF PRELIMINARY ACCEPTANCE.

4. REPLACE AT NO COST TO OWNER, PLANTS IS REVEALED AS BEING UNTRUE TO NAME AND SPECIES.

5. PLANTS SHALL BE FREE OF DEAD OR DYING BRANCHES AND BRANCH TIPS, WITH FOLIAGE OF NORMAL DENSITY, SIZE, AND COLOR.

6. REPLACEMENTS AS SOON AS WEATHER CONDITIONS PERMIT. REPLACE, WITHOUT COST TO OWNER, ALL DEAD PLANTS AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION AS DETERMINED BY LANDSCAPE ARCHITECT DURING AND AT THE END OF THE MAINTENANCE PERIOD. REPLACEMENTS SHALL BE OF THE SAME SPECIES AND PLANTS OF THE SAME SPECIES WHICH ARE ADJACENT TO THE REPLACEMENT AND OF A SIZE AND QUALITY MATCHING THE EXPECTED NORMAL GROWTH OF SIMILAR MATERIAL OF THE SAME TYPE AT A SIMILAR AGE.

7. FINAL ACCEPTANCE DATE, THE DATE ON WHICH THE LANDSCAPE ARCHITECT ISSUES A LETTER OF FINAL ACCEPTANCE. UPON FINAL ACCEPTANCE, THE OWNER WILL ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE WORK.

8. CLEANUP AT THE COMPLETION OF ALL PLANTING OPERATIONS, THE PREMISES SHALL BE LEFT IN A CLEAN AND ORDERLY CONDITION. ALL NURSERY TAGS, AND ANY OTHER WASTE ARE TO BE REMOVED FROM THE SITE.



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Planning Comm. 12/03/24
Planning - ARB 01/20/25

Planting Schedule
01/20/25

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1/18" x 1'-0"

L2-00

03/19/24
12/03/24
01/20/25



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Landscape
Site Plans

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1/8" = 1'-0"

L2.01

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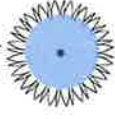
PALMS



Washingtonia filifera (Exist)
Mexican Fan Palm
PROTECT IN PLACE, TYP



Livingstone australis (Exist)
Austrelian Cabbage-Palm
PROTECT IN PLACE, TYP



Brethia edulis
Guadalupe Palm



Cycostachys renda
Red Sealing Wax Palm
(Atrium - Interior)

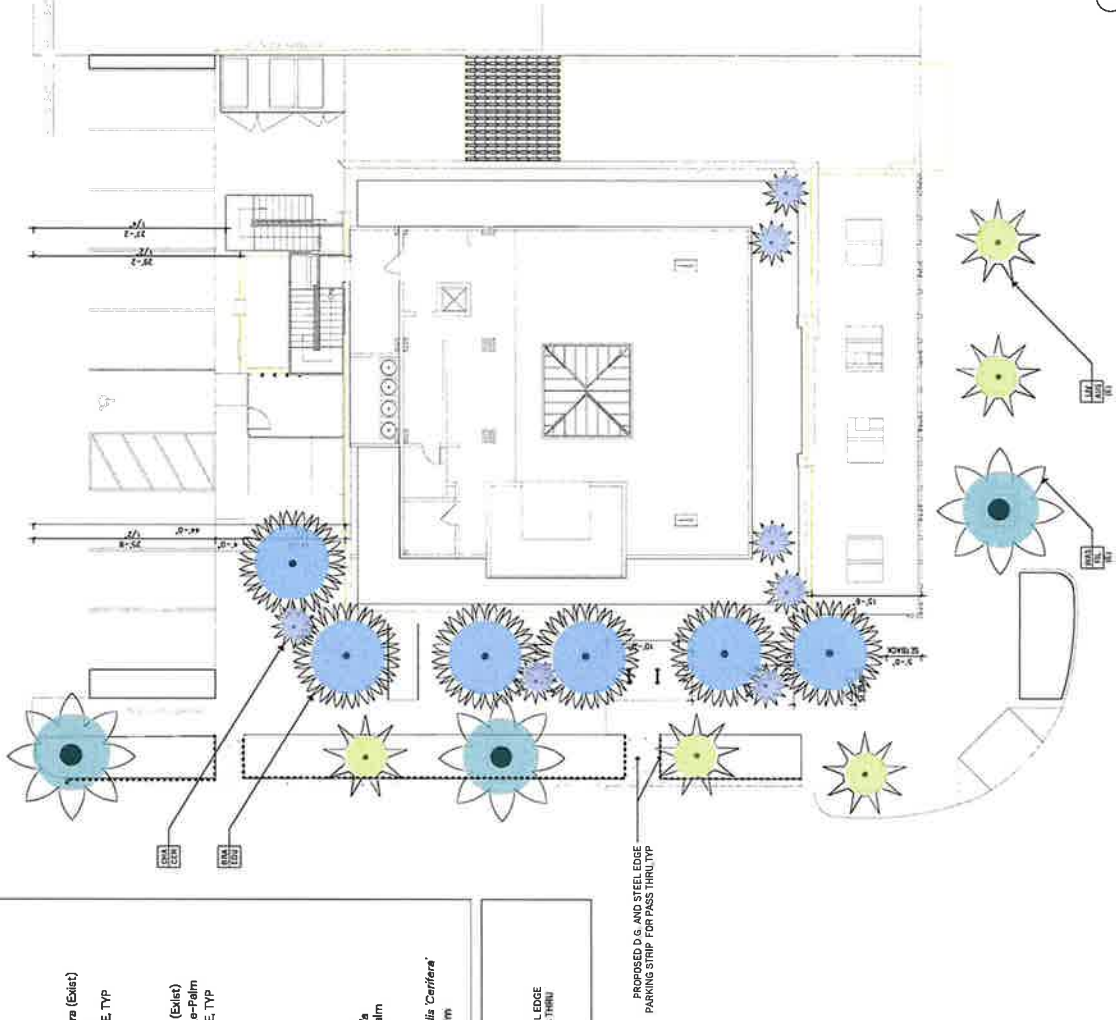


Chamaerops humilis 'Canifera'
Atlas Mountain Palm

PAVING - PARKWAY



PROPOSED D.O. AND STEEL EDGE
PARKING STRIP FOR PASS THRU, TYP
SEE DETAIL 7/L2.03



Landscape Site Plan 1
SCALE 1/8" = 1'-0"



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Landscape
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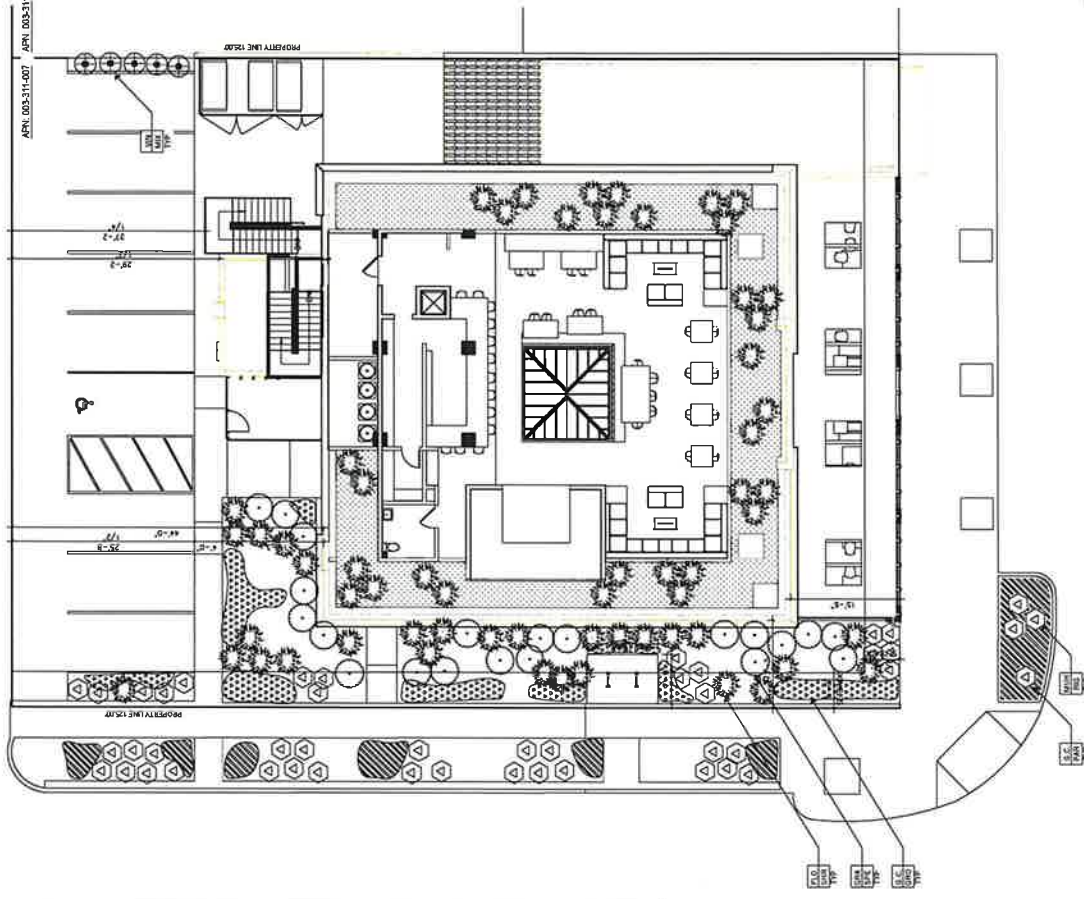
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1/8" = 1'-0"

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Landscape Planting Plans
Scale: 1/8" = 1'-0"



Landscape Planting Plan - Ground and Roof Level
SCALE: 1/8" = 1'-0"

GRASS | GRASS-LIKE

- Dasylirion longistatum
and
Hesperoyucca whipplei
- Muhlenbergia rigens

FLOWERING SHRUBS

- Mix:
Encelia californica
Leucospermum 'Callifolia Sunshine'
Abutilon palmieri

VINES

- Calyptegia macrostegia
and
Solenum laxum

GROUNDCOVER

- Mix:
Baccharis pilularis 'Pigeon Point'
Eriogonum fasciculatum
Salvia 'Bos Bliss'

GROUNDCOVER - PARKWAY

- Baccharis pilularis 'Pigeon Point'
Salvia 'Bos Bliss'

GROUNDCOVER - ROOF ONLY

- Mix:
Achillea spp.
Baccharis pilularis 'Pigeon Point'
Eschscholzia californica
Oenothera speciosa

PLANT IMAGES

PALMS



Bismarckia nobilis



(E) Livistona australis

PALM - ACCENT SPECIMEN



Chamaerops humilis var. argentea



Cyrtosache rendae

GRASS / GRASS-LIKE



Desfontainia longistylus



Muhlenbergia rigens

FLOWERING SHRUBS



Eriodictyon californicum



Leucospermum 'California Sun'

ATRIUM SHRUBS



Celystegia macrostachya



Solanum lasium

GROUND COVER



Baccharis pilularis 'Pigeon Point'

GROUND COVER - PLANTED ROOF



Achillea spp.

GROUND COVER - PARKWAY



Achillea spp.

VINES



Celystegia macrostachya



Eriogonum fasciculatum



Oenothera speciosa



Muhlenbergia rigens



Solanum lasium



Salvia 'Sea Blue'



Eschscholzia californica



Eschscholzia californica



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Landscape
Materials

01.20.25

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n/a

L2-04

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HARDSCAPE MATERIAL IMAGE

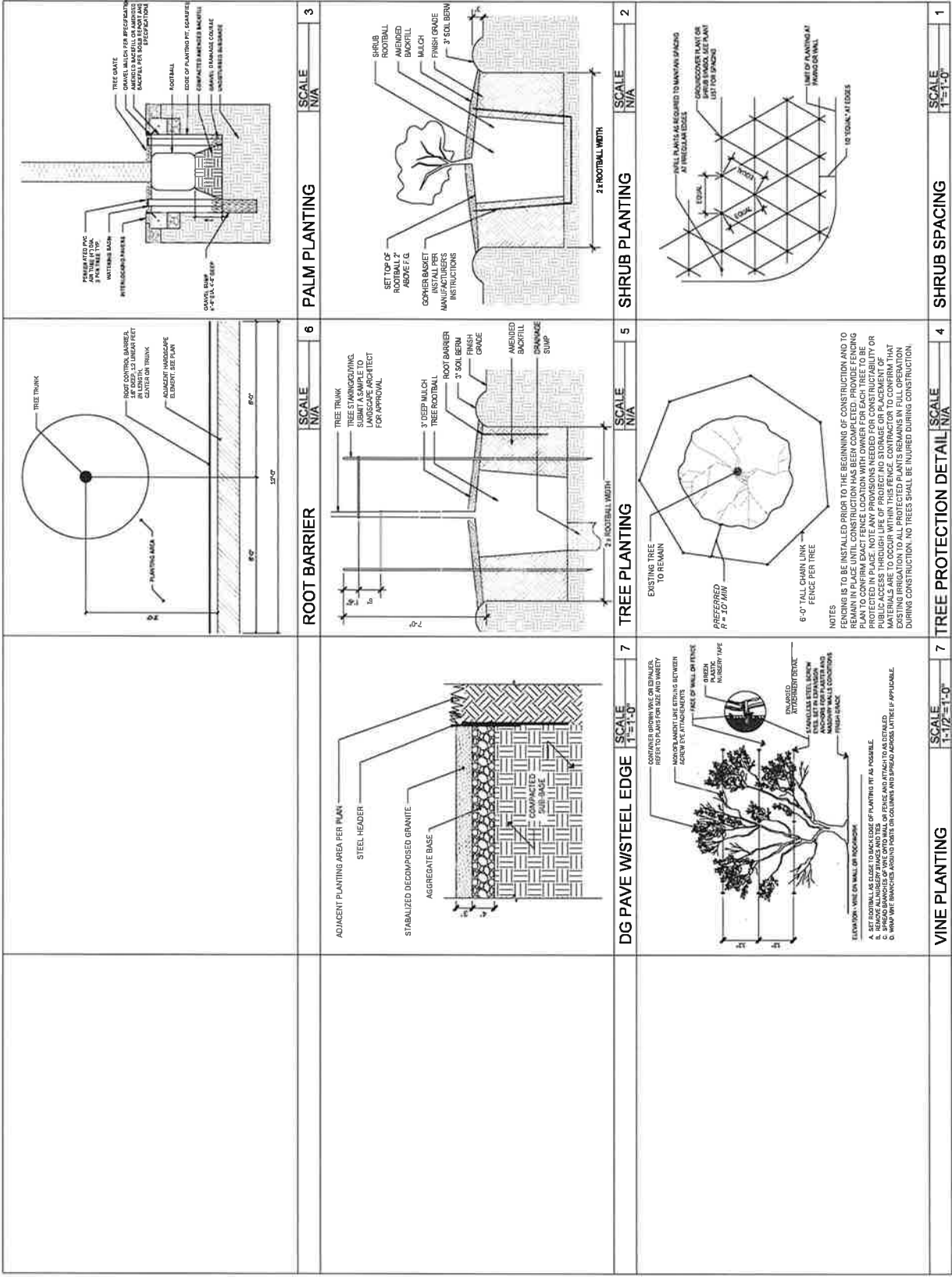


California Gold Decomposed Granite (DG)



