Architectural Review Board
Meeting Agenda

Thursday, May 1, 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.

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: Coeler New Residence, Project 23-2232-DP/CDP/ARB
Address: 333 Linden Avenue
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2232-DP/CDP/ARB for preliminary review of a proposal to construct a new 3,251 square foot two-story single-family residence with an attached 426 square foot two-car garage, for a total size of 3,677 square feet and a maximum height of 24.42 feet. The site is 5,287 square feet in size and is zoned Planned Residential Development (PRD-20) shown as APN 003-440-028, addressed as 333 Linden Avenue.

2. Project: Coeler New Residence, Project 23-2233-DP/CDP/ARB
Address: 4949 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2233-DP/CDP/ARB for preliminary review of a proposal to demolish an existing 1,060 square foot residence and a 309 square foot garage and construct a new 3,102 square foot two-story single-family residence with an attached 377 square foot two-car garage, for a total size of 3,479 square feet and a maximum height of 24.58 feet. The property is a 4,500 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-026, addressed as 4949 Dorrance Way.

3. Project: Coeler New Residence, Project 23-2234-DP/CDP/ARB
Address: 4934 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2234-DP/CDP/ARB for preliminary review of a proposal to demolish an existing 1,275 square foot residence and accessory structures and construct a new 3,312 square foot two-story single-family residence with an attached 437 square foot two-car garage, for a total size of 3,749 square feet and a maximum height of 25 feet. The property is a 5,582 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-010, addressed as 4934 Dorrance Way.

OTHER BUSINESS

CONSENT CALENDAR - None

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, May 15, 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, April 24, 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 May 1, 2025

Agenda Item #1

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

Project: 23-2232-DP/CDP/ARB **Planner:** Syndi Souter
Address: 333 Linden Avenue
APN: 003-440-028
Zoning: Planned Residential Development (PRD-20)
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler

Project Review:
☐ Conceptual
☑ Preliminary
☐ Final

PROJECT DESCRIPTION

This is a preliminary review of a proposal to construct a new 3,251 square-foot two-story single-family dwelling with an attached 426 square-foot two-car garage, for a total size of 3,677 square feet. The maximum roof ridge height of the residence would be 24.42 feet above finished grade. The project would include new landscaping and hardscape, including a new curb cut and driveway off of Linden Avenue. A 30-inch diameter Platanus racemosa (Western Sycamore) is proposed to be protected and retained in place, and a 24-inch diameter Washingtonia robusta (Mexican Fan Palm) street tree is proposed to be removed to construct the new driveway. Approximately 30 cubic yards of soil would be imported for site preparation.

Preliminary architectural plans are included in Attachment A and the preliminary colors and materials board is provided as Attachment B. Story poles were erected on April 14, 2025, and photographs can be found in Attachment C.

PROJECT BACKGROUND

Project Setting

The vacant project site is 5,287 square feet in size and is located on the west side of Linden Avenue, across the street from Linden Field. The project site is located in the Beach Neighborhood (Community Design Subarea 1), which is comprised of a mix of single- and multi-family residences. The site is immediately surrounded by a two-story residence with accessory structures and The Spot restaurant to the north, Linden Field and the Carpinteria State Beach campgrounds to the east (across Linden Avenue), a two-story single-family residence to the south, and a vacant lot and residences to the west. The general vicinity contains one- and two-story residential structures.

The site is zoned Planned Residential Development (PRD-20) and has a Medium Density Residential (MDR) land use designation. The project site is not currently located in any overlay districts. The site is, however, is located in an area identified as being vulnerable to future sea level

rise impacts by the year 2100 as discussed in the City's Sea Level Rise Vulnerability Assessment and Adaptation Plan (SLRVAAP).[1]

Project History

A concept proposal, Project #22-2177-CON, for a duplex on this site was previously reviewed by the Architectural Review Board (ARB) on December 15, 2022 prior to the formal project application submittal on July 13, 2023. (Note that the formal application was originally also for a duplex, and the plans have since been revised for a single-family dwelling.) The ARB had the following comments on the concept proposal for this site:

- The architecture is very "Santa Barbara" style; instead of Spanish, consider a bungalow or Monterey style of architecture,
- Lower the plate heights and step in the second story to bring the massing down as viewed from the street,
- Use colors that add variety to better fit the neighborhood,
- Increase the setbacks and reduce the overall massing, and
- The garage doors facing the street were acceptable, but narrow the driveway width.

The approved Minutes from the December 15, 2022 ARB meeting are included as Attachment D and a copy of the conceptual plans is included in Attachment E.

PROJECT ANALYSIS

Carpinteria Municipal Code (CMC), Title 14- Zoning

A single-family residence is a permissible use in this district, subject to specific development standards, and approval of a Development Plan and Coastal Development Permit by the Planning Commission. The following table identifies the project's conformance with applicable PRD District and other CMC requirements:

Standard	Requirement/Allowance	Proposal
Setbacks		
Front (Linden Avenue)	50 feet from centerline of street or 20 feet from property line, whichever is greater.	60 feet from centerline of street; 20 feet from property line
Side (North)	5 feet min., 10 feet max.	5 feet
Side (South)	5 feet min., 10 feet max.	5 feet

[1] The City's SLRVAAP can be found on the website here: https://carpinteriaca.gov/city-hall/community-development/planning/general-plan-local-coastal-plan-update/

Standard	Requirement/Allowance	Proposal
Rear (West)	15 feet min.	15 feet
Height	30 feet max.	24-feet 5-inches max.
Building Coverage	50% max. (2,643 square feet)	44% (2,334 square feet)
Open Space & Landscaping	20% min. (1,057 square feet)	47% (2,474 square feet)
Density	2 units max. (20 units/acre)	1 unit
Parking	2 garage spaces	2 garage spaces
Driveway Width	16 feet max.	16 feet

Design Review

The preliminary plans for the proposed new two-story single-family residence exhibit a combination of Spanish and Mediterranean architectural traits. The body would be smooth cream stucco, with a Santa Barbara sandstone accent around the base of the garage (note that the key notes on Sheet A3.0 specify white stucco, but the updated colors and materials board specifies cream stucco). The roof would be red-tile, with scallop details in the stucco below the areas without an overhang. Exposed wooden beams and rafter tails would be located in areas with a roof overhang. A wooden trellis would partially cover a small balcony on the second floor. A second patio balcony would be located above the garage. A tiled arch would surround the garage window facing the entry pathway. The second floor would be "wedding-caked" above the first floor at distances ranging from 4.5- to 4.75 feet on the sides and set back 18.5 feet from the front. A small portion of the roof overhang on the north side of the proposed residence encroaches into the solar access plane, but it is not anticipated to create an impact for the neighboring property given the existing two-story residence on the site.

The proposed residence would face Linden Avenue, including the garage doors. A 2.5-foot-tall stucco wall with wooden gates would enclose the portion of the front yard that does not interfere with the driveway. A landscaped planter would be located in front of the wall along the sidewalk. The main entrance would be located in a small courtyard accessed from Linden Avenue. A stairway in the courtyard would provide secondary exterior access to the second-floor patio balcony facing Linden Avenue. The residence has been configured to retain the existing 30-inch diameter native Platanus racemosa (Western Sycamore) that is located at the front of the property, and a tree protection plan has been prepared for the project (see Sheet TPP0.0).

As mentioned previously, this property is potentially vulnerable to future sea level rise (SLR), and could be impacted in the event of five-feet (or more) of SLR by 2100, according to the City's SLRVAAP. Although the City's Interim Sea Level Rise Guidance document does not apply to this site, the City is in the initial stages of crafting updated General Plan/Coastal Plan policies and zoning code standards that will require sea level rise considerations be taken into account for all new development in identified vulnerable areas. The proposed project does not incorporate any SLR adaptation measures (such as using a raised foundation design), although potential impacts from SLR could occur during the economic lifetime of any new development on the site.

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

General Plan/Coastal Plan- Land Use and Design

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

Land Use Element

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

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

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

Policy LU-3l: *Land use designations established on the City's land use map that permit a range of residential densities should not be interpreted to permit development that is incompatible with the existing development pattern in an area. A density within the allowable range that is most compatible with the predominant pattern of development in the area should be used as the guide for determining the appropriateness of the proposed development.*

The proposed project represents an in-fill development project that would result in a gain of one dwelling unit on a site located in an urbanized, developed part of the City's beach neighborhood and zoned for a density of up to two units. Such infill projects are generally encouraged by the above-stated Objective and Policies, provided they are developed in a manner that is consistent with the rest of the City's policies and regulations, as discussed below.

Citywide Community Design Element Objectives and Policies

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

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

The surrounding neighborhood contains primarily vernacular cottage and Craftsman style residences ranging from one to two stories. A few Spanish/Mediterranean residences are located throughout the Beach Neighborhood, including the residence just north of the project site (former Stein residence). The size, massing, and height of the proposed residence is comparable to other two-story structures in the vicinity. Additionally, the height is lower than the adjacent two-story residence to the north, but higher than the adjacent two-story cottage to the south, so the residence would create a "stepped-

down" transition between the existing adjacent structures on Linden Avenue. However, the proposed architectural style may be out of place in such a prominent location at the gateway to the Beach Neighborhood along Linden Avenue. Additionally, this project is one of two proposals for a new Spanish/Mediterranean style residence on the former Stein properties, which could collectively change the character of this corner of the neighborhood. Further variation of architectural styles and materials amongst the new residences in the area could help the residences to better fit the eclectic mix of styles that comprise the Beach Neighborhood.

The Board should comment on the proposed architectural style for this site.

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

Although views of the ocean and mountains are available from the site, the proposed project would not significantly block any public views as the building footprint, location, and massing are generally in line with adjacent development to the north and south.

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

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

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

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

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

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

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

The proposed site fronts on Linden Avenue, which is the primary thoroughfare to the Beach Neighborhood and is heavily traveled by pedestrians and vehicles. Welcoming features to the proposed unit include large windows and balconies facing Linden Avenue and a low stucco wall with a wooden gate around the front yard area. Landscaping is proposed along the sidewalk in front

of the wall. The garage comprises 22.87-feet, or 65% of the front elevation. However, it should be noted that the site is only 45-feet wide, with 35-feet of buildable width given the five-foot side yard setbacks, and the minimum interior width for a one-car garage is 9-feet. As such, the garage has been designed to be as small as possible with two single-wide doors to minimize views of the garage from the street and well-articulated, making use of decorative materials and quality detailing. The low 2.5-foot-tall stucco wall along the property's frontage could provide some physical buffering from the highly trafficked Linden Avenue right-of-way.

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

Objective CD-13: *Ensure that lighting of new development is sensitive to the character and natural resources of the City and minimizes photo-pollution to the maximum extent feasible.*

Policy CD-13b: *Lighting shall be low intensity, and located and designed so as to minimize direct view of light sources and diffusers and to minimize halo and spillover effects.*

An ornamental sconce is proposed at the side of the garage near the pathway to the entrance. The specifications for the sconce would need to be reviewed in the future as part of the final ARB review for the project. Additionally, hanging lantern-style exterior lights and landscaping pathway lights are proposed for the new residence, as shown on the colors and materials board in Attachment B and on Sheet A6.0 of the plans in Attachment A. The Board should review the proposed exterior lighting for consistency with this Objective and Policy.

Objective CD-14: *Protect and preserve natural resources by reducing energy consumption.*

Policy CD-14a: *To ensure the effective utilization of energy resources, design measures shall be incorporated into project design that allow for development projects to comply with and exceed the minimum energy requirements of the City's Uniform Codes.*

CD-14-Implementation Policy 7: *Building orientation shall be designed to maximize natural lighting and passive solar heating and cooling.*

CD-14-Implementation Policy 8: *Landscaping shall be designed to maximize the use of native drought-tolerant species and deciduous trees to shade buildings in summer and allow for passive solar heating in winter.*

Any development on this site would be required to, at minimum, comply with current building and Title 24 code requirements for energy efficiency and conservation measures, including roof-mounted solar panels. Future site landscaping would be expected to comply with the applicable design policies and water conservation requirements promoting the use of low water use, native or locally adapted species.

Subarea 1 (Beach Neighborhood) Objectives and Policies

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

Objective CDS1-3: *Ensure that the scale and character of new development is consistent with the existing small-scale character of the residential neighborhood and that it is consistent with the neighborhood "small beach town" image. Discourage new development of large, "boxy" buildings, with ground floors primarily devoted to garages.*

CDS1-Implementation Policy 1: *New buildings should discourage the ground floor being dominated by garage doors or "boxy" building design.*

CDS1-Implementation Policy 2: *To avoid blank ground floor facades that discourage pedestrian life on the street, the ground floors of the residence should be between one and five feet in height above the public sidewalk, unless a greater height is mandated by flood prevention policies.*

CDS1-Implementation Policy 4: *No more than 50 percent of the facade width should be occupied by garage doors.*

CDS1-Implementation Policy 5: *The front door should face the street. Pedestrian-oriented transitional spaces should be provided from the public sidewalk to the front door. Such spaces may include landscaped front yards, landscaped and/or hardscaped forecourts, and raised front porches and dooryards. These spaces should be designed to accommodate uses such as children's play areas and/or sitting areas.*

CDS1-Implementation Policy 7: *To create a picturesque skyline, visible pitched roofs are recommended, rather than flat roofs with parapets or mansard fascias. On three-story elements, visible pitched roofs should be required to prevent the buildings from "walling off' the beach from the town.*

CDS1-Implementation Policy 8: *Building articulation is encouraged: e.g., balconies, bay windows, dormers, porches and pergolas.*

CDS1-Implementation Policy 10: *New buildings on streets with existing one-story bungalows should include porches and other one-story elements that are compatible in scale and spacing with the existing development.*

The proposed design would be articulated with plate heights ranging from 7.5- to 10.5-feet, a combination of gable, hip, and shed roofs, and portions of the front and side elevations stepped back in various locations. The second story balconies add further depth to the proposal. A 2.5-foot-tall stucco wall with a wooden gate and landscaping would separate the private front yard area from the street. The lower level finished floor would be approximately eight-inches above existing grade. The design of the proposed residence consists of varying one- and two-story elements, to avoid "boxy" building design.