1 AS NOTED

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Landscape
Lighting Plan

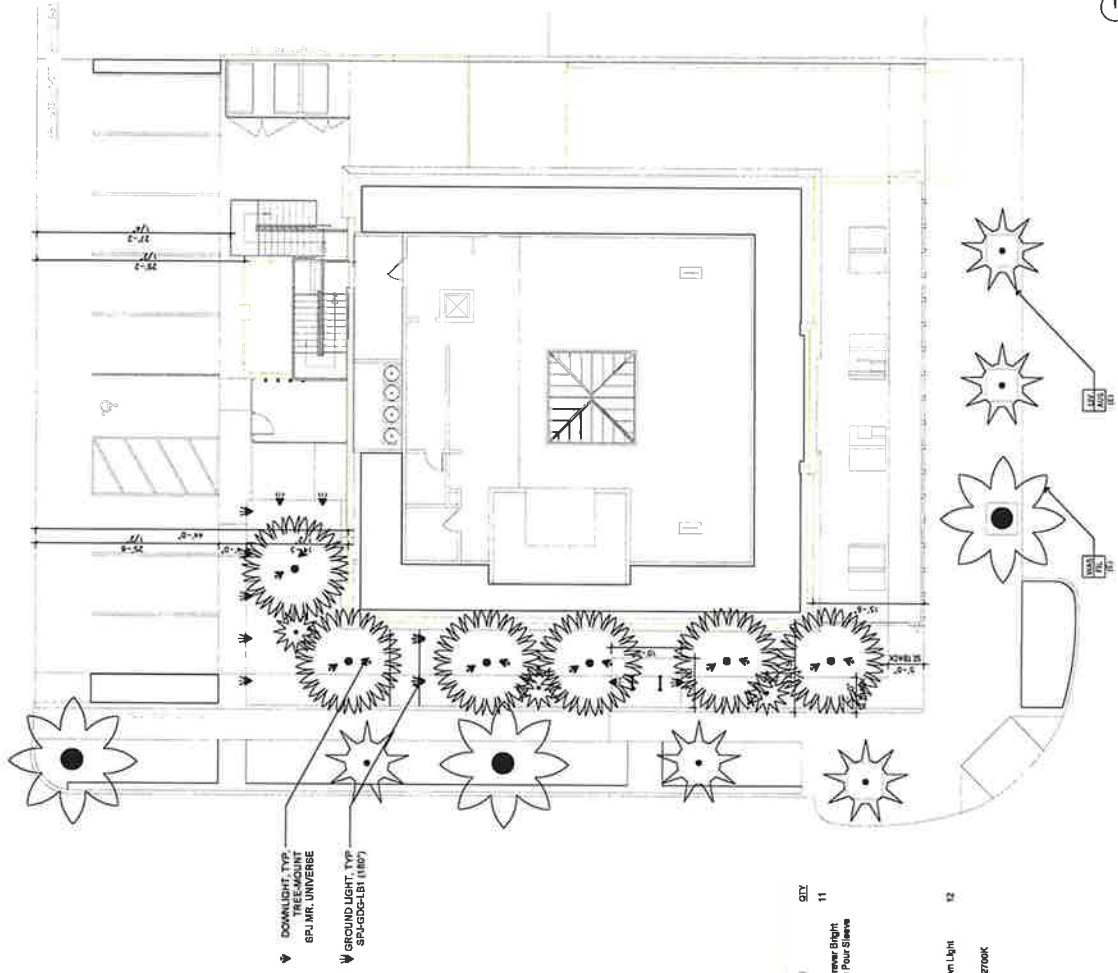
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1/8" = 1'-0"

L3-01

01.20.25
erl studio pappalterra
1/8" = 1'-0"



Landscape Site Plan - Lighting

1

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

LIGHTING SCHEDULE

SYMBOL

QTY

MANUFACTURER/MODEL/DESCRIPTION



11

SP-LIGHT, 11" (1100) Pole Light
Mounting in Ground, LED, High Power Bright
Solid Brass, Matte Bronze, Concrete Post Sleeve
2700, Beamspread: 180



12

SP-LIGHT, Mr. Universe, 10" (100) Down Light
Cast Brass, Matte Bronze (MB),
(100) with Adjustable Tree Ring
Lamp: PS-2W-CTL-7x16, 2W / 2V, 2700K

Attachment B

ARB Meeting Minutes from September 26, 2024

The Palms Restaurant Renovation
Project 24-2303-DP/CDP/ARB
Final ARB Review
February 13, 2025

ACTION MINUTES

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

ROLL CALL

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

Boardmembers absent: Boardmember O'Connor

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

PUBLIC COMMENT: None

PROJECT REVIEW

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

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

Ex Parte Communications Disclosure: None

Staff Comments:

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

- Proposed tree removals and plant palette;
- Proposed hardscape materials;
- Proposed exterior paint colors;
- Public views from street frontage; and
- Compatibility with the neighborhood and the "small beach town" character.

Applicant Comments:

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

Public Comments:

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

Boardmember Discussion:

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

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

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

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

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

VOTE: 4-0

- 2) Project: The Palms Restaurant Renovation, Project 24-2303-DP/CDP/ARB
Address: 701 Linden Avenue
Applicant: Laurel Perez, agent for 701 Linden LLC
Planner: Brian Banks

Request of Laurel Perez, agent for 701 Linden LLC, to consider Project 24-2303-DP/CDP/ARB for preliminary review of an interior and exterior renovation of the “Palms” building and conversion of a portion of the roof to a covered bar and uncovered lunge area. The project would include a restaurant and market/café retail area on the ground floor, a banquet/event space on the second floor, and a bar and dining area on the roof. The project includes replacement of the non-original first floor addition along the Linden Avenue frontage with a covered patio dining area, removal of an existing stairway on the Seventh Street frontage, partial demolition and renovation of the existing stairway at the rear of the building, the addition of an elevator, and new and renovated landscaping. The maximum height of the rooftop bar trellis roof would reach 31 feet-

eight inches, with an overall building height to the top of the elevator tower reaching 36 feet-10 inches. The resultant building would have a floor area of approximately 9,949 square feet and ground floor and rooftop patio areas totaling approximately 2,909 square feet. A total of 9 parking spaces would be provided. The property is a 11,453 square foot parcel zoned Central Business (CB), and shown as APN 003-311-007, addressed as 701 Linden Avenue.

Ex Parte Communications Disclosure: None

Staff Comments:

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

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

Applicant Comments:

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

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

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

Public Comments:

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

Antonio Sotelo emailed comments expressing overall support for the project.

Channing Grant emailed comments expressing overall support for the project.

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

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

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

Boardmember Discussion:

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

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

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

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

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

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

VOTE: 4-0

OTHER BUSINESS: None

CONSENT CALENDAR:

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

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

VOTE: 3-0 (Chair Stein Abstained)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

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

ADJOURNMENT

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

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board

Attachment D

Draft Planning Commission Meeting Minutes from
December 2, 2024

The Palms Restaurant Renovation
Project 24-2303-DP/CDP/ARB
Final ARB Review
February 13, 2025

MINUTES, PLANNING COMMISSION
CITY OF CARPINTERIA
CARPINTERIA, CALIFORNIA

December 2, 2024
Regular Meeting
5:30 P.M.

CALL TO ORDER and ROLL CALL The meeting was called to order at 5:30 p.m. by Chair La Fevers. Commissioners Present: Glenn La Fevers, Chair David Allen, Vice Chair Jane L. Benefield John Moyer Katherine Salant Others Present: Nick Bobroff, Community Development Director Brian Banks, Principal Planner Mack Carlson, City Attorney, Brownstein Hyatt Farber Schreck	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE – Chair La Fevers led the flag salute.	PLEDGE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS Community Development Director Nick Bobroff announced the Architectural Review Board will hold a preliminary review of the proposed Surfliner Inn project on Thursday, December 12th at 5:30p.m. The story poles are up at parking lot #3 and will remain through the first week of January.	ANNOUNCEMENTS
PUBLIC COMMENT - None	PUBLIC COMMENT
CONSENT CALENDAR 1) Minutes of the regular Planning Commission meeting held October 7, 2024 MOTION Upon a motion by Commissioner Allen, seconded by Commissioner Moyer, the Planning Commission unanimously approved the minutes of the regular Planning Commission meeting of October 7, 2024, as submitted. Motion passed 5-0 by voice vote.	CONSENT CALENDAR
NEW PUBLIC HEARING 2) Via Real Hotel Time Extension Planner: Brian Banks Applicant: Kevin Kohan, agent, for RAM Hotels Project 16-1822-DP/CDP/TEX Address: 4110 Via Real	NEW PUBLIC HEARING

Hearing on the request of RAM Hotels to consider Project 16-1822-DP/CDP/TEX (request filed October 28, 2024) for approval of a 12-month time extension to the previously-approved Development Plan and Coastal Development Permit to allow the removal of an existing 5,678 square foot former church building and all associated improvements, and the construction of a two-story, 72-guestroom, 44,191 square foot hotel and associated improvements under the provisions of the Carpinteria Municipal Code (CMC) §14.20 - Commercial Planned Development District and §14.49 - Residential Overlay District; and to determine that no further environmental review is required pursuant to §15162 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 004-017-022, addressed as 4110 Via Real.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Commissioners Salant and Benefield disclosed that they had spoken to each other about the time extension.

Principal Planner Brian Banks presented the staff report. He explained additional environmental review is not required to approve the time extension because the project has not changed. He said staff is recommending approval of the project's time extension to the previously approved Development Plan and Coastal Development Permit.

PUBLIC HEARING OPENED

Kevin Kohan, agent for RAM Hotels, said they are going through plan check and working with other agencies, and he is available for questions.

PUBLIC HEARING CLOSED

MOTION

Upon a motion by Commissioner Benefield, seconded by Commissioner Allen, the Planning Commission approved the time extension to the Via Real Hotel, Project 16-1822-DP/CDP/TEX. Motion passed 5-0 by voice vote.

3) Dish Wireless Telecommunications Facility

Planner: Brian Banks

Project 24-2292-CUP/CDP

Address: 6267 Carpinteria Avenue

Applicant: Harold Thomas Jr, MD7 Architecture, for Dish Wireless, LLC

Hearing at the request of Dish Wireless, LLC to consider Project 24-2292-CUP/CDP (application filed April 11, 2024) for a Conditional Use Permit and Coastal Development Permit to allow installation of a new wireless telecommunications facility on an existing multi-story office building including the installation of three (3) 8-foot wireless telecommunication antennas, six radios and associated rooftop equipment, and architectural screening materials to visually shield the antennas under the provisions of the Carpinteria Municipal Code (CMC) §14.56 - Wireless Communications and §14.62 - Conditional Use Permit; and to accept a categorical exemption pursuant to §15301 and §15303 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 001-190-056, addressed as 6267 Carpinteria Avenue.

DISCLOSURE OF EX PARTE COMMUNICATIONS – None

Principal Planner Brian Banks presented the staff report, with staff recommending approval of the project.

Discussion took place about screening and whether it is needed in all circumstances, with screening often worse than the antenna itself. In response to why the antenna cannot be set back further, Banks explained coverage must be considered, and the design cannot be revised to the point that a carrier is denied the coverage that competitors enjoy. City Attorney Mack Carlson added that FCC regulations constrain certain aspects of the city's authority with respect to these types of facilities.

Chair La Fevers asked about the relative size of the combined three structures to the existing one, noting the proliferation of architectural features on top of a building affects the Planning Commission's findings in terms of zoning code consistency. Banks suggested the applicant could provide the approximate dimensions.

La Fevers also asked if alternative locations on the east end of Carpinteria were explored by the applicant, noting there are others in place that are not close to the bluffs. Banks explained at least two other sites were analyzed as part of the application, but this was the preferred location. The site has a cooperative landowner willing to host the facility, and it meets coverage objectives.

Community Development Director Nick Bobroff added carriers are looking for the tallest buildings that are close to the highway. He said we tend to see a handful of sites that meet the criteria, and the same sites come up again and again as carriers expand service.

PUBLIC HEARING OPENED

Harold Thomas, representing MD7 Dish Wireless, addressed the setback and why it is four feet. He explained that when pushing the antenna back from the building edge, there is a risk of having to increase the antenna's height and of not complying with FCC Guidelines for radiofrequencies, and that in this case, four feet was the happy medium. About the color, he said it will be "wild truffle" which is a brownish-grayish color. Regarding the size of the RFPs, they are 11-feet high and 8.5-feet wide. About researching alternative sites, he said 1038 Cindy Lane had a discrepancy in height and meeting coverage objectives, 1050 Cindy Lane had a landlord that appeared to be disinterested, and 6700 Rincon Road was not suitable due to natural and topographical features.

Chair La Fevers asked if the size of the enclosure of the three structures can be reduced, and Thomas explained this size can accommodate other providers that want to co-locate. La Fevers questioned at what point an enclosure that is more intrusive than the antenna can be reduced.

PUBLIC HEARING CLOSED

Commissioner Moyer said the setback helps and he likes the color. He noted cellphones are something we all live with, so we must support this. He added that because we already have wireless providers on the building, it fits the purpose and the need. He expressed support.

Commissioner Allen also expressed support. He spoke about the constraints tied to wireless facilities in that you must allow coverage provided the wireless provider has shown due diligence. He said he is extremely sensitive to visual constraints on our bluffs, and this adds yet another although he thinks they did the best job they can in recessing it. He spoke about the building's controversial history, noting it is highly visible from the ocean side which is in opposition to our General Plan. He described it as highly visible, very tall, with reflective glass and not in keeping with the bluff's aesthetic.

Commissioner Benefield said there is a lot of junk on the roof, but she sees no way around it. She said she is in favor of approving it for now.

Commissioner Salant said cellphone service is here to stay. She described the project as big enough, and if another company wants to build, she hopes they will be a good sharer.

Chair La Fevers reiterated Allen's comments that the building was controversial. He said three structures on top would not be his first choice,

but he understands the need. He is willing to accept it, he said.

MOTION

Upon a motion by Commissioner Allen, seconded by Commissioner Moyer, the Planning Commission voted unanimously to adopt Resolution PC No. 24-012 approving Project 24-2292-CUP/CDP for a Conditional Use Permit and Coastal Development Permit to allow installation of a new wireless telecommunications facility on an existing multi-story office building including the installation of three (3) 8-foot wireless telecommunication antennas, six radios and associated rooftop equipment, and architectural screening materials to visually shield the antennas, accept the CEQA Exemption, and adopt the findings as attached and Conditions of Approval as proposed by staff in Exhibit 3. Motion passed 5-0 by voice vote.

BREAK – Chair La Fevers called for 3-minute recess.

4) **The Palms Restaurant Renovation**

Planner: Brian Banks

Project 24-2303-DP/CDP

Address: 701 Linden Avenue

Applicant: Laurel Perez, agent for 701 Linden LLC

Hearing at the request of 701 Linden LLC to consider Project 24-2303-DP/CDP (application filed July 15, 2024) for a Development Plan and Coastal Development Permit to allow an interior and exterior renovation of the existing restaurant ("The Palms") and conversion of a portion of the roof to a partially covered patio and bar area resulting in a restaurant and market/café/retail area on the ground floor, a banquet/event space on the second floor, and a covered bar and uncovered dining area on the roof under the provisions of the Carpinteria Municipal Code (CMC) §14.22 - Central Business District and §14.44 - Visitor-Serving Overlay; and to grant Modifications to: 1.) allow a covered patio dining area within the required front setback; and 2.) to allow the rooftop bar structure to exceed the 30-foot height limit by 1 foot-eight inches; and to accept a categorical Exemption pursuant to §15301, 15302, 15303, 15305 and 15332 of the California Environmental Quality Act (CEQA) Guidelines.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Commissioner Allen disclosed that he communicated with John Wullbrandt on Messenger, Commissioner Moyer said he drove around the building once, and Commissioner Benefield shared (jokingly) she visited the bar many times.

Principal Planner Brian Banks presented the staff report with background and details about the renovation. He said staff is recommending the Planning Commission approve the project with a focus on the recommended conditions related to rooftop noise as outlined in the staff report and Conditions of Approval. He then answered commissioners' questions about noise and structural elements, among other things.

Commissioner Benefield said the effects of noises are hard to measure and felt strongly that we need to make it not noisy on the rooftop for the sake of the neighbors. Banks explained the applicant had been proactive in addressing the issue and had a noise study prepared. He also clarified that although a certain level of ambient noise is okay on the rooftop, it is clear the intent from the ARB is that live bands are not wanted up there.

In response to questions from Chair La Fevers whether making the rooftop structurally sound for the new deck could compromise the building's historical integrity, Banks explained a report from a structural engineer stated it is important that the four walls are not impacted by the proposed project. He added they are taking the extra step to require that a historian ensures historical elements are preserved and plans are followed through.

PUBLIC HEARING OPENED

Laurel Perez of SEPPS Land Use Consulting, representing the owners and project team, described the project and benefits it would bring to the community. The following are highlights:

- There will be improved architectural integrity, pedestrian ambiance and connectivity along Linden, increased onsite landscaping, a recommencing of the family restaurant, take-out onsite, and a small rooftop terrace with incredible views of the mountains and ocean.
- Careful consideration was given to the rooftop lounge, locating it away from the edges of the building to ensure safety and sensitivity to the residential neighborhood.
- A noise study was conducted that confirmed ambient noise levels for a fully operating restaurant, bar and lounge with four interior speakers and six rooftop speakers playing low background music is projected to be at 52 to 53 dBA, which is lower than city thresholds. They intend to limit the rooftop to quiet use and are aware of other noise issues downtown.
- The transportation program is robust despite being short of 7 spaces and contains significant incentives for employees to carpool, use public transportation and ride bikes.
- Regardless of constructing a rooftop lounge, structural improvements were needed throughout the building.
- She noted the commitment to honoring the historical structure and

said the historical report showed the original hotel always had a restaurant component.

Darryl Becker, project architect, said the original proposal was to restore the signage to what it was in the early 1900s and not deviate from the current sign with something new. The project's goal was to eliminate the renovations done in the 1950s/60s, connect it to the streetscape on Linden, make landscape improvements and do a complete restoration. He said they realized the inner core of the building is very dark, which is where the idea of an atrium came up that provides benefits of light and energy efficiency. He described the atrium in detail; it is a 3-story element with vegetation hanging, made of a steel frame with glazing on all four sides. He reviewed elevations and said, among other things, they responded to ARB's direction to contain noise.

Commissioner Salant commented on the second floor's use with its two private rooms for meetings and small gatherings. She questioned whether such demand exists. Becker responded that if there is a large group of diners, they can use a room, and it is meant to be flexible. Salant said there are a lot of walls that don't make it seem flexible.

Commissioner Salant also noted the project includes a "transportation demand coordinator" position, something she has never heard of.

Perez explained it is a standard condition that she has seen in other projects for offices and industrial projects in the city of Santa Barbara. It is usually the office manager who administers the program, and in this case, the restaurant's general manager would facilitate it. There is also a reporting requirement to city staff for three years.

Darryl Nelson of Associated Transportation Engineers (ATE) added that the success of a Transportation Demand Management (TDM) plan varies. You must find out what is most effective, work with that and do adjustments.

Commissioner Allen pointed out there is a reduction offered to employees for the cost of on-site meals that is not defined in the condition. Becker said they could consider including the information.

Discussion continued about better defining the Transportation Demand Management plan. Community Development Director Nick Bobroff explained it is an aspirational mitigation measure trying to balance two different state mandates, with the result that it is subjective.

With respect to parking, Commissioner Moyer suggested the nine spaces in

back be limited to 2-hour parking. Perez said they could consider it.

Ms. Perez spoke about Condition 19 regarding no live entertainment on the rooftop. She explained their acoustical engineer studied worst case scenarios, and they are asking that an acoustic guitar and no-amplification singer be allowed, as they create no measurable impact on noise coming from the facility. There is also no vision to have a band. She said they would like more details added to the condition that specifies music with no amplification.

PUBLIC HEARING CLOSED

Commissioner Benefield commented on how much she loved The Palms, describing it as one of her favorite places. She expressed concern with state laws for parking, noting that with every project we allow fewer and fewer spaces. She stressed that we must do something about it and need a parking structure sooner than later. She said her big concern is noise, with the suggestions about the acoustic guitar sounding reasonable.

Commissioner Moyer said he echoes Benefield's comments. He pointed out that Condition 42 requires a special permit for music or signage. He pointed out there is an alleyway next to the residential area where noise will be pronounced. He said he can make the findings for modifications regarding energy and space. About parking, he thinks we are on the road to figuring it out and with three years of monitoring should be able to get the kinks out. He thinks a new sign could be a nice statement and we should look to the future and not worship the past. He loves the atrium, describing The Palms as a dark bar. He is encouraged by the renovations happening in downtown Carpinteria, including the 700 block.

Commissioner Allen expressed support. He is glad to see the rooftop focusing noise at Linden and not the residential area. He expressed concern that a singer and guitar can project sound a long way and thinks we would see more complaints from the residential area. He pointed out that we do not have code enforcement working at night. Regarding signage, he recommended that the ARB look at the signature of The Palms on the front and whether it should be historical or something new.

Commissioner Salant agreed with Allen about the music issue and questioned why we should have live music or any music up there. Why not enjoy the views and nature? She expressed that it's not the building but what went on in it, the live music and all. She spoke about how the new building will be nice but will not bring back the old Palms. She said all the memories will be gone and it's going to be really different, and for that reason, we should maintain the sign we all know.

Chair La Fevers said he can make the findings for the minor setback on Linden and the additional height. About the onsite parking, it is restricted to restaurant patrons, and he expects to see it monitored and reviewed by staff. He said it's important employees park in Lot 3 and not take up downtown street parking or parking in residential neighborhoods. Historically, The Palms was a well-utilized building and managing the employee parking is the biggest part. He also agrees with Allen that we should avoid the slippery slope of rooftop entertainment, and he suggested conditioning it to not be allowed. He is, however, fine with speakers and music and okay with Condition 19 as written.

Discussion followed about the rooftop noise. Commissioner Allen agreed with La Fevers about allowing rooftop speakers and music. He also generally agreed with Salant's comments about not needing it; however, he noted all restaurants have music. His concern is that noise levels are indeed kept under control, adding enforcement can be difficult. He suggested the speakers have a sign saying, "Control should not go beyond x."

Chair La Fevers agreed and said the volume of the speakers should not be allowed to exceed noise that is ambient. He said with respect to Condition 19, the commissioners generally agree it is okay "as is."

Principal Planner Banks clarified, among other things, that Conditions 19 and 42 do not preclude the operator from applying for a live music permit within the restaurant.

Chair La Fevers reviewed a list of topics prior to asking for a motion:

Direction on the Signage

Chair La Fevers suggested we have the historian weigh in on the sign. Commissioner Allen expressed he did not want to give direction to ARB other than to say they want it reviewed by them. Commissioner Salant felt strongly the history that is considered should go back to what people in the community remember and not a time before their grandparents were born.

Commissioner Allen suggested they issue the following statement: "The Planning Commission requested the ARB consider whether to keep The Palms sign on the front façade or consider the 1912 sign on the front façade or design a new sign."

Commissioners offered more feedback. Allen said his preference is for the script they all mostly remember, Moyer said he votes for new. Benefield prefers that the ARB figure it out and include John Wullbrandt's input. Commissioner Salant said she wants the script.

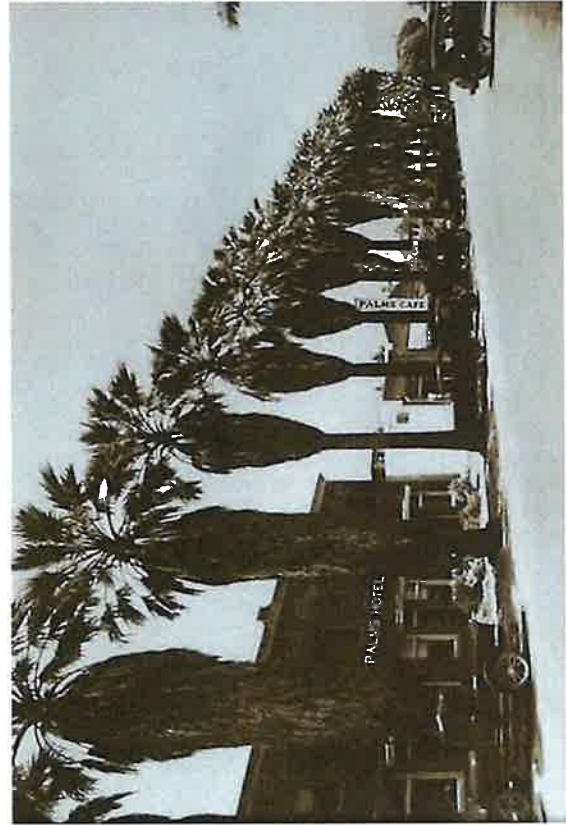
<u>Inclusion of Mural</u> About including a mural on the side, Chair La Fevers said he is strongly not in support of a mural on any facade of the building. Commissioners Benefield and Moyer agreed. <u>On-Site Parking Time Limit</u> Regarding the 2-hour time limit on on-site parking spaces he suggested, Commissioner Moyer proposed it be considered as an option <i>after</i> the monitoring takes place. <u>Meal Discounts in TDM Plan</u> With respect to adding more specific conditions on the Transportation Demand Management (TDM) plan's meal discount, Commissioner Allen said he was giving up on that one. <u>Rooftop Noise</u> The commissioners had generally agreed with Condition 19 that states no live entertainment is allowed but speakers are allowed not to exceed ambient noise levels. Principal Planner Brian Banks pointed out that live music is not allowed on the rooftop; however, it does not preclude the applicant from applying for a live entertainment license for music within the restaurant. MOTION Commissioner Moyer moved that they adopt the attached Resolution PC-24-011 thereby approving Project 24-2303-DP/CDP to grant a Development Permit and Coastal Development Permit to allow the described restaurant renovation and additions, grant the requested setback and height modifications and accept the Exemption pursuant to §15301, 15302, 15303, 15305 and 15332 of the CEQA Guidelines. Commissioner Benefield seconded the motion. Motion passed unanimously (5-0) by voice vote.	
OTHER BUSINESS - None	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS Commissioner Salant proposed that all projects should include drawings that show the full volume of the building as seen from 5 feet 6 inches from the ground. She said as buildings get bigger and bigger there is no way you can figure out the massiveness of the project. Community Development Director Nick Bobroff said all projects contain perspective renderings, but they can update their application to reflect street level renderings are wanted from a pedestrian's view.	MATTERS PRESENTED