The site is constrained due to width, and as such, the garage encompasses 65% of the lower front elevation of the residence. As discussed above, the garage has been designed to meet the minimum width standard but would nevertheless unavoidably exceed the intent of Implementation Policy 4, above. In an attempt to mitigate this, the garage bays would have individual wooden doors (which

comprise 46% of the street elevation) and would have a shed roof above to soften the presence of the garage facing the street.

Beach Neighborhood Residential Design Guidelines

DG 1: *The primary dwelling should not be located beyond a side yard encroachment plane defined as follows: a 15-degree angle measured from the vertical at a point beginning six feet above the existing grade along the interior side property line(s). For street side yards, the standard setback shall be applied. Encroachments consistent with those defined in CMC Section 14.50.070, General Yard Regulations, (i.e., sills, belt courses, buttresses, cornices, chimneys, eaves, ornamental features and uncovered landings) are permitted.*

The proposed residence does not encroach into the side yard encroachment plane, so the proposal is compliant with DG 1. Please see the left side of the East Elevation on Sheet A3.1 of the plans.

DG 2: *New or modified buildings should be compatible with surrounding buildings and with the character of the Beach Neighborhood. The small beach town charm should be reflected in the scale and form of the building.*

The size, bulk, and scale of the proposed residence appears to be generally similar to and compatible with surrounding newer homes and buildings in the Beach Neighborhood, although if the plate heights were reduced slightly, the home could be slightly scaled down to better relate to the neighboring residence to the south. The Spanish/Mediterranean architectural style is not common in the Beach Neighborhood, and may not be appropriate at this gateway location. Likewise, the possible concurrent introduction of another residence nearby with very similar architecture and materials may not best reflect the variety of architectural styles, massing, and colors/materials that helps to define the Beach Neighborhood's "small beach town" character.

DG 3: *Buildings should be composed of varying masses. Variety in the shape, scale and design of buildings is encouraged throughout the neighborhood.*

DG 5: *Second floor frontages should be stepped in at least three feet from the ground floor façade in order to maintain single story elements along the street frontage and reduce the prominence of second floors.*

DG 7: *Maximum building heights over 26 feet for two-story structures are discouraged.*

The massing of the proposed residence is variegated between the one- and two-story portions, in addition to the second story balconies. The proposed second-story is stepped back 18.5-feet from the lower ground floor façade, so the proposal complies with DG 5. The maximum height of the proposed residence would be 24.42-feet, so the proposal is compliant with DG 7.

DG 10: *Building facades longer than 20 feet should incorporate design features such as larger windows or off-set wall planes.*

The proposed front and rear façades are 35-feet wide, and the sides are longer. The elevations incorporate off-set wall planes, varying plate heights, a variety of window sizes and shapes, wooden garage doors, a stone wrap around the base of the garage, and wooden trellis accents. These elements appear to meet the intention of DG 10.

DG 12: *Large roof masses should be avoided. Roofs should feature varied and articulated roof planes, which may include but are not limited to front-facing gables, cross gables or hipped roofs. Flat roofs and side-facing gables are discouraged.*

As discussed previously, the roof on the concepted proposal incorporates front-and rear-facing gables, a hip roof at the courtyard, and a shed roof above the garage doors. These variations break up the roof mass and appear to comply with DG 12. A roof plan with more information on the roof design and layout can be found on Sheet A2.2 of the enclosed plans.

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

DG 15: *Dwellings should include a pathway separate from the driveway to lead pedestrians from the front door to the street or sidewalk.*

The portion of the front yard that does not include the driveway would be surrounded by a 2.5-foot-tall stucco wall with a wooden gate for access. The gate would open from Linden Avenue into the front yard area. The low wall and gate would create an open feeling between the public and private spaces.

DG 17: *Garages and driveways should not dominate the habitable frontage of the dwelling. Garages that are placed out of view (such as detached garages placed at the rear of a lot) and accessed via a driveway or alley are preferred. Garages included as part of the frontage design are acceptable but should include measures to reduce their prominence (see DG 18).*

DG 18: *Garage design may include windows, trellises, separate doors, decorative trim and other architectural elements to enhance the aesthetics of the garage. When placed at the front of a house, garages should be set back from the main frontage and entry.*

Due to the nature of the site and the desire to retain the sycamore tree, the driveway and garage are located at the front of the residence facing the street. The garage has been designed with the minimum dimensions and will have two separate doors and a stone wrap at the base to break up the elevation. The face of the garage wall over the doors is covered by a shed roof with exposed wooden beams, rafter tails and supports.

DG 20: *The selected architectural style should include the primary identifying features indicative of that style.*

DG 21: *Elements such as windows and doors should be consistent in design with the architectural style, and when appropriate, should draw from elements in the existing neighborhood.*

DG 22: *Bay windows, dormers, balconies, covered porches and other decorative elements are encouraged when appropriate to the architecture of a building, particularly when these elements are oriented toward a public street, public space or open space.*

DG 23: *Fenestration should be provided to add architectural interest when facades are visible from the public realm.*

DG 24: *Exterior architectural detail and treatment should be carried around all sides of the building.*

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

DG 26: *Second floor balconies, windows and decks that are oriented toward the public realm are preferred. When these features face adjacent private properties, they should be located and designed to protect privacy.*

The proposed design incorporates cream stucco walls, a red tile roof, and exposed wooden beams with rafter tails, all of which are trademark features of the Spanish/Mediterranean architectural style. The architectural details, including stucco scallops along the roof edges, stone accents, wooden doors and gates, and lanterns are fine details that further embellish the quality of the design. The front second story balcony over the garage would primarily overlook the street and would be located approximately 16-feet away from the northerly neighboring residence, which is also two stories and located towards the street. The smaller second story balcony would overlook the front courtyard and would be set back approximately 65-feet from the nearest adjacent neighbor, so minimal privacy impacts are anticipated. Although the proposed design is true to the Spanish/Mediterranean style, this prominently located site may be better suited to a Cottage or Craftsman-style design that more closely fits the architectural character of the Beach Neighborhood. This proposal, in addition to the other proposed new residence on Dorrance Way, could create an unusual cluster of similar-looking residences within the Beach Neighborhood.

The Board should comment on the architectural style, detailing, and color scheme.

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

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

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

DG 31: *Permeable materials are encouraged for all driveways and parking areas to reduce runoff.*

The proposed landscape/hardscape plan has been prepared to work around the existing sycamore tree. The hardscape materials include permeable pavers for the driveway, pathways, and rear patio area. The bulk of the front yard, under the sycamore tree, would be decomposed granite. Landscaping includes fruitless olive trees along the street and fruit trees in the backyard. Shrubs would be planted around the perimeter of the site with planters at the front along Linden Avenue to provide a buffer along the street frontage.

DG 32: *Exposed walls should be finished with stone, stucco or other aesthetic treatment.*

DG 33: *Fences should be finished on both sides to create a uniform appearance as viewed from either side.*

DG 34: *Along street frontages, open fence types such as picket, wrought iron or post and rail are preferred. Chain-link and solid fencing materials are discouraged but if they are used, should be screened with landscaping to the height of the top of the fence or wall.*

As discussed previously, a new 2.5-foot-tall stucco wall with a wooden gate is proposed to enclose the front yard area. This style of wall is consistent with the proposed Spanish/Mediterranean style of architecture for the residence. However, a more transparent style of fencing, such as decorated wrought iron, may be more appropriate for traffic and pedestrian safety reasons. A landscaped planter is proposed in front of the wall to provide screening and softening.

DG 36: *Outdoor lighting should include:*

- *Fully shielded fixtures positioned so that light is not visible above the horizontal plane of the fixture;*
- *Motion sensor and timers to keep lights off when not in use;*
- *Energy efficient light types with low watts and lumens;*
- *Fewest number of fixtures possible at minimum heights necessary; and*
- *Cutoffs for fixtures to prevent spillover onto neighboring properties.*

The plans show a sconce and specify hanging-lantern fixtures and pathway lights to provide exterior lighting. The ARB should review the fixtures for compliance and any conditions of approval would require that proposed exterior lighting comply with the above measure and the City's general night-sky friendly lighting policies.

Circulation Element

Policy C-3c: *Review new development proposals to improve neighborhood circulation patterns and enhance the inter-neighborhood routing characteristics of the City's master plan.*

Policy C-3h: *Require all new projects to demonstrate safe traffic flow integration with the Master Plan of Streets as well as street/drainage improvements function. This shall include construction traffic and the designation of construction routes.*

Policy C-8f: *Encourage pedestrian movement by providing pedestrian facilities that are direct and convenient, particularly in the beach and downtown areas.*

Policy C-9o: *Require well-designed walkways as a condition to new development approval.*

The site fronts Linden Avenue, which is the primary thoroughfare to the Beach Neighborhood and is heavily traveled by pedestrians and bicyclists. Sidewalks line both sides of the street in this area, and a bike lane runs along the western (southbound) side of Linden Avenue. The proposal would introduce a new low 2.5-foot-tall stucco wall and a driveway with a garage that would back-out onto Linden Avenue. As such, pedestrian and traffic safety considerations should be taken into account for the wall materials and landscaping to minimize obstacles that could interfere with the line-of-sight and pedestrian travel along the sidewalk.

Open Space, Recreation, & Conservation Element

Policy OSC-7a: *Oak trees and oak woodlands, because they are particularly sensitive to environmental conditions, as well as walnut, sycamore, and other native trees, shall be protected through appropriate development standards.*

The project site contains a 30-inch diameter Platanus racemosa (Western Sycamore). Through the course of the project design, the applicant has modified the layout of the proposed residence to retain the sycamore tree and protect the critical root zone to the maximum extent feasible. An arborist has prepared a Tree Protection Plan which includes measures to protect the tree and its roots during site preparation and construction (see Sheet TPP0.0).

Safety Element

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

The project site is not currently located in the designated 100-year floodplain, nor is it proposed be on the forthcoming updated FIRM maps. However, the site is located in an area projected to become increasingly vulnerable to flooding impacts. These vulnerabilities, as discussed above, are liable to become more pronounced in the future as a result of rising sea levels, as discussed in the City's SLRVAAP, which shows the subject property as being vulnerable to flooding impacts resulting from five-feet or more of sea level rise by 2100.

Although the City's Interim Sea Level Rise Guidance document does not apply to this site, the City is in the initial stages of crafting updated General Plan/Coastal Plan policies and zoning code standards that will require sea level rise considerations be taken into account for all new development in identified vulnerable areas. The proposed project could voluntarily incorporate SLR adaptation measures (such as using a raised foundation) into the design to reduce potential impacts from SLR that may occur during the economic lifetime of any new development on the site.

SUMMARY OF ISSUES

- Proposed Spanish/Mediterranean architectural style;
- The architectural details and color scheme;
- The street façade, including the dominance of the garage doors;
- Plate heights and overall resultant building height;
- Proposed landscaping and hardscape;
- Proposed exterior lighting fixtures and night-sky friendly compliance;
- Compatibility with the neighborhood and the "small beach town" character; and
- Planning for future sea level rise impacts.

RECOMMENDATION

The Board should receive public testimony and provide comments on the proposal to the applicant and staff. If the Board finds the project consistent with the applicable design criteria, the Board may recommend preliminary approval to the Planning Commission.