DIRECTOR'S REPORT 5) Architectural Review Board Meeting Minutes of October 17, 2024 6) City Calendar for the month of December 2024 7) Planning Activity Report as of November 30, 2024 8) Building Permit Report as of November 30, 2024 Community Development Director Nick Bobroff reviewed the materials.	DIRECTOR'S REPORT
ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF MONDAY, January 6, 2025 – All commissioners indicated they would be in attendance.	ATTENDANCE FOR NEXT MEETING
ADJOURNMENT – Chair La Fevers adjourned the meeting at ? p.m. ATTEST: _____ Chair, Planning Commission	ADJOURNMENT _____ Secretary, Planning Commission

Attachment C

Preliminary Architectural Plans (superseded)

The Palms Restaurant Renovation
Project 24-2303-DP/CDP/ARB
Final ARB Review
February 13, 2025





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



RENDERING



SQUARE STYLE PIERS



COLOR SCHEME

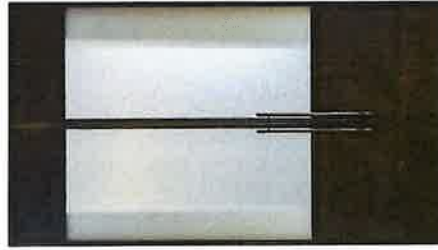
- COLOR SCHEDULE**
- Painted Brick: BM Cloud White
 - Door Trim: BM Graystone 1475
 - Window Trim: BM Night Train 1567
 - White Washed Wood



POWDER COATED CUSTOM
IRON SIGNAGE



EXTERIOR SCONCES



CUSTOM WOOD / IRON FRONT
DOOR



STAIRWELL



ROOF TOP CANOPIES



UPPER TERRACE BAR INSPIRATION

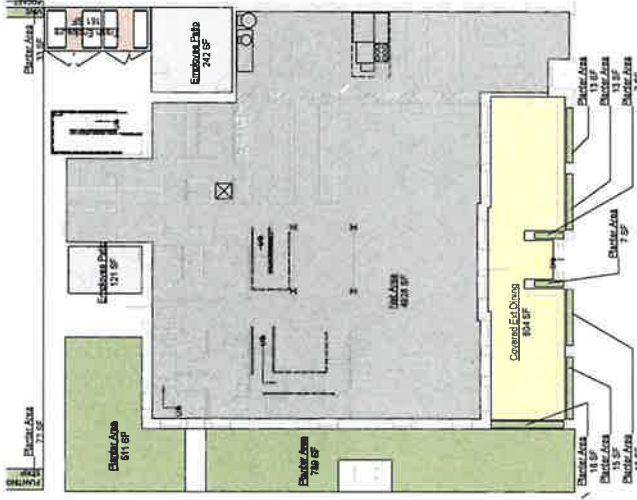
TERRACE INSPIRATIONAL
IMAGERY

'LIVE' ROOF



SPANISH GREY AND WHITE
MARBLE DECK TILE

- Gross Area
- Net Area
- Employee Patio
- Planter Area
- Covered Ext Dining
- Uncovered Ext Dining
- Skylight
- Trash Enclosure
- Roof

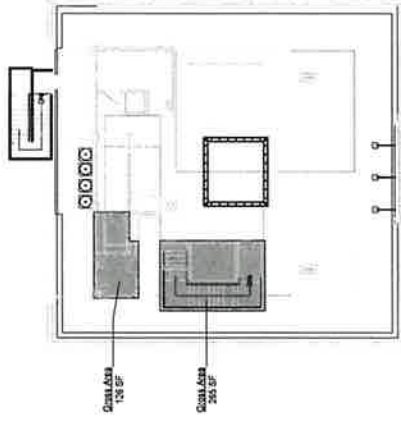
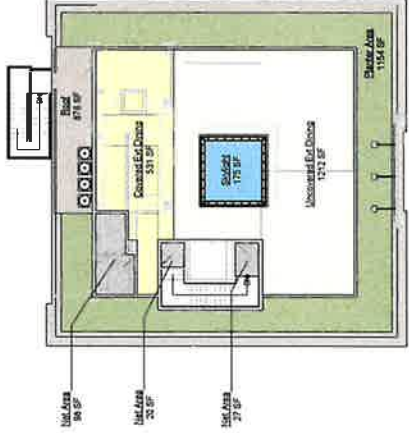
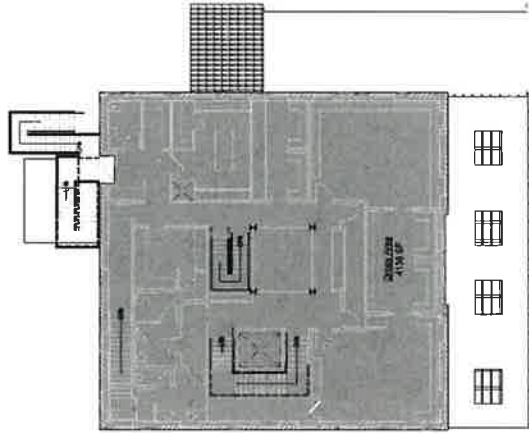
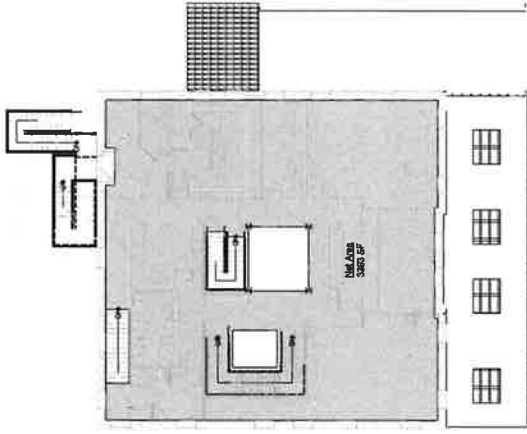


AREA CHART

Proposed Building		Existing Building	
Net A.L.	Gross A.L.	Net A.L.	Gross A.L.
1st Fl.	4,337 s.f.	1,522 s.f.	3,302 s.f.
2nd Fl.	3,333 s.f.	4,156 s.f.	3,556 s.f.
Roof	145 s.f.	301 s.f.	0 s.f.
Total	8,488 s.f.	5,979 s.f.	15,008 s.f.

Proposed Parking Area		Existing Parking Area	
Net A.L.	Gross A.L.	Net A.L.	Gross A.L.
Employee Patio	124 s.f.		
Employee Patio (Covered)	242 s.f.		
Uncovered Ext Dining	804 s.f.		
Covered Ext Dining	551 s.f.		
Roof	145 s.f.		
Total	3,866 s.f.		

Proposed Planting Area		Existing Planting Area	
Net A.L.	Gross A.L.	Net A.L.	Gross A.L.
Planter Area	105 s.f.	0 s.f.	0 s.f.
Landscaping Area	1,270 s.f.	875 s.f.	875 s.f.
Planter Area	84 s.f.	0 s.f.	0 s.f.
Roof	145 s.f.	0 s.f.	0 s.f.
Total	2,604 s.f.	875 s.f.	875 s.f.

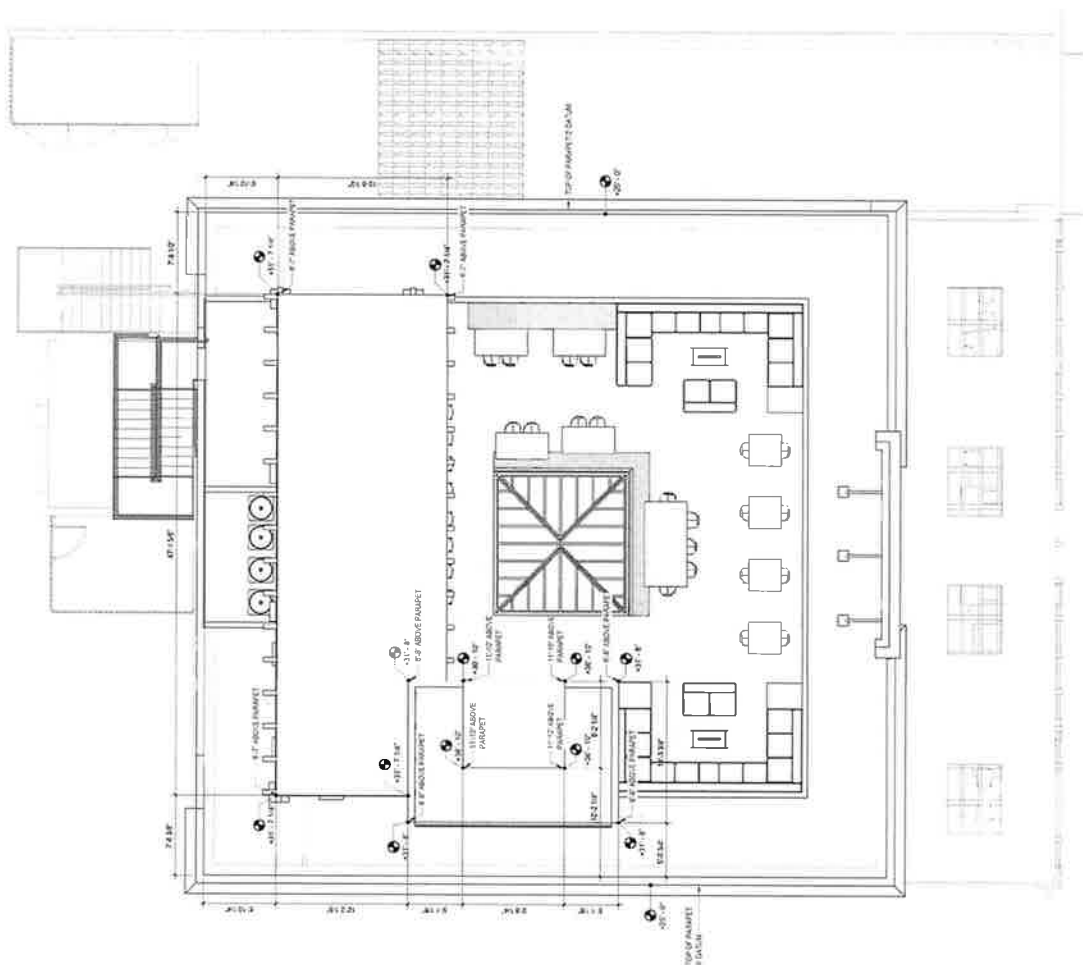


BECKER
studios

412 E. Haley Street
Santa Barbara, CA 93101
Tel: (805) 865-9555
beckermstudiosinc.com

701 LINDEN AVENUE

THE PALMS
COMMERCIAL REMODEL:

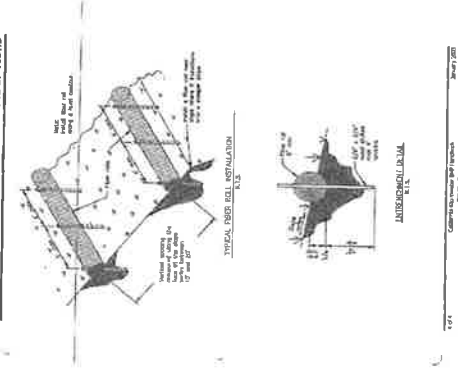
[illegible]

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

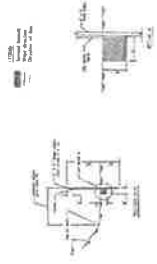
JOB NUMBER	23031	
CONTENTS	SWAMP GRADING & UTILITY PLAN	
DRAWN BY	Author	
CHECKED BY	Checker	
SUBMITTALS	100%	
DATE	1/24/2017	
FILED DATE	1/24/2017	
REVISIONS		
NO.	DATE	DESCRIPTION
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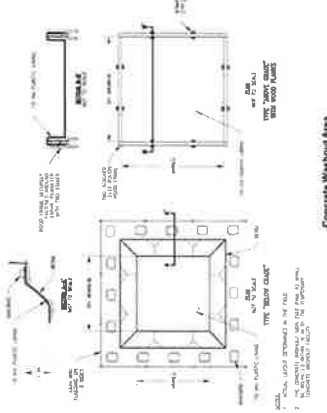
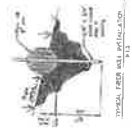
SE-5 Fiber Rolls



SITE FENCE



Fiber Rolls



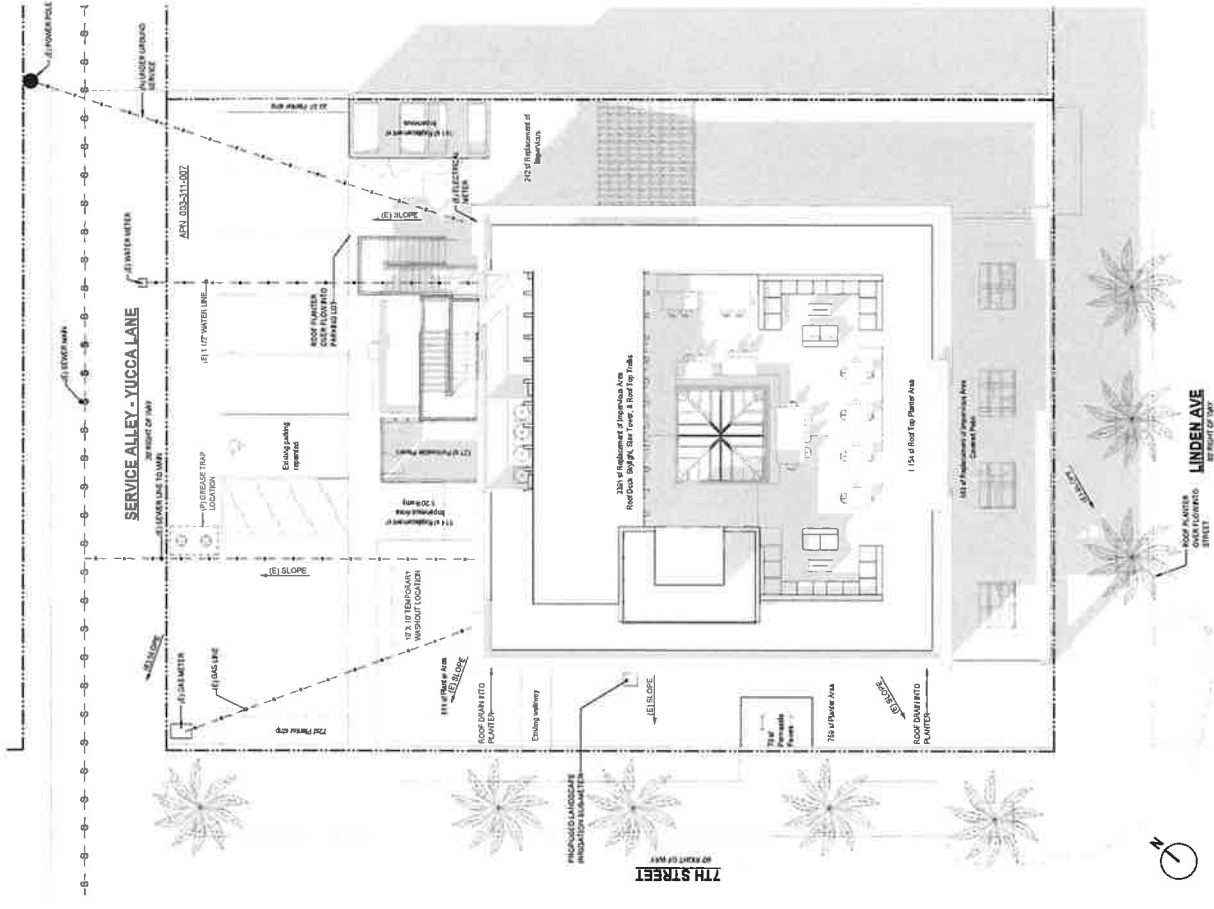
SWAMP AREAS
Total Replacement of Impervious Area: 1,791 SF
Total Replacement of Permeable Area: 1,791 SF
Total Replacement of Impervious Area: 1,791 SF

Concrete Washout Area

1 of 1 Stormwater Control Plan Project Data
(Complete all items)

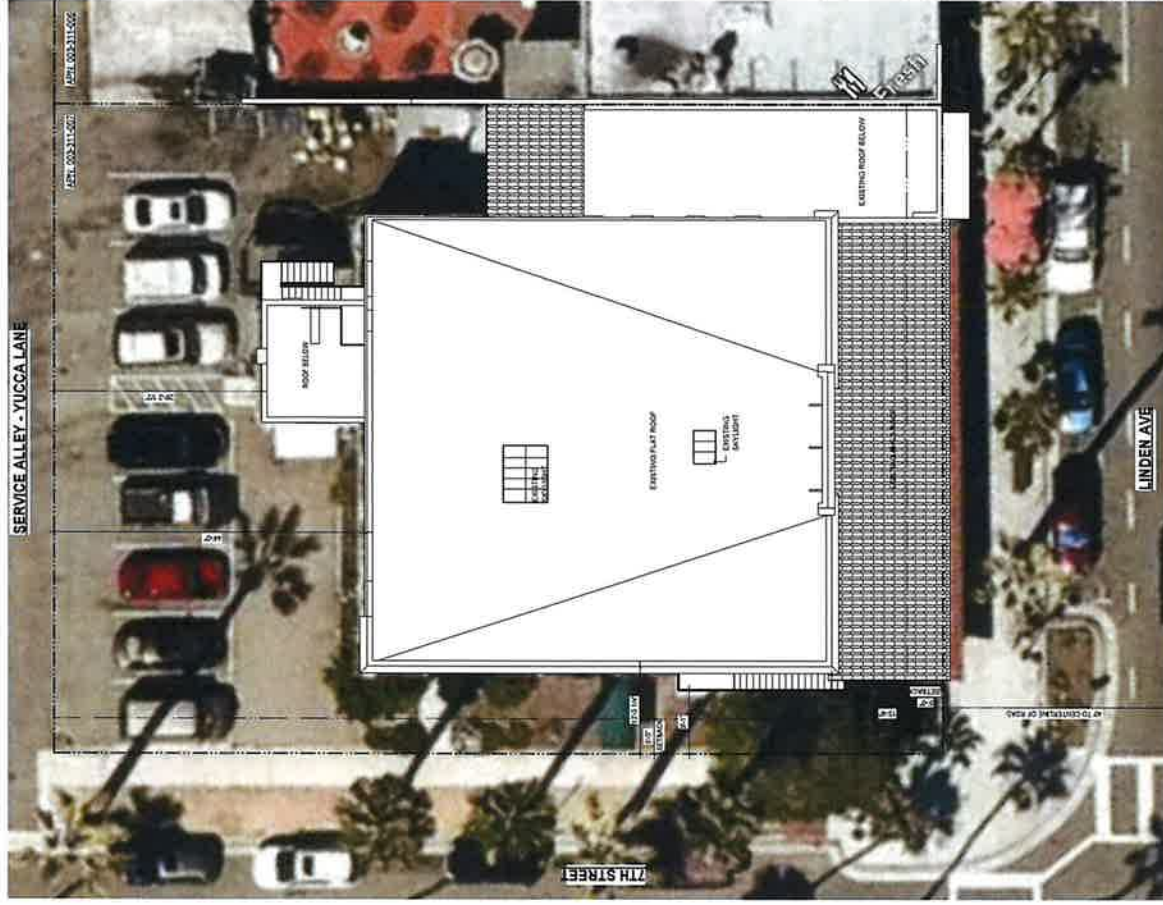
Project Name / Case File Number	The Palms 2014 Station Avenue
Project Location	Station Avenue & Linden Avenue, Santa Barbara, CA 93101
Project Type and Description	Renovation of Existing 2-Story Building
Project Owner / Developer	701 Linden, LLC
Project Architect / Engineer	Becker Studios
Project Date	1/24/2017
Project Status	100% Complete
Project Notes	1. Disposed runoff from roof in pervious to vegetated area 2. Concrete or Rain Barrel 3. Bioretention Swale 4. Bioretention Swale

1 of 1 Stormwater Control Plan Project Data
(Complete all items)



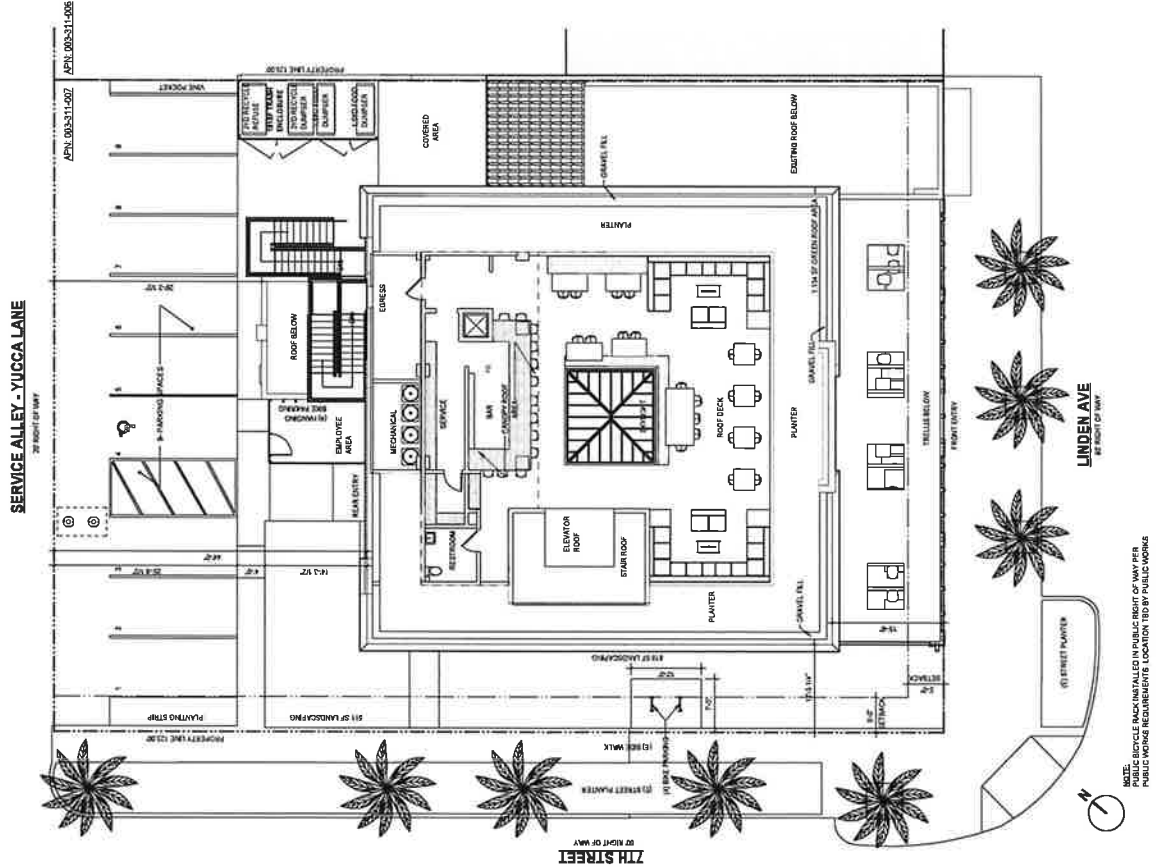
SWAMP / UTILITY PLAN
SCALE: 1/8" = 1'-0"

ASB NUMBER	2301
CONTENTS	SITE PLAN
DRAWN BY	ADP/
CHECKED BY	OWB/
SUBMITTALS	1-1, 1-2, 1-3
ISSUE DATE	08/08/20
REVISIONS	
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EXISTING SITE PLAN
 SCALE: 1/8" = 1'-0"

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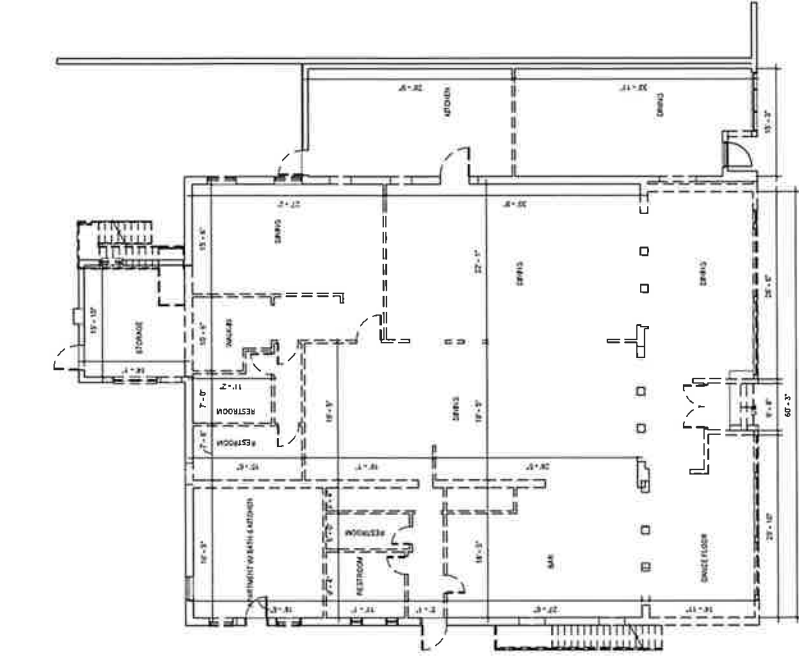
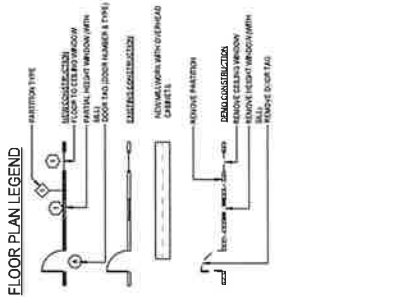
PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"

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NOTE: PUBLIC BIKEWAY BACKWASHED IN PUBLIC RIGHT OF WAY AFTER PUBLIC WORKS DEPARTMENT LOCATIONS TO BE PAID WORKS