ATTACHMENTS

Attachment A- Preliminary Architectural Plans
Attachment B- Preliminary Colors & Materials Board
Attachment C- Story Pole Photographs
Attachment D- ARB Meeting Minutes from December 15, 2022
Attachment E- Conceptual Architectural Plans (Superseded)

Attachment A
Preliminary Architectural Plans

Coeler New Residence #1- 333 Linden Avenue
Project #23-2232-DP/CDP/ARB
Preliminary ARB Review
May 1, 2025

333 LINDEN AVE

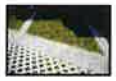
BIRDSEYE VIEW

FEMA FIRM

STREET VIEW

STORMWATER

	333 LINDEN AVE
	003-440-028
	[illegible] SQ. FT.
	SFR
	[illegible]
	[illegible]
	1
	[illegible]
	1,825
	1,343
	3,168
	426
	83
	300



VICINITY MAP

GOVERNING AGENCY

CITY OF CARPINTERIA

PROJECT INFORMATION

PROJECT ADDRESS	333 LINDEN AVE CARPINTERIA, CA 93013
ASSESSOR'S PARCEL NUMBER	003-440-028
LOT AREA	5,347 SQ. FT.
ZONE	PRD-20
OCCUPANCY	R-3 U
BUILDING TYPE	SFR
CONSTRUCTION TYPE	V-B
FIRE SPRINKLERS	NO
FIRE SPRINKLERS BUILDING	YES
GENERAL PLAN	
FLOOD ZONE DESIGNATION	X
SLOPE	0%
STORMWATER MANAGEMENT PLAN	
MAX BUILDING HEIGHT	30'
PROPOSED BUILDING HEIGHT	24'-6"
SETBACKS	FRONT 20' FROM E. OF STREET or AT 20'-0" MEAN TO
PARKING	2 GARAGE SPACES PROVIDED

CODE COMPLIANCE

FIRE SPRINKLER SYSTEM TO BE INSTALLED UNDER SEPARATE PERMIT

2022 CALIFORNIA BUILDING CODE
2023 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE PROTECTION CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA HISTORICAL BUILDING CODE

CITY OF CARPINTERIA MUNICIPAL CODE

SPECIAL INSPECTIONS

THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THE T-24 ANALYSIS

1. MINIMUM AIR FLOW
2. VERIFIED EQII SEER
3. VERIFIED REFRIGERATION CHARGE
4. FAN EFFICIENCY WATTS CFM
5. DUCT LEAKAGE TESTING

SPECIAL INSPECTIONS: SEE SHEET S1 (STRUCTURAL OBSERVATION PROGRAM) FOR REQUIRED SPECIAL INSPECTIONS

PROJECT TEAM

OWNER	PETER AND BARBARA GOOLER RE LIVING TRUST 12715 RIVERSIDE DRIVE VALLEY VILLAGE, CA 91607
ARCHITECT	DYLAN CHAPPELL DY_AN CHAPPELL ARCHITECTS PO BOX 4201 MAMMOTH LAKES, CA 93546

PROJECT AREAS

SQUARE FOOTAGE	EXISTING (SF) NET	EXISTING (SF) GROSS	PROPOSED (SF) NET	PROPOSED (SF) GROSS
1ST FLOOR				1,825
2ND FLOOR				1,343
HOUSE TOTAL				3,168
GARAGE				426
1ST FLOOR ENTRY PORCH				83
2ND FLOOR BALCONIES				300

LOT COVERAGE DATA	PROPOSED (SF)	
SITE	5,297	100%
BUILDING FOOTPRINT (LOT COVERAGE)	2,420	46%
MAX LOT COVERAGE ALLOWED	2,644	50%
HARDSCAPE (IMPERVIOUS)	0	0%
LANDSCAPE	1,681	32%
PERMEABLE PAVERS	1,354	26%
COMMON OPEN SPACE PROVIDED	2,474	47%
COMMON OPEN SPACE REQUIRED	1,057	20%

GRADING STATS:
REQUIRED BY OVER EXCAVATION AND RECOMPACTION
535 CY CUT, 535 CY FILL, 30 CY IMPORT

SCOPE OF WORK

A NEW TWO STORY SFR OF 3,168 SQ. FT. WITH AN ATTACHED TWO CAR GARAGE OF 426. THERE WILL BE ELECTRICAL, MECHANICAL, PLUMBING AND SITE WORK.

SHEET INDEX

GENERAL
G1.0 TITLE SHEET
G2.0 SITE PHOTOS
TPO.0 TREE PROTECTION PLAN
CIVIL
C0.0 SURVEY
C1.0 COVER SHEET
C2.0 FIRE GRADING PLAN
C3.0 EROSION CONTROL PLAN
C4.0 EROSION CONTROL DETAILS
ARCHITECTURAL
A1.0 SITE PLAN
A2.0 1ST FLOOR PLAN
A2.1 2ND FLOOR PLAN
A3.1 ROOF PLANS
A3.0 ELEVATIONS
A4.0 SECTIONS
A6.0 DETAILS
A7.0 WINDOW AND DOOR SCHEDULE
LANDSCAPE
L1.0 LANDSCAPE PLAN

FIRE DEPARTMENT NOTES

1. ADDRESS NUMBERS: APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUNDS. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101MM) INCH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER (IF NUMBERS ARE ON THE FRESNEL NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.

2. SMOKE ALARMS/DETECTORS: SMOKE ALARMS/DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH BATTERY BACKUP, AND EMIT A SIGNAL WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.

3. CARBON MONOXIDE (CO) ALARMS/DETECTORS: SHALL COMPLY WITH UL2034 AND BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND CALIFORNIA HEALTH AND SAFETY CODE SECTION 17926. CARBON MONOXIDE ALARMS/DETECTORS SHALL BE WIRED TO THE BUILDING'S ELECTRICAL SYSTEM AND BE EQUIPPED WITH BATTERY BACKUP. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.

LAND DEVELOPMENT NOTES

1. PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN A CITY EASEMENT, THE APPLICANT SHALL APPLY FOR AND OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY ENGINEERING DIVISION (CITY PUBLIC WORKS INSPECTORS REQUIRE 48-HOUR NOTICE FOR INSPECTIONS).

2. STORM WATER RUNOFF SHALL NOT DISCHARGE FROM THE CONSTRUCTION SITE TO THE CITY STREETS OR MUNICIPAL STORM DRAIN SYSTEM WITHOUT TREATMENT BY A SUITABLE POLLUTION CONTROL DEVICE. STORM WATER RUNOFF DISCHARGES WITHOUT TREATMENT IS A VIOLATION OF THE CITY'S STORM WATER RUNOFF ORDINANCE. DISCHARGING ANY MATERIAL OTHER THAN UNCONTAMINATED STORM WATER RUNOFF TO THE CITY STREETS OR TO THE MUNICIPAL STORM DRAIN SYSTEM IS PROHIBITED AND IS A VIOLATION OF THE MUNICIPAL CODE.

SITE MANAGER TO CONTACT:
NAME
PHONE

CONDITIONS OF APPROVAL

UNDER SEPARATE PERMIT

1. HAZ SPRING HRS
2. ALL WORK IN THE RIGHT-OF-WAY TO BE COMPLETED UNDER SEPARATE PUBLIC WORKS PERMIT

CHAPPELL ARCHITECTURE
COMMERCIAL • RESIDENTIAL
PO BOX 4201
MAMMOTH LAKES, CA 93546
805.452.1677

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR
333 LINDEN AVE
CARPINTERIA, CA 93013

ARB PRELIMINARY APPROVAL 12-06-2024

REVISION

NO	DESCRIPTION	DATE

TITLE SHEET

G1.0

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.852.1677

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013

ARB PRELIMENARY APPROVAL 12-06-2024

REVISION		
NO	DESCRIPTION	DATE

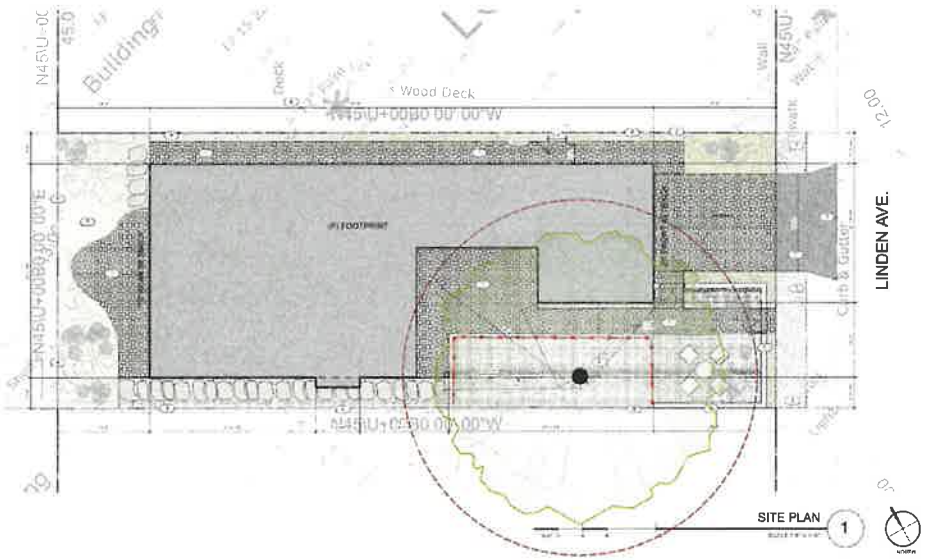
SITE PHOTOS

G2.0

[illegible] Type of Construction Activity
Any construction activity within the dripline of native trees shall adhere to the following guidelines.
a. Any paving shall be of pervious material (gravel, brick without mortar or turf block)
b. Any trenching required within the dripline of a protected tree shall be done by hand.
c. Any roots one inch in diameter or greater encountered during grading or trenching shall be cleanly cut and sealed.
d. All trees located within 20 feet of building shall be protected from adjacent construction activity during construction.
e. No permanent irrigation shall occur within the dripline of any native tree. Drainage plans shall be designed so that tree trunk areas are properly drained.
f. Only trees designated for removal on the approved Tree Protection Plan shall be removed.
g. Any native trees which are removed, relocated, and/or damaged (including any encroachment into the dripline) shall be replaced on a 10 inches with saplings grown from seed collected from the same watershed as the project site. Where necessary to remove a tree that is healthy, in replanting, trees shall be new and replaced. A drip irrigation system and a berm shall be installed. Trees shall be painted prior to issuance of occupancy clearance and inspected and maintained until established (two years).
The planting shall be protected from predation by wild and domestic animals and from human disturbance by the use of netting, chain link fencing, and garden fencing during the maintenance period. Herbicides containing any toxic synthetic compounds (including, but not limited to, Vydate, Prodiamine, Bromacil, or Diphacinone) shall not be used.

[illegible]

Existing Tree Report											
ID	Botanical Name	Common Name	Average Spread	Height	DBH (inches)	No. of Stems	Condition	Action	Value	% Off Encroachment	Date Assessed
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]



CONTRACTOR TO HAVE PRE-CONSTRUCTION MEETING WITH ARBORIST BEFORE ANY SITE MODIFICATIONS CAN OCCUR.

TREE PROTECTION PLAN

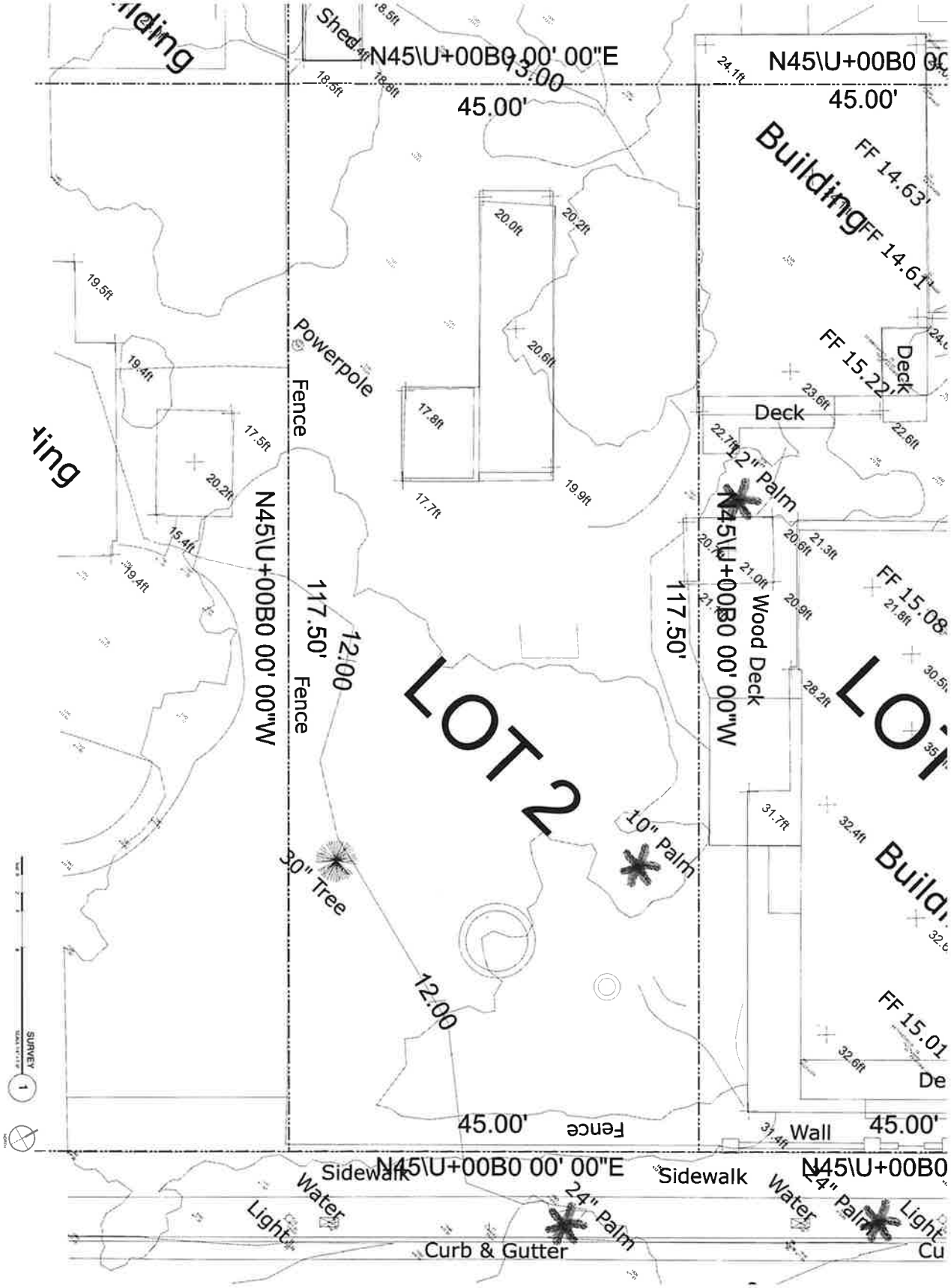
SUBMITTAL SET

MANJIKAS RESIDENCE
333 LINDEN AVENUE
CARPINTERIA, CA 93013

BILL MELLETT DESIGN

TREE PROTECTION PLAN

TPP0.0



SURVEY C0.0

NO	DESCRIPTION	DATE
1	REVISION	

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013

ARB PRELIMENARY APPROVAL 12-06-2024

CITY CASE NUMBER PLN2022-2232

COORDINATION SET NOT FOR BIDDING OR CONSTRUCTION

CHAPPELL ARCHITECTURE

CITY OF CARPINTERIA

333 LINDEN AVENUE

LEGAL DESCRIPTION:

APN: 003-440-023
Lot 2 in Block "H" of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 41 and 55, according to the map thereof recorded in Book 5 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

APN 003-440-027
Lot 1 and Lot 5 in Block E of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 5 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

APN 003-440-026
Lot 6 in Block G of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 5 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

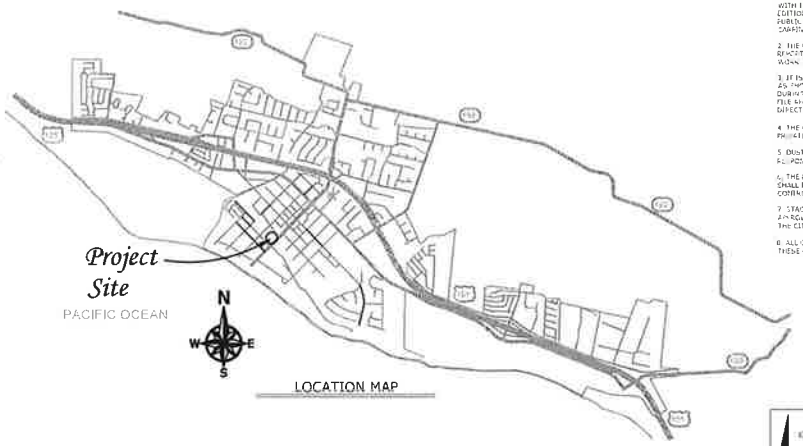
APN 003-440-016
Lot 4 in Block "H" of the J.W. Dorrance Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, in the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, according to the map thereof recorded in Book 5, Page 95 of Maps and Surveys, in the Office of the County Recorder of said County.

LEGEND/SYMBOLS

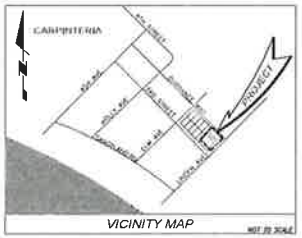
TSPB	TRAFFIC SIGNAL PULLBOX
	LIGHT POLE
	LIGHT POLE SIGNAL ARM
	LIGHT POLE SIGNAL
UP	UTILITY POLE
SIGN	SIGN
	TREE
GV	GAS VALVE
ICV	IRRIGATION CONTROL VALVE
V	VALVE (UNSPECIFIED)
WV	WATER VALVE
CP1	CONTROL POINT
	FOUND MONUMENT AS NOTED
	SURVEY MONUMENT WELL
	EXISTING SPOT ELEVATION (GROUND SURVEY)
41.45	PROPOSED SPOT ELEVATION
	APPROX PAVEMENT CORING LOCATION

ABBREVIATIONS

AB	AGGREGATE BASE	IRV	IRRIGATION CONTROL VALVE
AC	ASPHALT CONCRETE	INV	INVERT
AS	AGGREGATE SUBBASE	IRR	IRRIGATION
APPROX	APPROXIMATE	LP	LIGHT POLE
ASPHP	ASPHALT SLURRY HOT MIX	MB	MAILBOX
BC	BEGIN CURVE	NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
BCR	BEGIN CURVE RETURN	OHW	OVERHEAD WIRE
BVC	BEGIN VERTICAL CURVE	PB	PULL BOX
BVF	BEGIN VERTICAL FILLET	PCC	POINT OF COMPOUND CURVE
CB	CATCH BASIN	PL	PROPERTY LINE
CF	CURB FACE	PPB	PROCESSED MIXED BASE
CMP	CORRUGATED METAL PIPE	PVC	POINT OF REVERSE CURVE
CONC	CONCRETE	R/B	REINFORCED CONCRETE PIPE
CL	CENTERLINE	RCP	REINFORCED CONCRETE PIPE
CLF	CHAIN LINK FENCE	RD	ROAD
CONST	CONSTRUCTION	ROW	RIGHT OF WAY
CONC	CONCRETE	RWD	REDWOOD
DF	DRAINAGE FLUME	SCO	SEWER CLEAN OUT
DI	DRAIN INLET	SD	STORM DRAIN
EC	END CURVE	SDMH	STORM DRAIN MANHOLE
ECR	END CURVE RETURN	SM	SEWER MANHOLE
ELEC	ELECTRIC	SMH	SANITARY MANHOLE
ELEC	ELECTRIC MANHOLE	ST	STREET
EP	EDGE OF PAVEMENT	SW	SIDEWALK
EW	ENDWALL	TC	TOP OF CURB
EV	ENDVALVE	TEL	TELEPHONE
FC	FACE OF CURB	TS	TOP OF SLOPE
FH	FIRE HYDRANT	TMH	TELEPHONE MANHOLE
FL	FLOW LINE	TS	TRAFFIC SIGNAL
FS	FINISH SURFACE	TYP	TYPICAL
GB	GRADE BREAK	VC	VALLEY
GM	GAS METER	WM	WATER METER
HP	HIGH POINT	WV	WATER VALVE



LOCATION MAP



VICINITY MAP

PROPOSED EARTHWORK QUANTITIES

CUT 0 CU YDS EXPORT 0 CU YDS CONTROL NOTE N/A

FILL 0 CU YDS IMPORT 30 CU YDS SOURCE TBD

REMOVAL & RECOMPACTION 535 CU YDS AVERAGE NATURAL SLOPE IN THE AREA OF GRADING 21%

GENERAL NOTES

1. ALL WORK SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION, SUPPLEMENTS AND ERRATA THERETO, WRITTEN AND PROMULGATED BY PUBLIC WORKS STANDARDS, INC., AND ADDITIONS AND AMENDMENTS BY THE CITY OF CARPINTERIA.

2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS, AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE SURVEY CONTROL AS SHOWN ON THESE PLANS. IF THE SURVEY CONTROL IS DESTROYED OR DISTURBED DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE FOR RESETTING THEM AND FILE APPROPRIATE DOCUMENTS WITH THE COUNTY OF SANTA BARBARA AT THE DIRECTION OF THE ENGINEER.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INCLUDING AS BUILT AS AFFECTED BY THESE OPERATIONS.

5. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED BY DUST FROM CONSTRUCTION.

6. THE CONTRACTOR SHALL COMPLY WITH NPDES REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL DURING AND AFTER CONSTRUCTION.

7. STAGING AND STORAGE OF MATERIALS AND EQUIPMENT SHALL BE AT A LOCATION APPROVED BY THE ENGINEER. NO MATERIALS OR EQUIPMENT SHALL BE STORED WITHIN THE CITY RIGHT-OF-WAY.

8. ALL GRADING SHALL CONFORM TO CARPINTERIA MUNICIPAL CODE CHAPTER 8.56 THESE PLANS AND AS DIRECTED BY THE ENGINEER.

SHEET INDEX

1	TITLE SHEET
2	FINE GRADING PLAN
EC-1	EROSION CONTROL PLAN
EC-2	EROSION CONTROL DETAILS

APN: 003-440-028
FILE NO:

Know what's below. Call before you dig. 811

OWNER/DEVELOPER: COELER RESIDENCE, ADDRESS: 333 LINDEN AVE, CARPINTERIA, CA	PREPARED BY: ROBERT WILLIAM COMPANY, ENGINEERING AND LAND PLANNING DIVISION, P.O. BOX 1025 SANTA PAUL, CA 93061, 215 N. 8TH ST. SANTA PAULA, CA 93060, P. (805)525-4891		CITY OF CARPINTERIA APPROVED BY: _____ PUBLIC WORKS DIRECTOR / CITY ENGINEER DATE	CITY OF CARPINTERIA 333 LINDEN AVE GRADING COVER SHEET	PROJECT NO. 100-15.000 SHEET 1 OF 7 PLAN DATE 09-11-2023

CHAPPELL ARCHITECTURE
COMMERCIAL • RESIDENTIAL
PO BOX 825 MAMMOTH LAKES, CA 93546
805.852.1877

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR
333 LINDEN AVE
CARPINTERIA, CA 93013
-

ARB PRELIMENARY APPROVAL 12-06-2024

REVISION		
NO	DESCRIPTION	DATE

GRADING COVER SHEET

C1.0

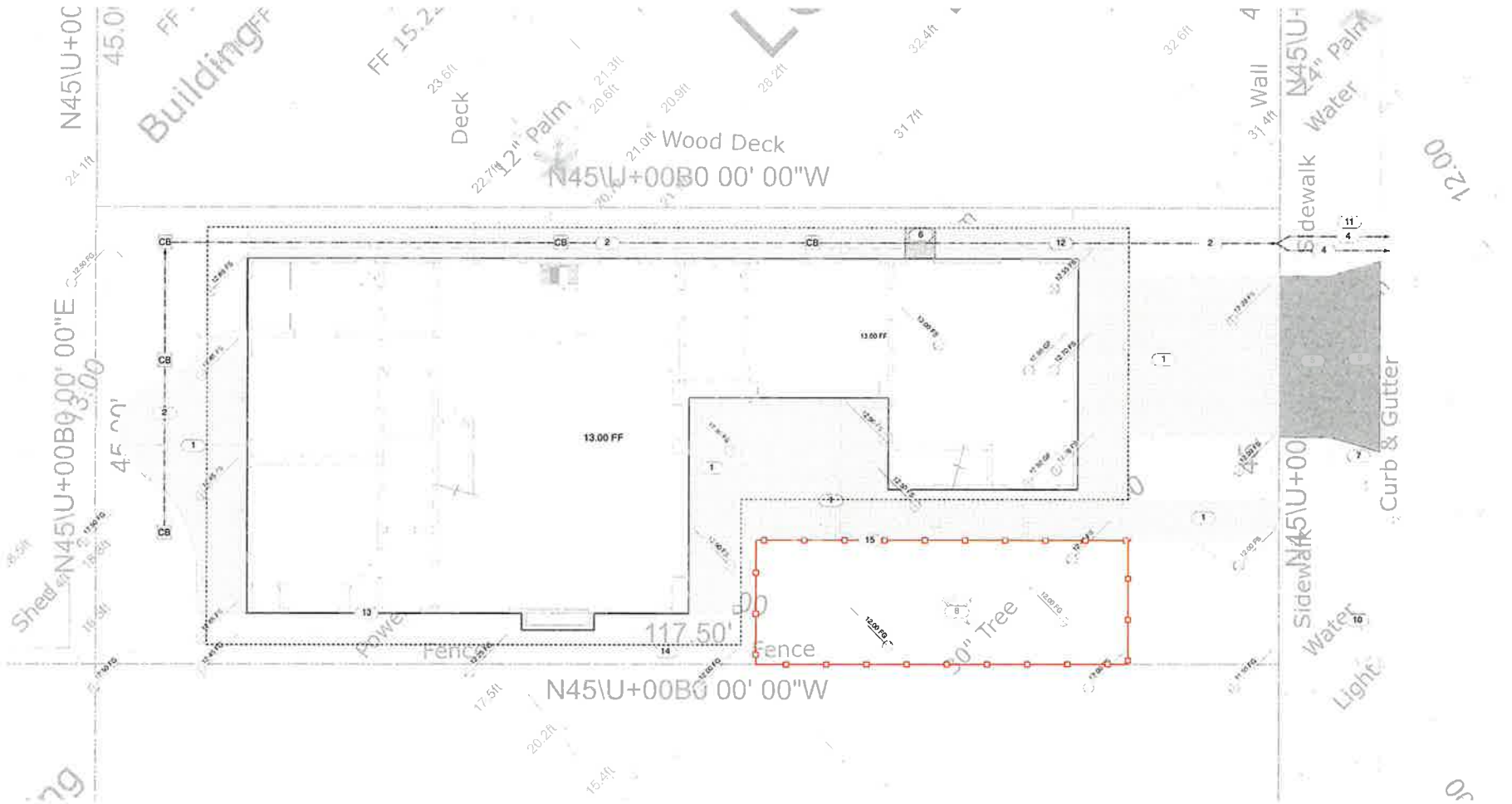
SLOUGH WALL TYP. 2

LEGEND

	PROPERTY LINE
	SETBACK
	4" STORM DRAIN
CB	8" SQUARE STORM DRAIN CATCH BASIN
G	GAS LINE
E	ELEC. LINE
S	SEWER LINE
W	WATER LINE
BF	BACKFLOW PREVENTER
	Minimum 5% slope for a minimum of 10' away from structure (2% if surface is impervious) or to approved drainage system. SBCO Grading Ordinance #4766