ENTRY AREA 2



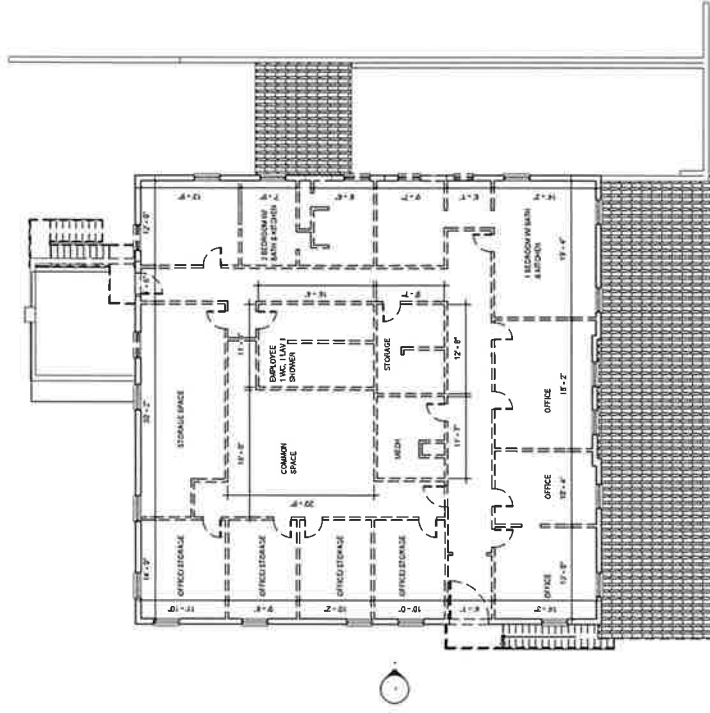
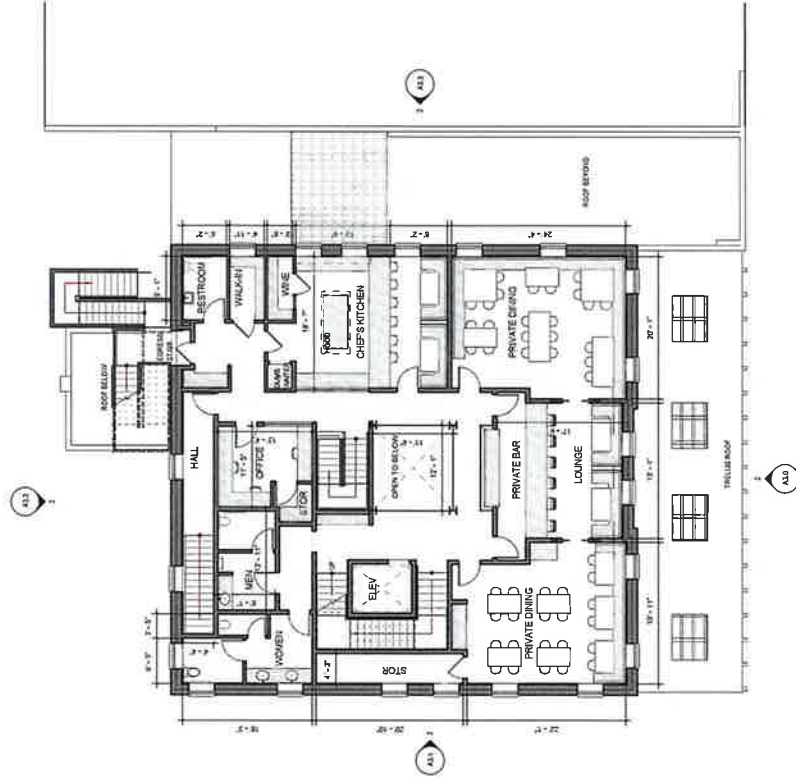
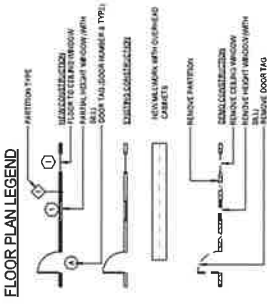
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JOB NUMBER	2001
CONTENTS PROPOSED PLAN FIRST LEVEL	
DRAWN BY	AJH/AL
CHECKED BY	CR/SKL
SUBMITTALS	
DATE	TITLE
ISSUE DATE 9/20/2018	
REVISIONS	
NO.	DESCRIPTION
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THE PALMS
701 LINDEN AVENUE

A2.1





SCALE 3/16" = 1'-0"



SCALE 3/16" = 1'-0"



SCALE 3/4" = 1'-0"



JOB NUMBER	2531
CONTENTS	
EAST EXTERIOR ELEVATION	
DRAWN BY	ADRIAN
CHECKED BY	DAVID
SUBMITTALS	
DATE	TIME
ISSUE DATE	ISSUED
REVISION	
A3.0	
SHEET	OF

JOB NUMBER	2021
CONTENTS	ARCHITECTURAL ELEVATIONS
OWNER	Palms
DESIGNED BY	Chase
SUBMITTALS	100%
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- ELEVATION KEYNOTES
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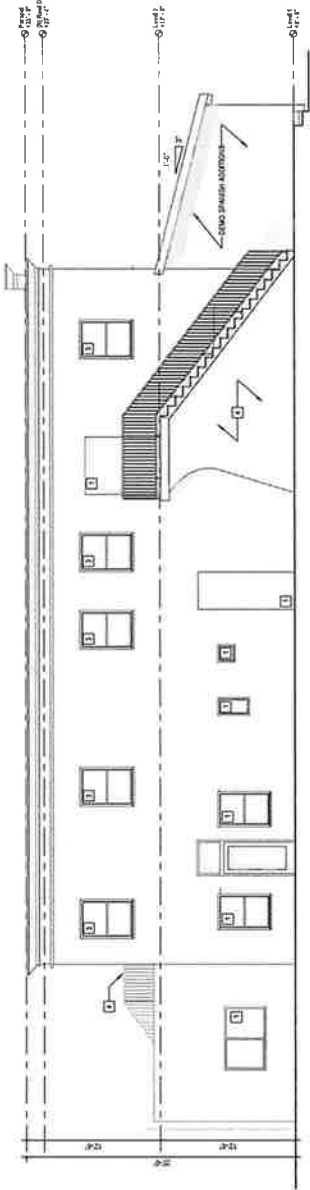
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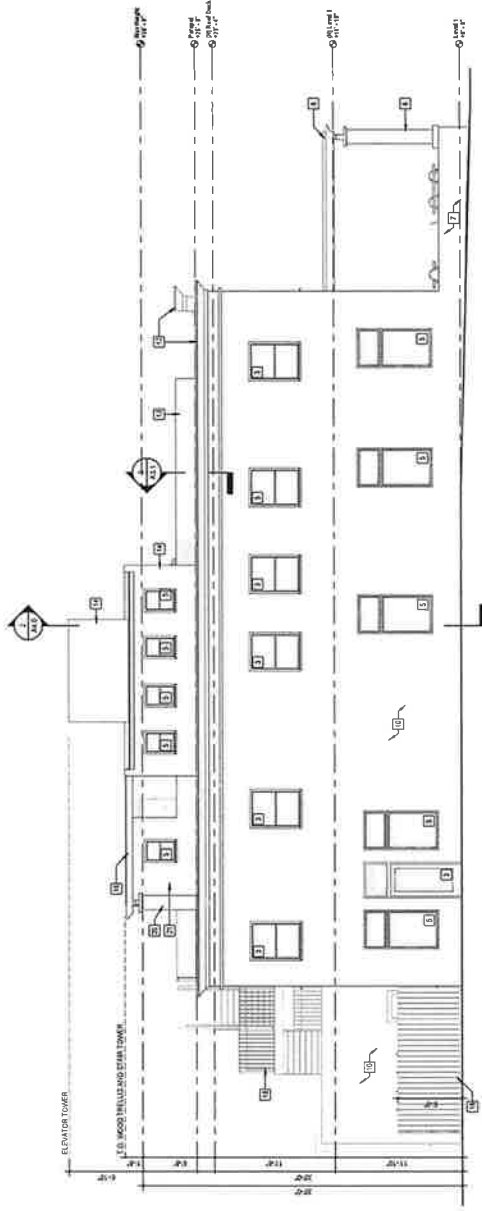
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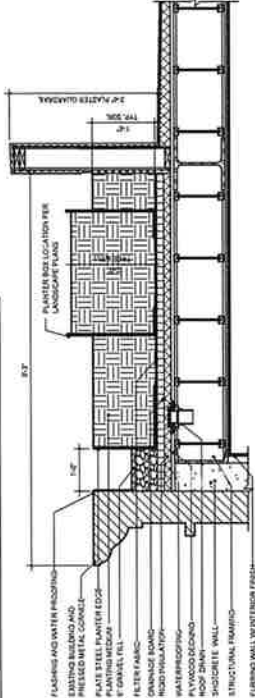
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SOUTH ELEVATION - EXISTING
SCALE: 3/16" = 1'-0"



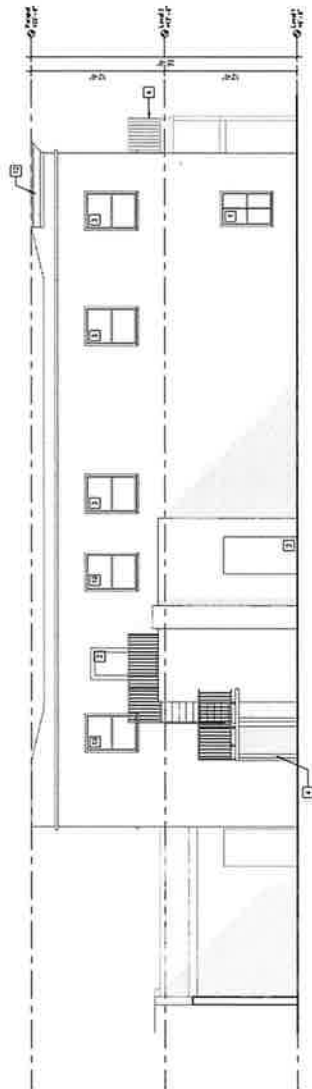
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SOUTH ELEVATION - PROPOSED
SCALE: 3/16" = 1'-0"



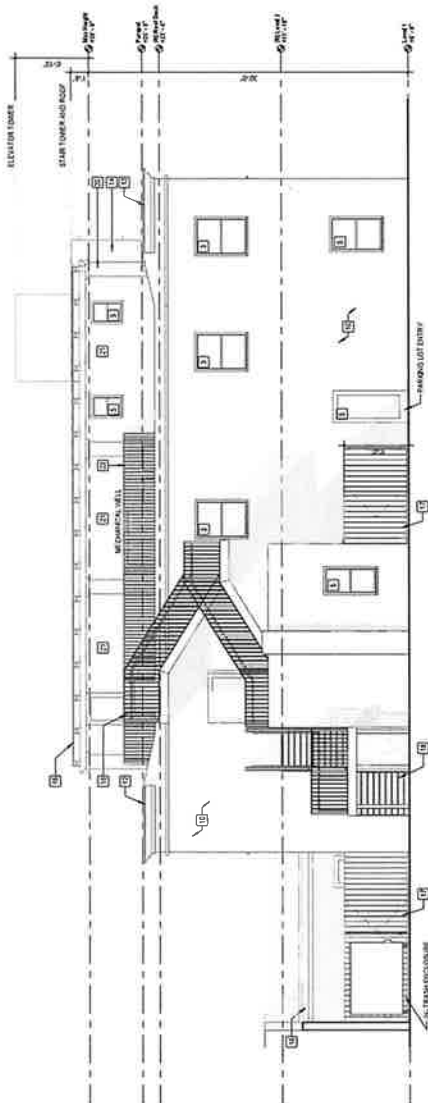
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PLANTER DETAIL
SCALE: 3/16" = 1'-0"

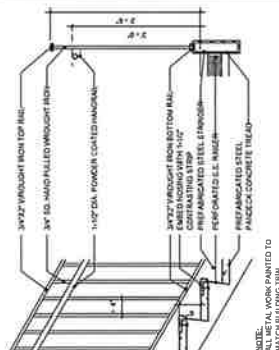
[illegible]

WEST ELEVATION - EXISTING

SCALE 3/16" = 1'-0"



WEST ELEVATION - PROPOSED W/ COVERED PATIO

$$\text{value} = 316^{\circ} + 3.0^{\circ}$$


RAILING DETAIL

DATE 3/6/95 TIME

[illegible]



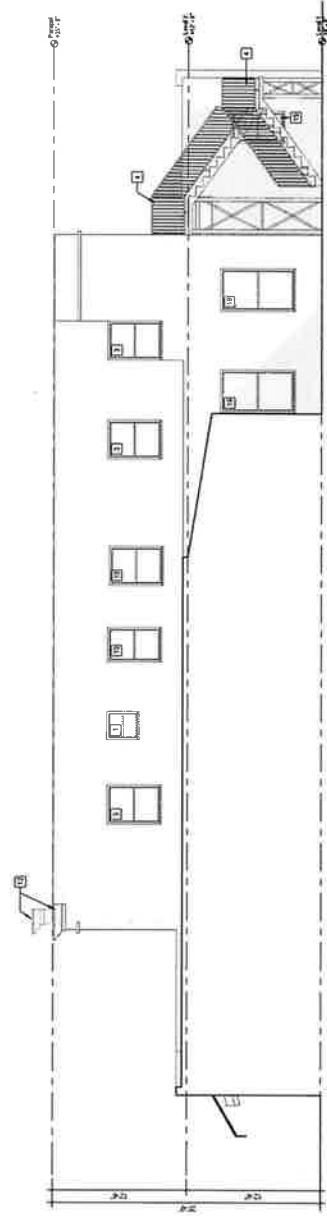
EXISTING BUILDING (LOOKING SOUTH)



PROPOSED BUILDING (LOOKING SOUTH)

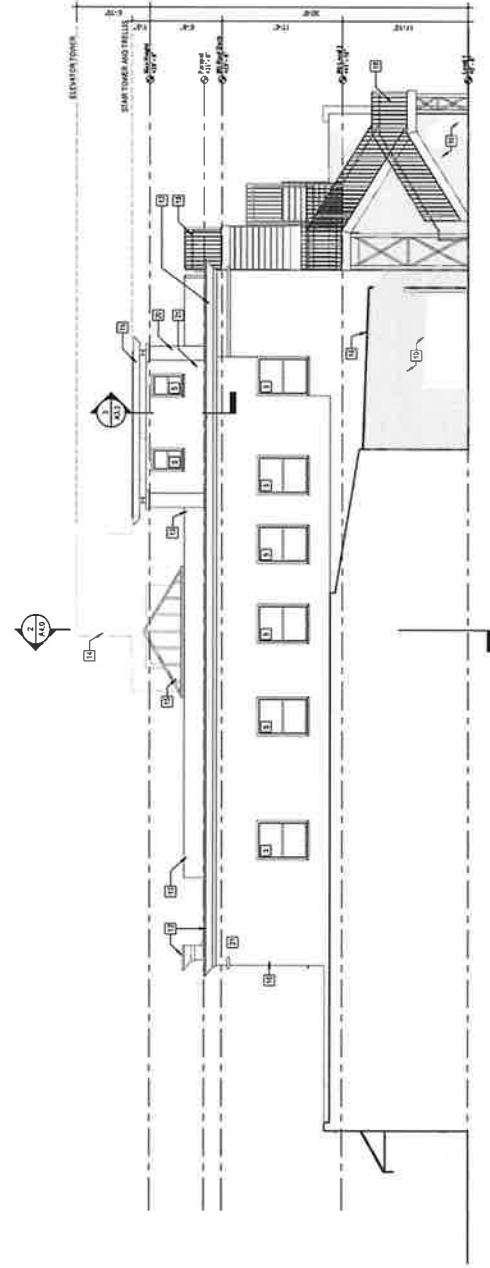
ELEVATION KEYNOTES

- Description
- 1 REMOVE NON-CONFORMING GABLET & PATCH SHALL TO MATCH EXISTING
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 - 3 REMOVE STAIR. SEE PROPOSED ELEVATION
 - 4 REMOVE EXISTING ROOF & REPLACE WITH NEW ROOF SYSTEM PER DEPARTMENT OF THE INTERIOR'S HISTORICAL PRESERVATION GUIDELINES
 - 5 PATCH AND REPAIR ROOFWORK PER DEPARTMENT OF THE INTERIOR'S HISTORICAL PRESERVATION GUIDELINES
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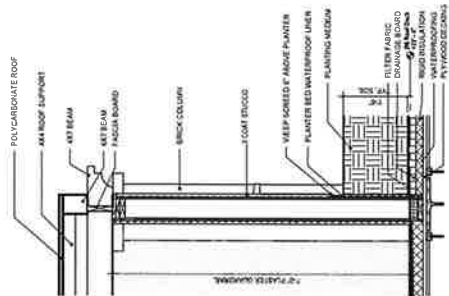
1 NORTH ELEVATION - EXISTING

SCALE 3/16" = 1'-0"



2 NORTH ELEVATION - PROPOSED

SCALE 3/16" = 1'-0"



3 ROOF TRELLIS DETAIL

SCALE 3/4" = 1'-0"

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

THE PALMS
701 LINDEN AVENUE

JOB NUMBER	2003T	
CONTRACTOR	THE PALMS	
DESIGNER	BECKER STUDIOS	
DRAWN BY	ADP	
CHECKED BY	CHD	
SUBMITTALS	NO	
ISSUE DATE	NOV 2024	
REVISIONS		
NO	DATE	DESCRIPTION
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SHEET OF



PROPOSED BUILDING ROOF (BIRD'S EYE)



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

JOB NUMBER	2001
CONTENTS	BIRD'S EYE RENDERING
DRAWN BY	Author
CHECKED BY	Developer
SUBMITTALS	
DATE	
DATE DATE	2008/04
REVISIONS	
NO.	
DATE	
DESCRIPTION	



BECKER
studios

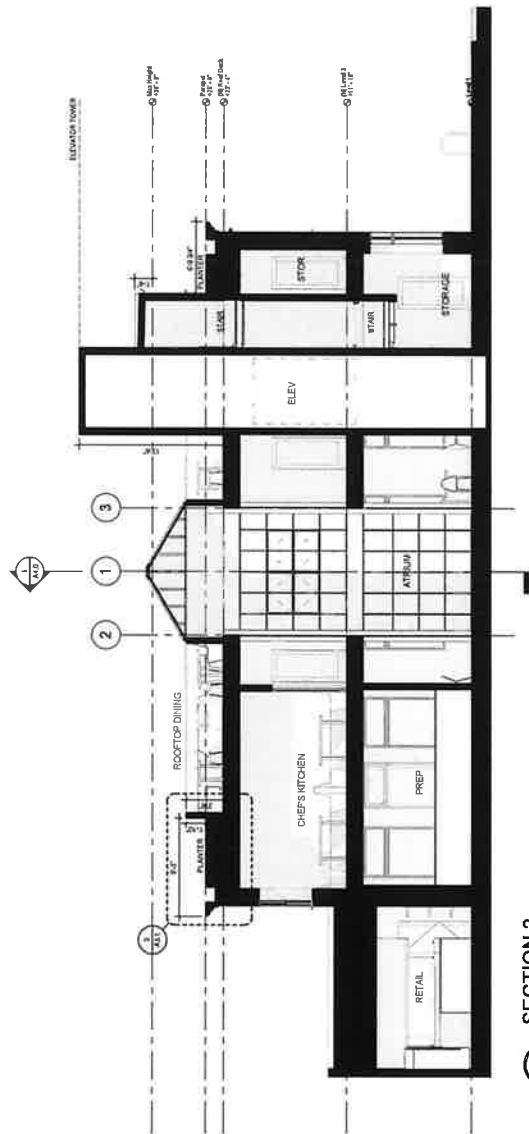
412 E. Haley Street
Santa Barbara, CA 93101
Tel.: (805) 965-8555
beckersstudioinc.com

THE PALMS
701 LINDEN AVENUE

JOB NUMBER	25231
CONTENTS	BULGARIAN SECTION
DESIGNED BY	Asif Ali
CHECKED BY	Chadler
SUBMITTALS	
DATE	11/25/2014
ISSUE DATE	11/25/2014
REVISIONS	
NO.	DATE
1	11/25/2014
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3	11/25/2014
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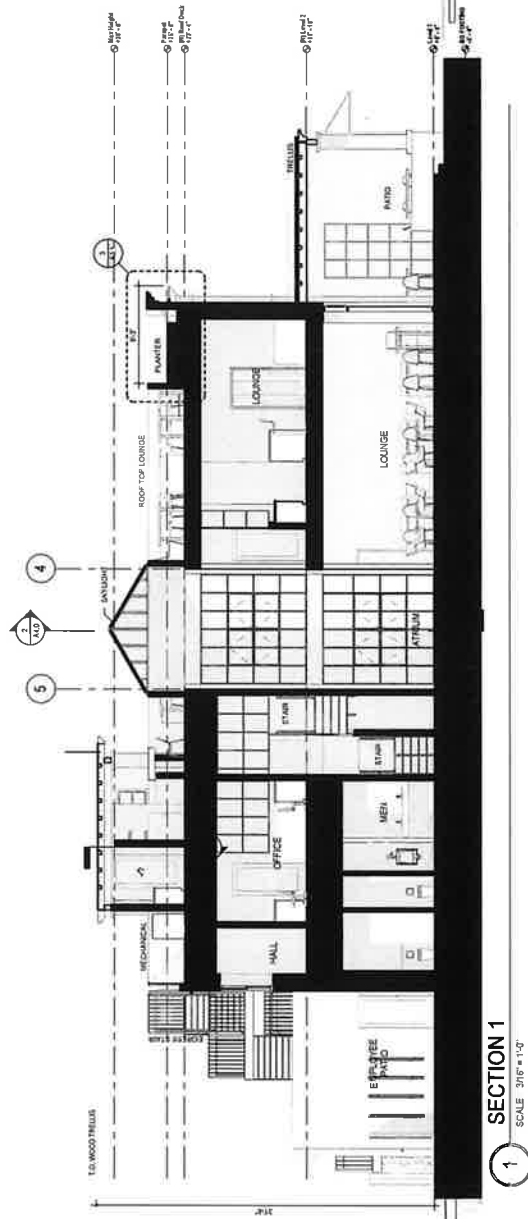
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of



SECTION 2

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



SECTION 1

SCALE 3/16" = 1'-0"



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701 Linden Avenue
Capitola, CA 95013

Arch Rev Board 03/19/24
Arch Rev Board 07/11/24

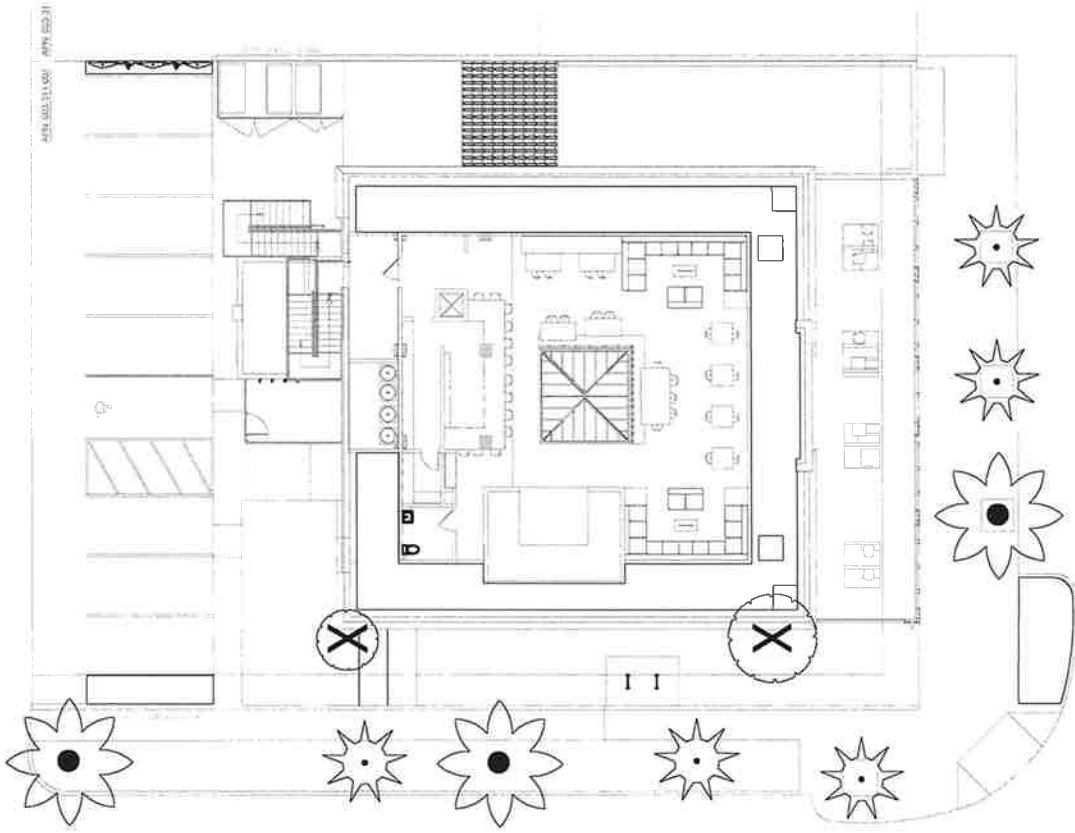
Tree Inventory &
Tree Demo Plan

07/11/24

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Planting Legend



(E) *Washingtonia* sp.
California Fan Palm
PROTECT IN PLACE



(E) *Laurus nobilis*
Cabbage-tree palm
PROTECT IN PLACE



(E) *Pittosporum tin.*
Pittosporum
DEMO



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

LANDSCAPE DESIGN
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www.studiopppbiera.com
e: ellsa@studiopppbiera.com
t: 626 616 0603

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701 Linden Avenue



Arch Rev Board 03.19.24

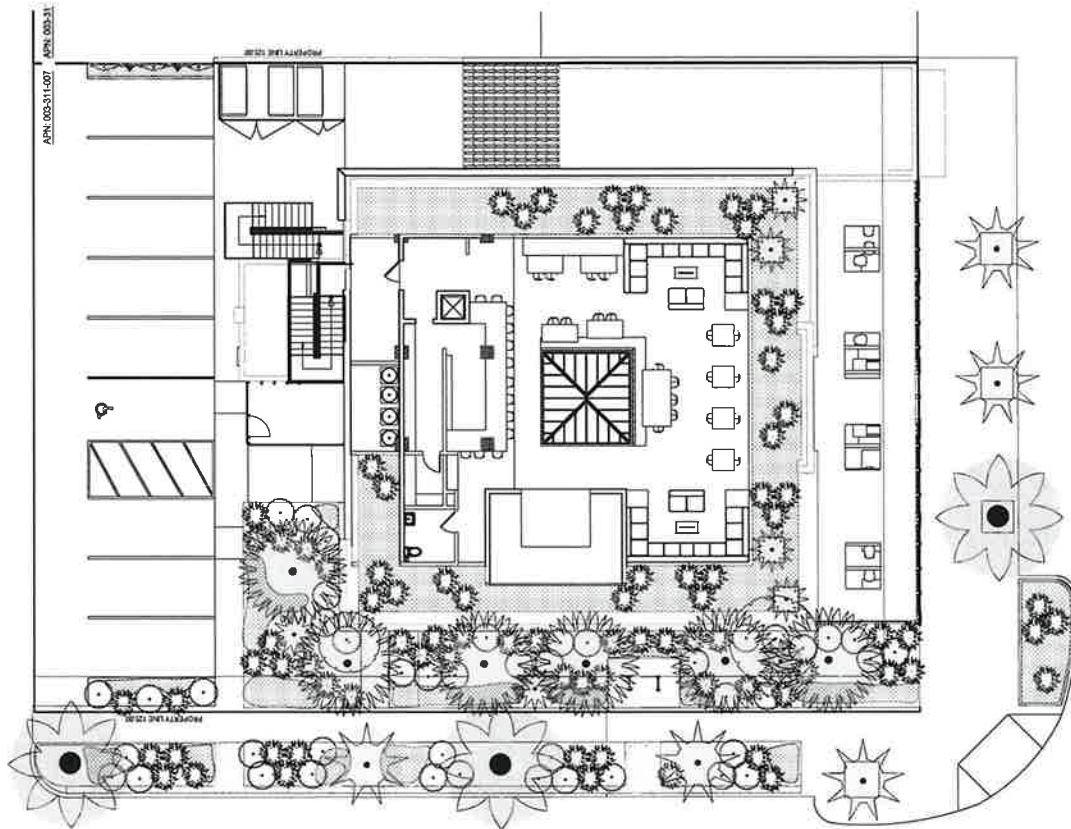
Planting Date

07.08.24

erf studio pasciotta

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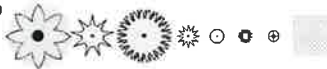
The botanical story of the Palms Restaurant

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

The Palm Canyon

The landscape design draws inspiration from everyone near the coast, where birds scatter wildflower seeds and a myriad of plants congregate with the native reuks and coastal perennials. The iconic palm presence is provided here by the Guadalupe palm, a native of Baja California's Cedros Island, very much at home in coastal Santa Barbara. Offering the familiarity of the California fan palm, the Guadalupe palm also bears edible fruit, lush green fronds, a self-cleaning trunk, and a long lifespan. The palm collection is expanded with Dwarf Mediterranean fan palms. The palms are underplanted with flowers sparkling with sunset hues as Globe allium, Coastal sunflower, and Pinchulcan. The rooftop garden mimates cliffs using plants like Chaparral yucca, whose summer flower spikes are brilliant in the sunlight; peering over the roof and the Mediterranean fan Palm, Sunset-hued groundcover can easily carry on from the streets to the rooftop, changing the spaces and solidify their presence in the landscape.