GRADING KEY NOTES

1. PERMEABLE PAVER: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE MOCHA, ASHLAR PATTERN. COORDINATE ON SITE IN CRZ OF SYCAMORE TREE.
2. SITE DRAIN: 4" DIA. SCHEDULE 40 PVC DRAINLINE (S=3% MIN)
3. SITE WALL: CONSTRUCT SLOUGH WALL PER DETAIL #1
4. DRAIN OUTLET: INSTALL 4" PVC WYE, 2-3" X 4" REDUCERS, 2-3" DIA. SCHEDULE 80 PVC SIDEWALK DRAINS
5. DRIVEWAY APPROACH: INSTALL 4" PCC DRIVEWAY APPROACH W/ #4 @ 18" O.C. EACH WAY OVER 2' OF REMOVAL AND RECONSTRUCTION
6. LANDING: PER LANDSCAPE PLANS
7. NO PARKING SIGN: REMOVE AND REPLACE "NO PARKING" SIGN.
8. (E) 30" SYCAMORE TREE TO BE PROTECTED IN PLACE: SEE ARBORIST REPORT
9. (E) PALM TREE TO BE REMOVED:
10. (E) WATER METER: 3/4" WATER METER, 1 1/2" MAIN. WATR METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT
11. (P) GAS METER: 1 1/2" MAIN LINE TO BUILDING
12. (P) FIRE SPRINKLER RISER
13. (P) 1200 AMP PANEL/WORKING CLEARANCE: PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANELS. CEC SEC. 110.26 (A)(1). PROVIDE 6'-8" HEAD ROOM AT SERVICE PANEL. CEC 110.26 (D & D).
14. (P)EXCAVATION: LIMITS OF REMOVAL AND RECONSTRUCTION FOR STRUCTURE: 5 FEET OUTSIDE STRUCTURE AND 3 FEET BELOW FOOTING.
15. TREE PROTECTION FENCING: SEE TPP AND ARBORIST REPORT



FINE GRADING PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
PO BOX 5291
MANHATTAN LANE 5, CA 93108
805.952.1677

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013

ARB PRELIMENARY APPROVAL 12-06-2024

REVISION

NO	DESCRIPTION	DATE

FINE GRADING PLAN

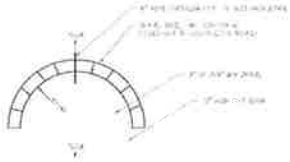
C2.0

GENERAL NOTES:

REFERENCE:

AIR QUALITY:

ADDITIONAL REFERENCES:

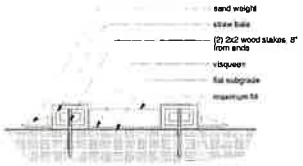


GRAVEL BAG DESILTING BASIN

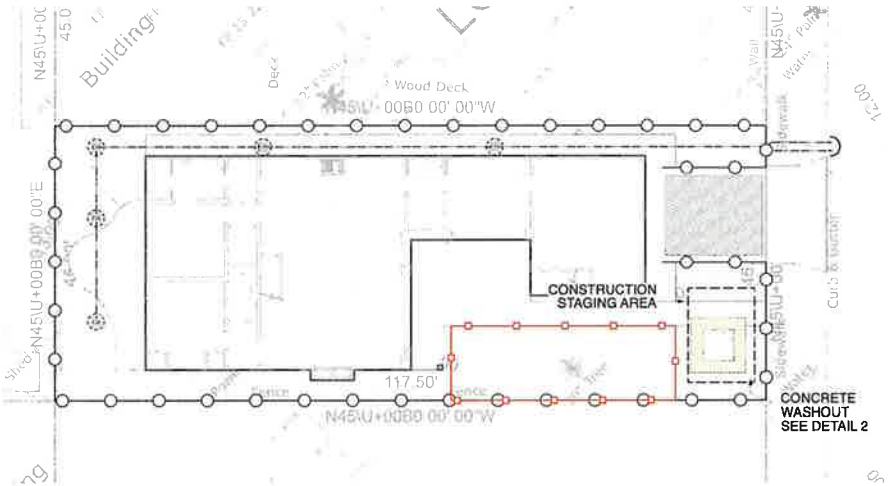
LEGEND:

NOTE:

811
Know what's below.
Call before you dig.



CONCRETE WASHOUT 2
SCALE 1/8" = 1'-0"



EROSION CONTROL PLAN 1
SCALE 1/8" = 1'-0"

NORTH

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
PO BOX 8291
MAMMOTH LAKES, CA 93546
805.852.1877

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COORDINATION SET
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CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

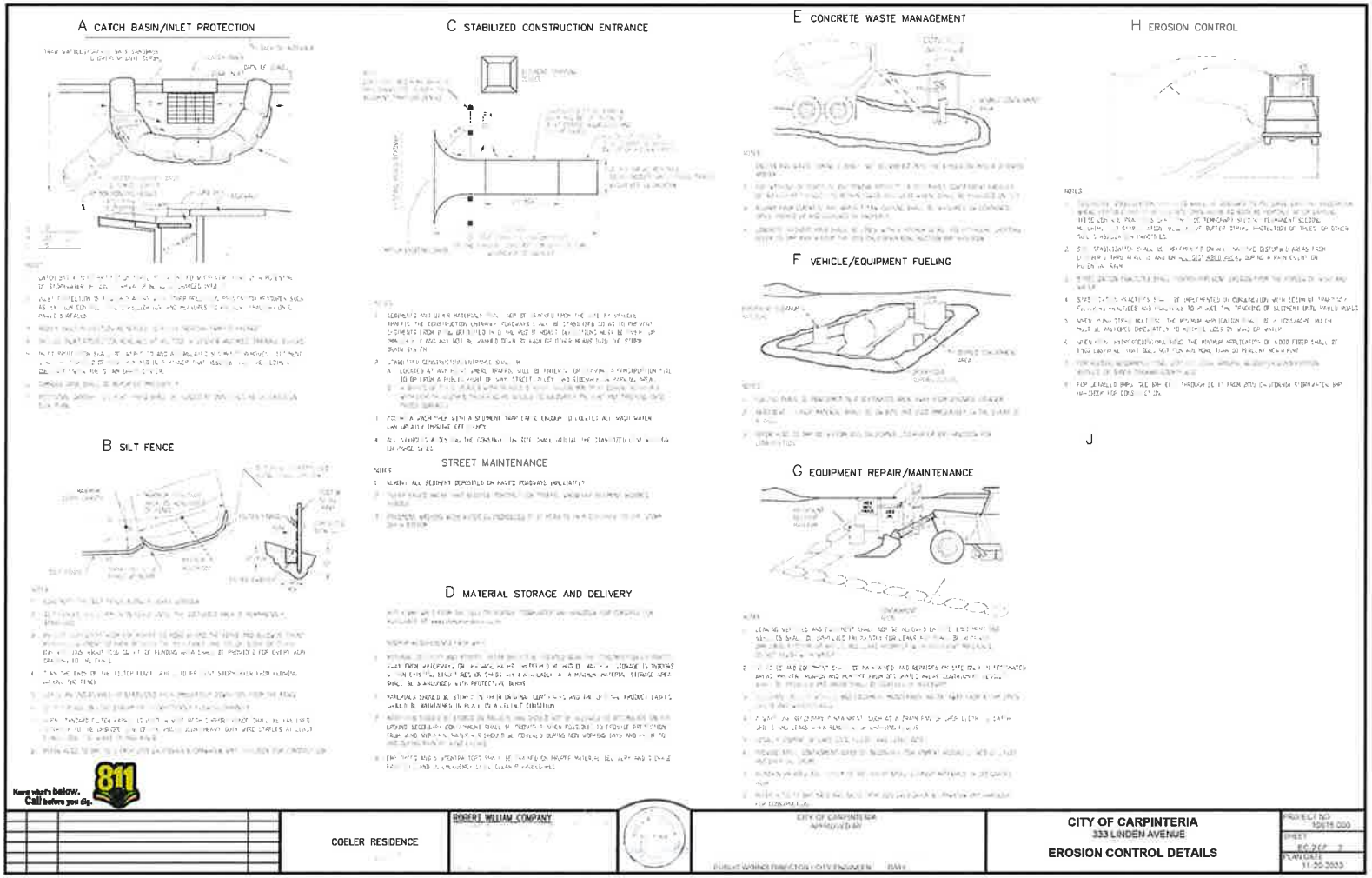
333 LINDEN AVE
CARPINTERIA, CA 93013
,

ARB PRELIMINARY APPROVAL 12-05-2024

REVISION		
NO	DESCRIPTION	DATE

EROSION CONTROL PLAN

C3.0



CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013

ARB PRELIMENARY APPROVAL 12-06-2024

REVISION

NO	DESCRIPTION	DATE

EROSION CONTROL DETAILS

C4.0

EROSION CONTROL AND BMP NOTES

Owner

PETER COOLEN
4264 DORRANCE WAY
CARPINTERIA, CA 93013

It shall be the Contractor's responsibility to maintain control of the entire construction operations and to keep the entire site in compliance with the soil Erosion Control Plan.

Document Erosion Control Plan prepared:

Dylan Chappell
Dylan Chappell Architects
349 PINECREST AVE. P.O. BOX 6291
MAMMOTH LAKES, CA 93546
805 202 4782

This Plan is intended for use for interim erosion and sediment control only and is not to be used for final emergency or permanent improvements.

The Contractor shall be responsible for planning erosion and sediment control measures prior, during, and after storm events. Maintaining includes maintaining a file documenting pre-rain inspections, problems encountered, corrective actions, and repairs and a dated log of individual implementation measures.

• Construction Site shall be clean when hauling any earth, sand, gravel, stone, debris or any future soils substance over any public street, alley or other public place. Should any spoil, spill or drop over and upon said public or adjacent private property, immediate clean up shall occur.

• Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads shall cross the stabilized construction entrance.

• Earthen berms shall be maintained on the site as appropriate.

• During the rainy season, all paved areas shall be kept clear of earth materials and debris. All soils stockpiles over 2.0 CY shall be covered by a tarp and ringed with straw bales or silt fencing. The site shall be maintained so as to minimize sediment-laden runoff to any storm drainage system including existing drainage inlets and curb/ gutters.

• Construction operations shall be carried out in such a manner that erosion and water pollution are to be minimized. State and local laws concerning pollution abatement shall be complied with.

• The facilities shown on this plan are designed to control erosion and sediment during the rainy season, November 1 to April 15. Facilities are to be operable prior to October 15 of any year.

• Grading operations during the rainy season which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
This will include use of straw mulch, bonded fiber and erosion control blankets.

• The plan covers only the first winter following grading with an limited site conditions as shown on the Detailed Erosion Control Plan. Prior to September 15 the completion
of site improvements shall be evaluated and revisions made to this Plan as necessary with the approval of the City. Plans are to be resubmitted for approval prior to August 15 of each subsequent year until site improvements are accepted by the County.

Construction Entrance
The existing asphaltic concrete shaped driveway, acting as the construction entrance onto public way, shall be kept clean and free of mud and dirt that is tracked onto it.
A gravel lined access entrance shall be installed where vehicle traffic is anticipated off of unpaved areas. The responsibility for best design to meet site conditions and
maintenance of the construction entrance remains with the construction contractor. The owner-contractor shall remain responsible for the clean up of any mud or dirt that is
tracked onto public roadways or paved areas, even with the installation of gravel construction entrances.

Catch Basin Protection:
A filter system shall be used on catch basins (drop inlets) in public and private streets or parking lots downstream of this project. See detail ON SITE PLAN.

Sediment Fibers/Barriers (Silt Fences and Straw Wattles):
Sediment fibers such as silt fences or straw wattles shall be installed along the down slope edge of the disturbed area, prior to the commencement of grading. The sediment fiber structures shall be located so that all runoff from the construction site is filtered prior to crossing a property line, or entering the City storm drain system. Sediment filter structures are to be inspected regularly by County inspection staff during inspections scheduled by the Contractor. Sediment shall be removed when the depth of sediment is no more than one half the height of the structure. Straw wattles should not remain in place more than 12 months after installation unless it can be determined significant deterioration has not occurred. Sediment fibers shall be inspected and repaired prior to, and after every storm event. Sediment fibers shall be installed level along contours, and shall have ends tied to the slope for the last 5'. Silt fences and straw wattles shall be installed per detail in accordance with the Erosion Control Plan.