Planting Legend

(E) *Washingtonia* sp.

Wistia australis

Artemia salina

Chamaerops humilis

Grays-like plants

Received 10 November 2004; accepted 12 January 2005

[illegible]

PLANT IMAGES

PALMS



Bismia edulis



(E) Livistona australis



(E) Washingtonia filifera

ACCENT SPECIMENS



Chamaerops humilis var. argentea

GRASS / GRASS-LIKE



Hesperoyucca whipplei



Daylily longisolum

FLOWERING SHRUBS



Encelia californica



Leucospermum 'Callionis Sunshine'



Abutilon palmieri

VINES



Cayratia macrostegia



Solanum laxum

GROUND COVER



Baccharis pilularis 'Pigeon Point'



Eriogonum fasciculatum

GROUND COVER - PLANTED ROOF



Achillea spp.



Oenothera speciosa



Echinopsia californica

PLANT SCHEDULE

Symbol	Botanical Name	Common Name	Water Use
PALMS			
	Bismia edulis	Guadalupe Palm	Low
	(E) Livistona australis	Cabbage Tree Palm	Low
	(E) Washingtonia filifera	California Fan Palm	Very Low
ACCENT SPECIMEN			
	Chamaerops humilis var. argentea	Aliso Mountain Palm	Low
GRASS / GRASS-LIKE			
	Daylily longisolum	Mexican Grass Tree	Very Low
	Hesperoyucca whipplei	Chaparral Yucca	Very Low
FLOWERING SHRUBS			
	Encelia californica	Coast Sunflower	Low
	Leucospermum 'Callionis Sunshine'	Pincushion 'Callionis Sunshine'	Low
	Abutilon palmieri	Indian Mallow	Very Low
VINES			
	Cayratia macrostegia	Island Morning Glory	Very Low
	Solanum laxum	Potato Vine	Low
GROUND COVER			
	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	Low
	Eriogonum fasciculatum	California Buckwheat	Very Low
GROUND COVER - PLANTED ROOF			
	Achillea spp.	Yarrow	Very Low
	Oenothera speciosa	Mexican Evening Primrose	Very Low
	Echinopsia californica	California Poppy	Low
	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	Low



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Carlsbad, CA 92008
619.435.0902

701 Linden LLC

701 Linden Avenue
Carlsbad, CA 92013

Arch Rev Board

Arch Rev Board 07/1/24

Plant Selection

07/08/24

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



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



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701 Linden LLC

701 Linden Avenue
Carpinteria, CA 93013



Arch Rev Board
Arch Rev Board 07/1/24

Conceptual
Building Mural
07/08/24

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Attachment E

Historic Resource Memo for Signage

The Palms Restaurant Renovation
Project 24-2303-DP/CDP/ARB
Final ARB Review
February 13, 2025

Post/Hazeltine Associates Architectural Historians

213 A, West Anapamu Street
Santa Barbara, CA 93101
Tel: (805) 682-5751
Email: posthazeltine@cox.net

Historic Resources Memo Evaluating a Revised Signage Program for 701 Linden Avenue, City of Carpinteria, California.

January 16, 2025

Introduction

The following Historic Resources Memo evaluates alterations to a project for 701 Linden Avenue in the City of Carpinteria, California. The property was the focus of a Phase 1-2 Historic Resources Technical Report prepared by Post/Hazeltine Associates. The report concluded the existing building, constructed in 1912, is a significant (qualified) historic resource for environmental review (Post/Hazeltine Associates 2024). After identifying the presence of a qualified historic resource, the report evaluated the proposed project's consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The proposed project included new signage on the building's street façade which emulated the building's original signage in regard to the script style. The analysis concluded the proposed alterations to the property met the Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary of the Interior's Standards for Rehabilitation). Therefore the project's impacts to significant historic resources were less than significant.

When the project was reviewed at the December 2, 2024 City of Carpinteria Planning Commission meeting, the applicant was directed to revise the proposed signage's script to recall the cursive style signage installed in the early 1960s for the Palms Restaurant (Exhibits 1 - 3). This Historic Resources Memo evaluates the proposed revision to the signage and its consistency with the City of Carpinteria's historic resource guidelines. The proposed powder-coated metal signage would recall but not precisely imitate the 1960s signage in its design and script style.



Exhibit 1, Existing Signage on the Street Façade facing Linden Avenue (installed in the early 1960s)

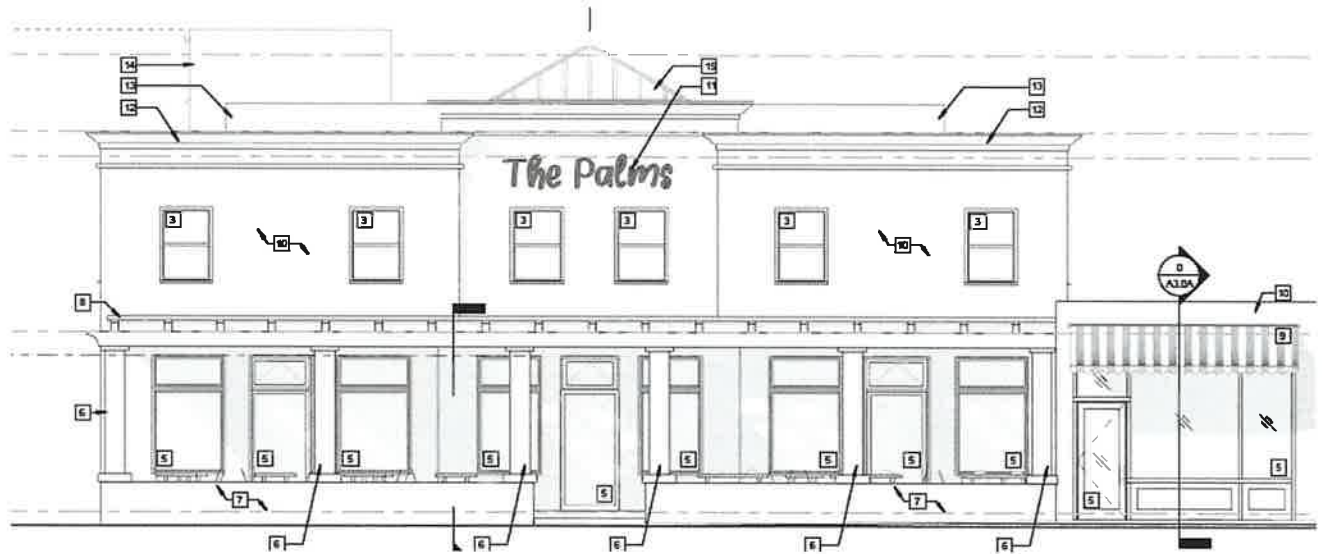


Exhibit 2, Proposed Signage on the Street Façade facing Linden Avenue



Exhibit 3, Proposed Signage on the Street Façade facing Linden Avenue

Application of the Secretary of the Interior's Standards for Rehabilitation to the Proposed Signage

The relevant Standards are Standards 9 and 10:

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

The proposed signage would maintain the existing placement of the current signage, which is consistent with the placement of the original early 20th century signage and its early 1960s replacement. The new signage's font style would recall but not precisely mimic the style of the 1960s signage to ensure it is compatible in placement and overall style to the existing signage while maintaining a subtle but noticeable differentiation between the historic building and the new signage. These design measures ensure the design, font, and materials of the proposed signage is compatible with the historic building. Therefore, the proposed alterations street façade's signage meets Standard 9.

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

The proposed signage could be removed without impacting the building's integrity of design, materials or workmanship. Therefore, the proposed revision to the street façade's signage meets Standard 10.

Conclusions

This Historic Resources Memo has concluded that the proposed revisions to the street façade of 701 Linden Avenue meets the Secretary of the Interior's Standards for Rehabilitation. Therefore, the proposed Project's impacts on significant historic resources do not meet the definition of material impairment under CEQA Section 15064.5. Therefore, project impacts to significant historic resources remain less than significant.

Sincerely,

A handwritten signature in black ink, appearing to read "Pamela Post".

Pamela Post, Ph.D., Senior Partner

ACTION MINUTES

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

ROLL CALL

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

Boardmembers absent: None

OTHERS PRESENT: No 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
Applicants: 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.

Ex Parte Communications Disclosure: None

Staff Comments:

Syndi Souter provided a presentation outlining the updates to the project plans in response to the ARB's May 25, 2023 preliminary review comments. Syndi noted that the Director approved the project on June 20, 2023 but the applicant was not able to commence construction within the required timeframe and requested a one-year time extension, which was approved by the Director on May 7, 2024. Syndi then outlined the plan updates in response to the ARB's preliminary review comments, including eliminating the previously proposed new roof over the garage to accommodate a proposed new ADU which would be located over the garage (under a separate permit). Syndi also detailed the proposed exterior lighting plans and lighting fixtures, and explained that no new landscaping is proposed as part of the project. Syndi concluded her presentation by asking for the Board's comments on the following issue areas:

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

Syndi answered questions from Boardmember O'Connor related to the timing of the City's approval of the ADU, clarifying that the ADU was approved after the project received ARB preliminary review. Syndi also answered questions from Vice Chair Blakemore regarding the proposed landscaping and why the project does not include a detailed landscape plan.

Applicant Comments: The project architect, Alex Pujo, was present at the meeting and provided the Board with additional information on the plan changes in response to the ARB's previous comments. Mr. Pujo also answered questions posed by Vice-Chair Blakemore regarding the existing landscaping.

Public Comments: None

Boardmember Discussion:

Boardmember O'Connor commented that the applicant has done a nice job responding to the ARB's previous comments. However, Boardmember O'Connor had concerns about how the proposed ADU over the garage changes the project yet the ARB does not have the ability to comment on the ADU design.

Boardmember Little shared similar concerns as Boardmember O'Connor with respect to the ADU portion of the project and the related view and privacy impacts upon the neighbors, but acknowledged that the ARB has no control over the ADU design.

Vice Chair Blakemore requested that Syndi clarify how the proposed covered patio can be approved partially within the required setback. Syndi clarified that the zoning code allows new development within the setback provided the new development does not encroach further into the setback than the existing structure and is located at least five feet from the property line. Vice Chair Blakemore then commented that she wished the project included a detailed landscape plan and preferred that more plantings were included to revitalize the rear yard area which will be impacted by construction of the project. She concluded her comments by indicating that the architecture is appropriate.

Boardmember Johnson commented that it is a fine project.

Chair Stein commented that the architectural details and overall scaled-back design is fine. However, he shared the same concerns as other Boardmembers regarding the lack of design control for ADUs, but acknowledged that the applicant has complied with the permitting requirements.

ACTION: Motion by Chair Stein, seconded by Boardmember Johnson, to recommend Final Approval to the Director with the condition that a landscape plan be prepared and reviewed by Vice-Chair Blakemore.

VOTE: 5-0

- 2) Project: Dish Wireless Telecommunications Facility, 24-2292-CUP/CDP/ARB
Address: 6267 Carpinteria Avenue
Applicants: 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.

Ex Parte Communications Disclosure: None

Staff Comments:

Brian Banks provided a presentation outlining the updates to the project plans in response to the ARB's August 15, 2024 preliminary review comments to set back the antenna screening elements further from the façade of the building, and to study using a darker color for the antenna screening elements. Brian noted that the plan updates requested by the Board were completed prior to review by the Planning Commission, and that the project was unanimously approved by the Planning Commission on December 2, 2024. Brian concluded his presentation by asking for the Board's comments on the following issue areas:

- 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.

Applicant Comments: Xavier Johnson, agent for Dish Wireless, was in attendance and commented that he had nothing to add to Brian's presentation, but was available to answer any questions.

Public Comments: None

Boardmember Discussion:

Boardmember O'Connor requested that the plan elevation sheets be updated to reference the color of the antenna screening enclosures in addition to the color note provided on the antenna layout (sheet A3).

ACTION: Motion by Vice Chair Blakemore, seconded by Boardmember O'Connor, to recommend Final Approval to the Director with the condition that the antenna screening color be added to the elevation sheets.

VOTE: 5-0

OTHER BUSINESS: None

CONSENT CALENDAR:

2) Action Minutes of the Architectural Review Board Meeting of December 12, 2024.

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

VOTE: 5-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: Boardmember O'Connor advised the ARB that he received a follow-up response from Amtrak on their proposed modifications to the Amtrack platform and that further coordination with the City would follow.

ADJOURNMENT

Vice Chair Blakemore adjourned the meeting at 6:12 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, February 13, 2025. All Boardmembers present expect to attend.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board