Plastic Sheeting/Tarps:
Plastic sheeting shall generally not be used as an erosion control measure over large areas. Plastic sheeting may be used to protect small, highly erodible areas prior to project temporary stockpiles of material. If plastic sheeting is used, the path of concentrated flow from the plastic must be protected.

Existing Vegetation and Revegetation
As far as is practicable, existing vegetation shall be protected and left in place in accordance with the clearing limits shown on the approved Building, Grading, Landscape and Erosion Control Plans. Work areas shall be carefully located and marked to reduce potential damage. Where existing vegetation has been removed or the original soil contours disturbed, the area shall be revegetated and the vegetation established as soon as practicable but no later than October 15. If vegetation is not established by said date, see Wet Weather Measures below.

Slope Protection:
Slopes greater than 4V:1H shall be protected using straw and blanket. The installation of erosion control blankets should be considered for all disturbed slopes steeper than 2.5H:1V and greater than 10 feet in slope length. Installation of fiber rolls (sediment control) should be considered for all slopes steeper than 4H:1V, with slope lengths greater than 30 feet. Silt fences or silt fencing should be installed at the toe of all slopes steeper than 4H:1V. Fiber rolls shall be installed per the detail.

Wet Weather Measures:
If a protective ground cover is not established by October 15, open areas shall be protected through the winter with straw mulch and fiber mat. Straw mulch shall be applied at a rate of 3,000 lb/ac, or wood fiber hydroseeded 2,000 lb/ac. Fiber rolls shall be installed per the detail.

General Site Protection:
Stockpiles of earth, sand and other construction related materials must be protected from being transported from the site by the forces of wind or water. This includes sand for stucco drywall demolition debris, dry-all mix packaging, etc.

Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage system.

Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the site.

Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a solid waste. See Erosion Control Plan for designated Concrete Washout Area. The concrete washout area shall consist of a plastic-lined dumpster, or plastic-lined earthen, or straw waste containment area.

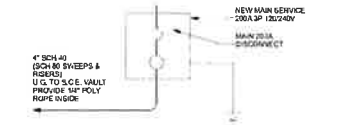
Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

Shoring, Construction Fencing, and other Site Safety
The responsibility for design as well as site conditions, and maintenance of the construction site safety remains with the construction contractor. Any applicable engineering and the placing of shoring or other safety devices is the responsibility of the contractor. Construction fencing shown on this plan is for front and

Protection Measure Removal:
The erosion prevention and sediment control measures shall remain in place and be maintained in good condition until all disturbed soil areas are permanently stabilized by revegetation and/or placement of landscaping, grass mulching, or are otherwise covered and protected from erosion.

NEW 200 AMP PANEL

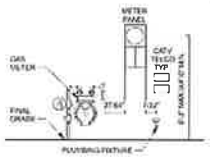
NEW LOCATION OF 200 AMP ELECTRIC SERVICE PANEL
PROVIDE BONDING & UFFER GROUND S.C.E. MSR # XXXXXXX



GROUNDING SHALL BE REQUIRED AND THE ELECTRICAL SERVICE GROUNDING ELECTRODE SHALL BE

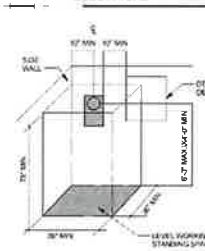
1. OF THE CONCRETE ENCASED TYPE
2. LOCATED IN THE BOTTOM THREE (3) INCHES OF THE FOOTING
3. NOT LESS THAN TWENTY (20) FEET IN LENGTH
4. BARE COPPER CONDUCTOR, SIZED IN ACCORDANCE WITH THIS CODE TABLE 250.66, BUT NOT SMALLER THAN NO. 4 A.W.G.
5. PANEL LOCATION NEEDS TO BE COORDINATED WITH EDISON CO.

METER ASSEMBLY SEPARATION 6



1. SIZE AND DIMENSIONS OF PANELS WILL VARY. DRAWINGS ARE NOT TO SCALE
2. THIS DRAWING PERTAINS TO BOTH OVERHEAD AND UNDERGROUND ELECTRIC SERVICE APPLICATIONS
3. MAINTAIN A 3-FOOT CLEAR, LEVEL, AND UNOBSTRUCTED WORKSPACE IN FRONT OF ELECTRIC SERVICE EQUIPMENT
4. PLUMBING FIXTURES THAT EXTEND MORE THAN 8 INCHES OUT FROM WALL SURFACE MUST BE LOCATED 18-INCHES MINIMUM FROM THE OUTSIDE EDGE OF THE METER PANEL.
5. FOR NEW CONSTRUCTION ONLY. DOES NOT APPLY FOR UPGRADES.

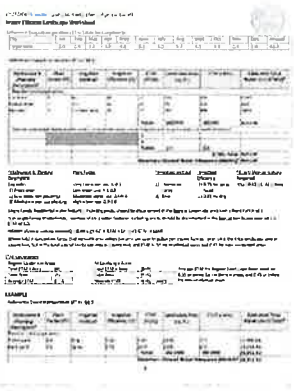
ELECTRICAL SERVICE PANEL 5



1. THE HORIZONTAL CLEARANCE FROM THE CENTERLINE OF THE METER TO THE NEAREST SIDE WALL OR OTHER OBSTRUCTION SHALL BE 10 INCHES MINIMUM A HORIZONTAL CLEARANCE FROM THE EDGE OF THE METER PANEL TO THE EDGE OF A WINDOW OR DOORWAY (INCLUDING SLIDING GLASS DOORS) SHALL BE 10 INCHES MINIMUM. A GAS METER OR PLUMBING FIXTURE THAT DOES NOT PROTRUDE MORE THAN 8 INCHES OUT FROM THE WALL, OR EXTEND LESS THAN 18 INCHES HORIZONTALLY FROM THE OUTSIDE EDGE OF THE METER PANEL, SHALL NOT BE CONSIDERED AN OBSTRUCTION.
2. A LEVEL WORKING AND STANDING SURFACE, CLEAR AND UNOBSTRUCTED ENTIRELY ON THE PROPERTY OF THE CUSTOMER, SHALL BE PROVIDED. THE MINIMUM WIDTH OF THE WORKSPACE SHALL BE 36 INCHES OVERALL, BUT NEED NOT BE CENTERED BENEATH THE METER. THE MINIMUM DEPTH OF THE WORKSPACE SHALL BE 36 INCHES. WHERE METERS ARE ENCLOSED IN A CLOSET OR RECESSED IN AN ENCLOSURE, THE DEPTH OF THE WORKSPACE IS MEASURED FROM THE OUTER FACE OF THE CLOSET OR RECESS. THE MINIMUM HEIGHT OF THE WORKSPACE SHALL BE 78 INCHES.

ELECTRICAL METER INSTALL 4

MWELO WORKSHEET



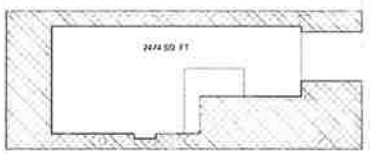
LEGEND

- PROPERTY LINE
- SETBACK
- (N) ACCESSIBLE ROUTE
- G — GAS LINE
- E — ELEC. LINE
- S — SEWER LINE
- W — WATER LINE
- BF — BACKFLOW PREVENTER

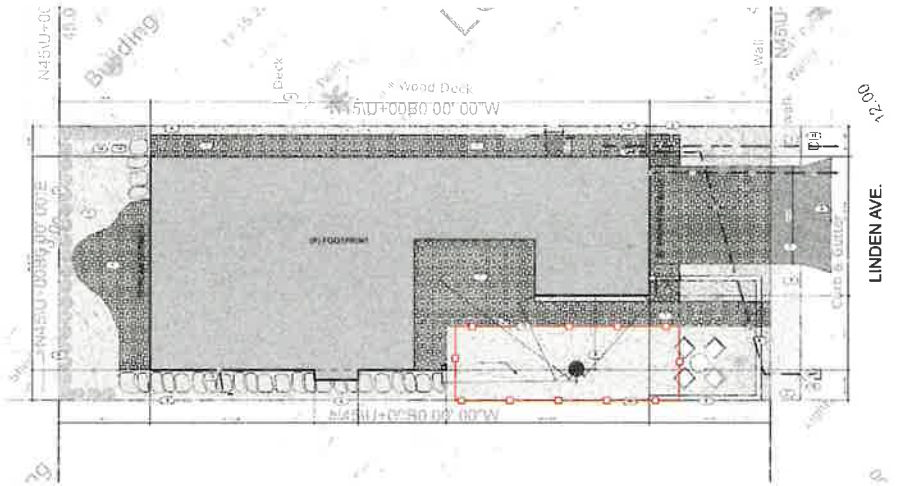
Minimum 5% slope for a minimum of 10' away from structure (2% if surface is impervious) or to approved drainage system. EBCO Grading Ordinance #4768.

KEY NOTES

1. PERMEABLE PAVER ANGLED PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA, ASHLAR PATTERN
2. 30" HEIGHT PICKET FENCE
3. (E) SIDEWALK.
4. 6' TALL WOODEN FENCE ON PROPERTY LINE. NATURAL FINISH
5. DG. DECOMPOSED GRANITE SURFACE
6. STUCCO SITE WALL: 3-5" TALL SMOOTH STUCCO SITE WALL TO MATCH HOUSE
7. (P) CURB CUT AND APRON.
8. (E) 30" SYCAMORE TREE TO BE PROTECTED IN PLACE. SEE ARBORIST REPORT
9. (E) PALM TREE TO BE REMOVED.
10. (E) WATER METER- 3/4" WATER METER + 1/2" BRASS WATER METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT. (PROTECT IN PLACE)
11. (P) GAS METER - 1 1/2" MAIN LINE TO BUILDING
12. (P) FIRE SPRINKLER RISER
13. (P) NEW MAIN PANEL W/WORKING CLEARANCE. PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANELS. CEC SEC. 110.26 (A)(1). PROVIDE 6'-6" HEAD ROOM AT SERVICE PANEL. CEC 110.26 (E)(3)(3)
14. (P) A/C COMPRESSOR. WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 10 FT FROM AIR CONDITIONER PER CMC 303.2.7
15. TREE PROTECTION FENCING. SEE TPP AND ARBORIST REPORT



OPEN SPACE 2
SCALE: 1/8" = 1'-0"



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

CHAPPELL ARCHITECTURE
COMMERCIAL RESIDENTIAL
PO BOX 6291
MAMMOTH LAKES, CA 93546
805.822.7677

COORDINATION SET
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CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013

ARB PRELIMINARY APPROVAL 12-06-2024

REVISION		
NO	DESCRIPTION	DATE

SITE PLAN
A1.0

1ST FLOOR PLAN 1

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ARCHITECTURE
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805.550.1477

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PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

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REVISION		
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1ST FLOOR PLAN

A2.0

CHAPPELL ARCHITECTURE
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333 LINDEN AVE SFR

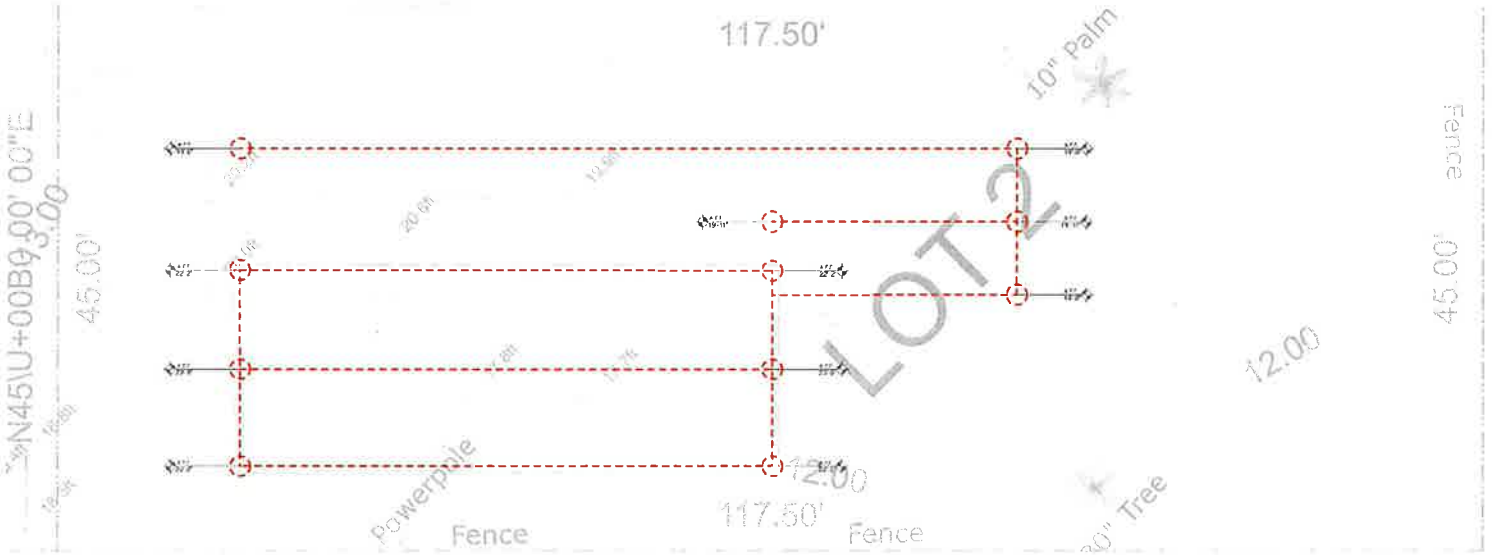
333 LINDEN AVE
CARPINTERIA, CA 93013

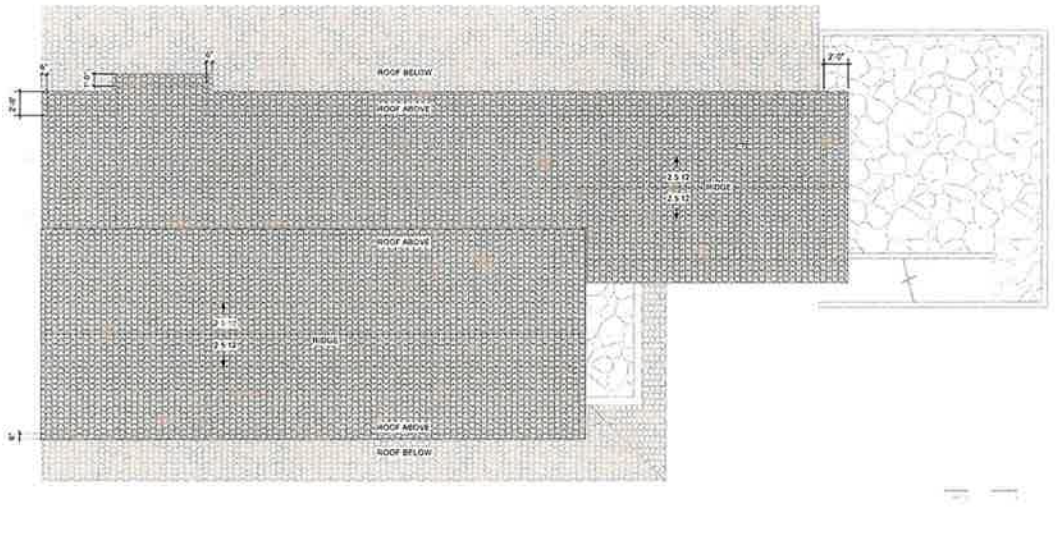
NO.	REVISION DESCRIPTION	DATE
1		

2ND FLOOR PLAN

A2.1

2ND FLOOR PLAN 1





CHAPPELL ARCHITECTURE
COMMERCIAL · RESIDENTIAL
PO BOX 8201
SANTA BARBARA, CA 93118
805.852.1677

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PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

ARB PRELIMINARY APPROVAL 12-06-2024

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NO	DESCRIPTION	DATE

ROOF PLAN
STORY POLE PLAN

A2.2

KEY NOTES

1. **EXT. FINISH:** 7/8" STUCCO, LA HABRA, NAVAJO WHITE, P-125
2. **DOORS AND WINDOWS:** METAL WINDOW CORP, ALUMINUM, COLOR, DARK BRONZE
3. **ACCENT TILE:** Vitra Nut 10" x 10" Mahi Pinturam Nu in Blue
4. **BALCONIES:** WROCHT IRON FINISH
5. **EXT. LIGHTING:** GARAGE COMPLIANT
6. **EXT. WOOD FINISH:** WOOD TRIM, CABOT, SOLID STAIN, COLOR, CHESTNUT BROWN
7. **ROOF:** ROYAL TILE AFTER FIRE BOOSTED BARCELONA CAPS ON ALL EDGES AND FOR FIRST THREE ROWS ON ALL EAVES WITH BOOSTED CAPS MIXED IN FOR 15% OF FIELD CASA GRANDE BLEND
8. **SANDSTONE CAP:** NATURAL SANDSTONE WALL CAPS 4" THICK
9. **SANDSTONE VENEER:** NATURAL SANDSTONE VENEER

WEST ELEVATION 2

SOUTH ELEVATION 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
PO BOX 5291
SHERMOTH LAKES, CA 93108
805.852.1677

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CARPINTERIA, CA 93013

ARB PRELIMENARY APPROVAL 12-06-2024

REVISION

NO	DESCRIPTION	DATE

ELEVATIONS

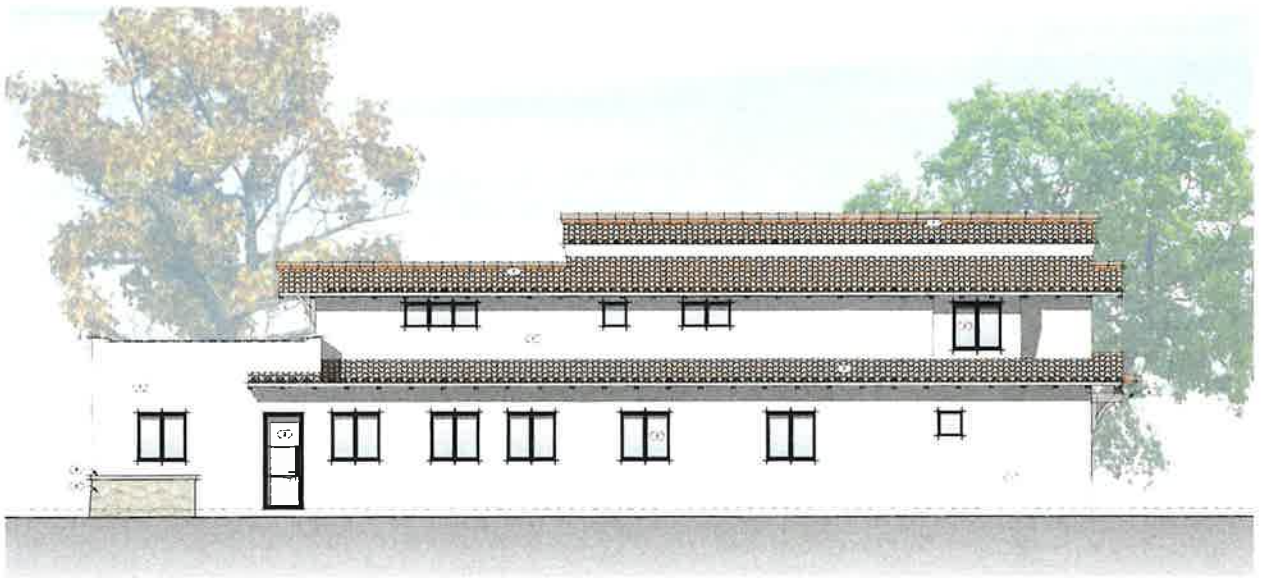
A3.0

KEY NOTES

1. EXT. FINISH: 7/8" STUCCO, LA HABRA , NAVAJO WHITE, P-523
2. DOORS AND WINDOWS: METAL WINDOW CORP, ALUMINUM. COLOR: DARK BRONZE
3. ACCENT TILE: Vitra Azul 10" x 10" Matte Porcelain Tile in Blue
4. BALCONIES: WROUGHT IRON FINISH
5. EXT. LIGHTING: DARKSKY COMPLIANT
6. EXT. WOOD FINISH: WOOD TRIM, CABOT, SOLID STAIN, COLOR: CHESTNUT BROWN
7. ROOF: BORAL TILE WITH 2-PIECE BOOSTED BARCELONA CAPS ON ALL EDGES AND FOR FIRST THREE ROWS ON ALL EAVES WITH BOOSTED CAPS MIXED IN FOR 10% OF FIELD,CASA GRANDE BLEND
8. SANDSTONE CAP: NATURAL SANDSTONE WALL CAPS 4" THICK
9. SANDSTONE VENEER: NATURAL SANDSTONE VENEER

EAST ELEVATION (STREET) 2

SCALE 1/4" = 1'-0"



NORTH ELEVATION 1

SCALE 1/4" = 1'-0"

CHAPPELL
ARCHITECTURE
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MAMMOTH LAKES, CA 93546
805.852.1677

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333 LINDEN AVE
CARPINTERIA, CA 93013

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REVISION		
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ELEVATIONS

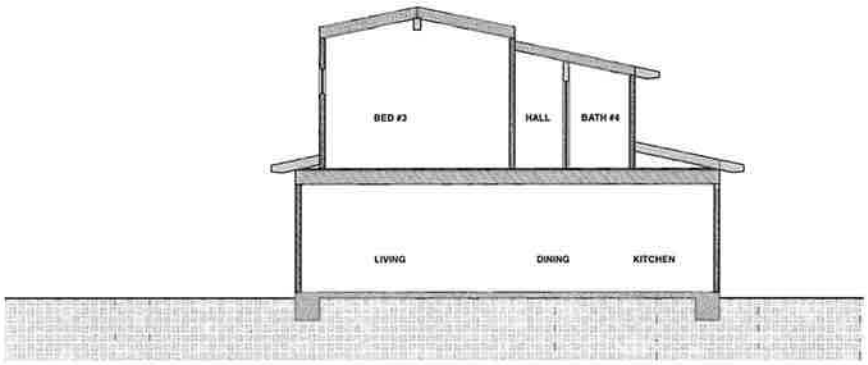
A3.1

SECTION KEY NOTES

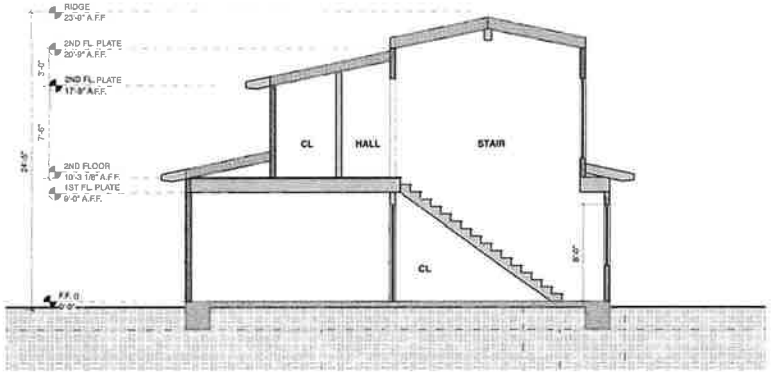
1. ROOF SPRAY FOAM INSULATION R-30 HOUSE
2. WALLS BATT INSULATION R-21
3. FLOOR BATT INSULATION R-19 SLAB ON GRADE
4. SLOPE SLOPE TO DRIVEWAY 1/8" / 1 MIN

SECTION NOTES

1. ALL WALLS AND CEILINGS SHALL BE 5/8" GYPSUM BOARD W/ PTD FINISH



SECTION @ GREAT ROOM 2



SECTION @ STAIR 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
PO BOX 6291
SANTA YNEZ, CA 93460
805.852.1677

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333 LINDEN AVE
CARPINTERIA, CA 93013

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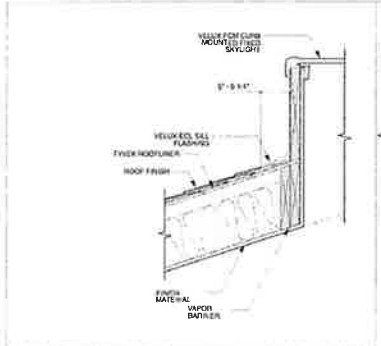
△ REVISION

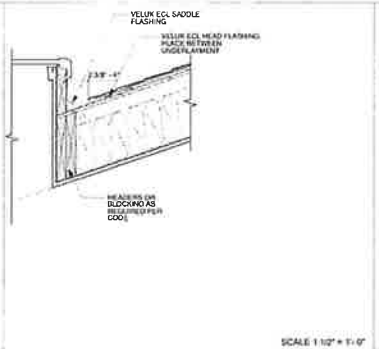
NO	DESCRIPTION	DATE

SECTIONS

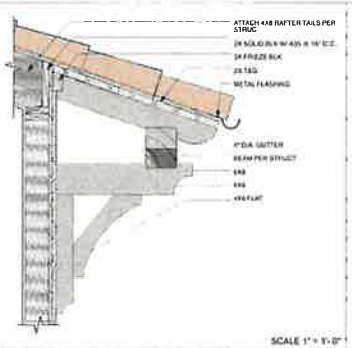
A4.0



16 CURB MOUNTED SKYLIGHT

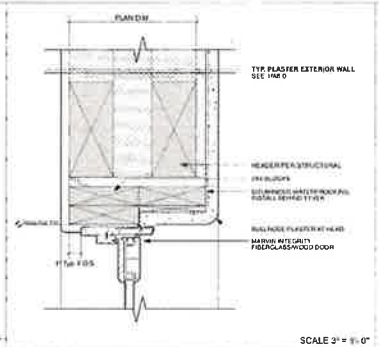


SCALE 1 1/2" = 1'-0"



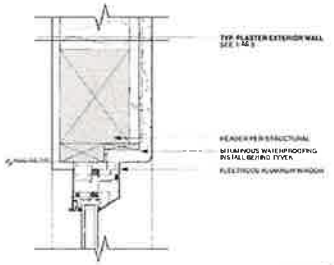
12 TYP. PLASTER @ EAVE

SCALE 1" = 1'-0"



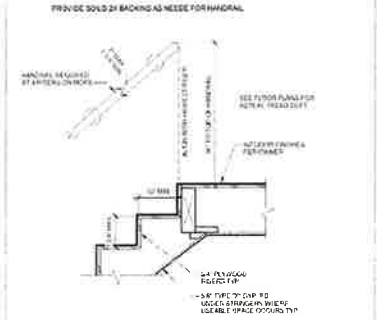
8 DOOR HEAD @ THICK WALL, JAMB SIM.

SCALE 3" = 1'-0"

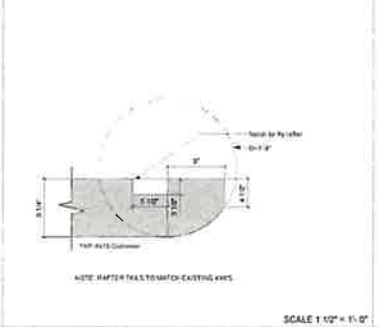


4 PLASTER @ WINDOW HEAD

SCALE 3" = 1'-0"

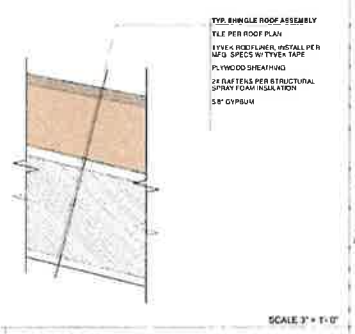


19 TYP. STAIR LANDING @ TOP



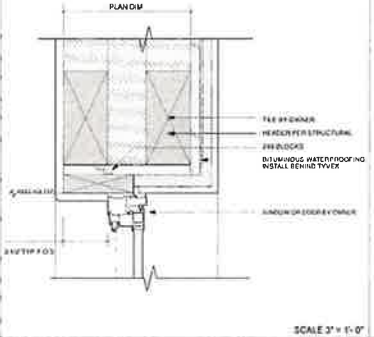
SCALE 1 1/2" = 1'-0"

15 TYP. OUTLOOKER AND RAFTER TAIL DESIGN



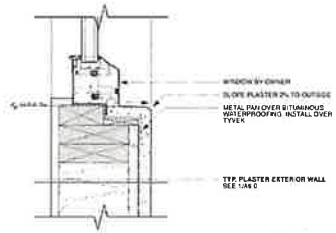
SCALE 3" = 1'-0"

11 TYP. ROOF DETAIL



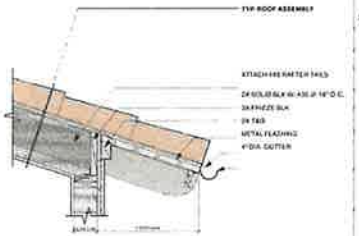
SCALE 3" = 1'-0"

7 TILE @ WINDOW HEAD, JAMB SIM.



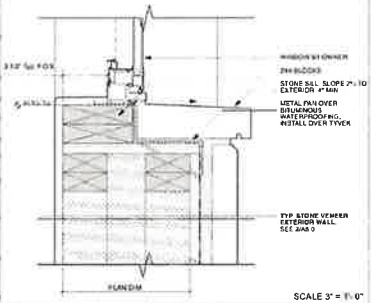
SCALE 3" = 1'-0"

3 PLASTER @ WINDOW SILL



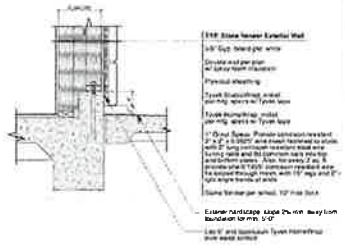
SCALE 1" = 1'-0"

10 TYP. PLASTER @ EAVE



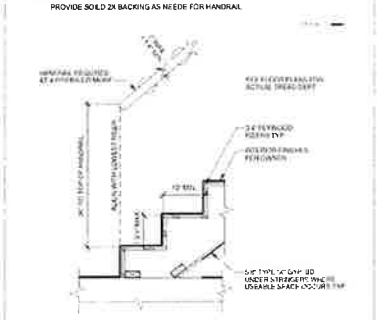
SCALE 3" = 1'-0"

6 STONE @ WINDOW SILL



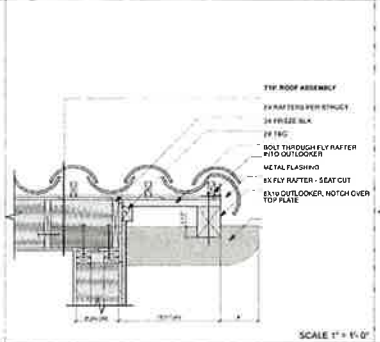
SCALE 1" = 1'-0"

2 TYP. STONE VENEER @ HARDSCAPE



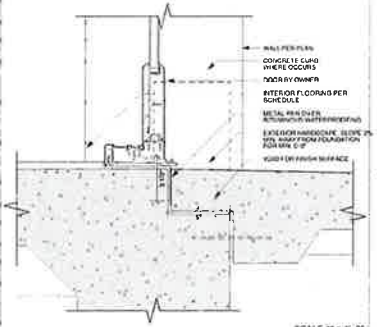
17 TYP. STAIR LANDING @ BOTTOM

13 TYP. EXTERIOR LIGHTING FIXTURE



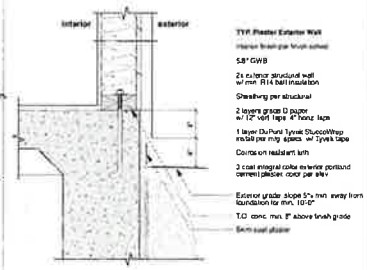
SCALE 1" = 1'-0"

9 TYP. PLASTER @ RAKE



SCALE 3" = 1'-0"

5 TYP. DOOR THRESHOLD @ HARDSCAPE



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

1 TYP. PLASTER EXTERIOR WALL @ GRADE

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
PO BOX 9261
MAMMOTH LAKES, CA 93546
805.852.1677

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013

ARB PRELIMENARY APPROVAL 12-06-2024

△ REVISION

NO	DESCRIPTION	DATE

DETAILS

A6.0

WINDOW SCHEDULE

SYMBOL

ID	Nominal Size		Window Style	T-24 INFO		Window Data		
	O.A. Width	O.A. Height	Configuration	U-VALUE	SHGC	Mfr	Accessories	Comments
1	3'-0"	5'-0"	Horizontal Slider	NA		TBD		
2	3'-0"	3'-0"	Horizontal Slider	NA		TBD		
3	3'-0"	3'-0"	Horizontal Slider	NA		TBD		
4	3'-0"	3'-0"	Horizontal Slider	NA		TBD		
5	3'-0"	3'-0"	Awning	N/A		TBD		
6	3'-0"	4'-0"	Horizontal Slider	NA		TBD		
7	4'-0"	4'-0"	Horizontal Slider	NA		TBD		
8	4'-0"	4'-0"	Horizontal Slider	NA		TBD		
9	4'-0"	4'-0"	Horizontal Slider	NA		TBD		
10	4'-0"	4'-0"	Horizontal Slider	NA		TBD		
11	4'-0"	4'-0"	Horizontal Slider	NA		TBD		
12	4'-0"	4'-0"	Horizontal Slider	NA		TBD		
13	2'-0"	2'-0"	Awning	N/A		TBD		
14	2'-0"	2'-0"	Awning	N/A		TBD		
15	2'-0"	2'-0"	Awning	N/A		TBD		
16	2'-0"	2'-0"	Awning	N/A		TBD		
17	2'-0"	2'-0"	Awning	N/A		TBD		
18	2'-0"	2'-0"	Awning	N/A		TBD		
19	2'-0"	2'-0"	Awning	N/A		TBD		
20	2'-0"	2'-0"	Awning	N/A		TBD		
21	1'-0"	2'-0"	Awning	N/A		TBD		
22	4'-0"	3'-0"	Horizontal Slider	NA		TBD		
23	4'-0"	3'-0"	Horizontal Slider	NA		TBD		
24	4'-0"	3'-0"	Horizontal Slider	NA		TBD		
25	5'-0"	3'-0"	Horizontal Slider	CAD		TBD		
26	5'-0"	4'-0"	Horizontal Slider	NA		TBD		

DOOR SCHEDULE

SYMBOL

Mark	Nominal Size				Side Lights	T-24 INFO		Door Data			
	Width	Height	Thickness	Door Operation		U-VALUE	SHGC	Mfr	Model No.	Accessories	Comments
1	3'-0"	8'-0"	1 3/4"	Swing Simple							
2	12'-0"	8'-0"	1 3/4"	Pocket Bi-part							
3	2'-8"	8'-0"	1 3/4"	Swing Simple							
4	5'-0"	8'-0"	1 3/4"	Swing Bi-part	*						
5	5'-0"	8'-0"	1 3/4"	Swing Bi-part	*						
6	2'-8"	8'-0"	1 3/4"	Swing Simple							
7	8'-0"	8'-0"	1 3/4"	Overhead							
8	8'-0"	8'-0"	1 3/4"	Overhead							
9	2'-8"	8'-0"	1 3/4"	Swing Simple							
10	12'-0"	8'-0"	1 3/4"	Pocket Bi-part							
11	3'-0"	8'-0"	1 3/4"	---							
12	2'-8"	8'-0"	1 3/4"	---	---						
13	2'-8"	8'-0"	1 3/4"	---	---						
14	4'-0"	8'-0"	1 3/4"	---							
15	2'-8"	8'-0"	1 3/4"	---							
16	4'-0"	8'-0"	1 3/4"	---							
17	2'-0"	8'-0"	1 3/4"	---							
18	2'-0"	8'-0"	1 3/4"	---							
19	2'-8"	8'-0"	1 3/4"	Swing Simple							
20	2'-8"	8'-0"	1 3/4"	Swing Simple							
21	2'-8"	8'-0"	1 3/4"	---							
22	2'-0"	8'-0"	1 3/4"	Swing Bi-part							
23	2'-8"	6'-8"	1 3/4"	Swing Simple							
24	2'-8"	6'-8"	1 3/4"	Swing Simple							
25	3'-0"	6'-8"	1 3/4"	Pocket Simple							
26	2'-0"	6'-8"	1 3/4"	Swing Simple							
27	2'-0"	6'-8"	1 3/4"	Pocket Simple							

WINDOW AND DOOR GENERAL NOTES

1 WINDOWS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS

2 CONTRACTOR TO VERIFY ALL ROUGH OPENING DIMENSIONS OF WINDOW AND DOOR UNITS IN THE FIELD BEFORE ORDERING. SPECIALLY ANY SPECIALTY WINDOWS INCLUDING BOW/BAY, TRANSOMS OR ANY CUSTOM SHAPES AND SIZES

3 SECTION R303 LIGHT, VENTILATION AND HEATING. R303 1 HABITABLE ROOMS HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, SKYLIGHTS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE OPENABLE AREA TO THE OUTDOORS SHALL BE NOT LESS THAN 4 PERCENT OF THE FLOOR AREA BEING VENTILATED

5 R308 4 HAZARDOUS LOCATIONS THE LOCATIONS SPECIFIED IN SECTIONS R308 4 1 THROUGH R308 4 7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE S OF GLAZING. TEMPERED GLASS REQUIRED

6 R308 4 1 GLAZING IN DOORS GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. TEMPERED GLASS REQUIRED

EXCEPTIONS GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3-INCH DIAMETER (76 MM) SPHERE IS UNABLE TO PASS. DECORATIVE GLAZING

7 R308 4 2 GLAZING ADJACENT TO DOORS GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS WHERE THE GLAZING IS WITHIN 24 INCHES (610 MM) OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION

8 WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES (610 MM) OF THE HINGE SIDE OF AN IN SWINGING DOOR

EXCEPTIONS 1 DECORATIVE GLAZING 2 WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING 3 WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET (914 MM) OR LESS IN DEPTH. GLAZING IN THIS APPLICATION SHALL COMPLY WITH SECTION R308 4 3 GLAZING THAT IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS

9 R308 4 3 GLAZING IN WINDOWS GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET (0 836 M2) THE BOTTOM EXPOSED EDGE IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR AND ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM) MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING

EXCEPTIONS 1 DECORATIVE GLAZING 2 WHERE A HORIZONTAL RAIL IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 34 TO 38 INCHES (864 TO 965 MM) ABOVE THE WALKING SURFACE THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (730 N/M) WITHOUT CONTACTING THE GLASS AND HAVE A CROSS SECTIONAL HEIGHT OF NOT LESS THAN 1 1/2 INCHES (38 MM) 3 OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WHERE THE BOTTOM EDGE OF THE GLASS IS 25 FEET (7620 MM) OR MORE ABOVE GRADE A ROOF WALKING SURFACES OR OTHER HORIZONTAL (WITHIN 45 DEGREES (0 79 RAD) OF HORIZONTAL) SURFACE ADJACENT TO THE GLASS EXTERIOR

EGRESS NOTES

1 R311 2 EGRESS DOOR NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT THE EGRESS DOOR SHALL BE SIDE HINGED AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES (813 MM) WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1 57 RAD) THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES (1981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT

2 R310 2 EMERGENCY ESCAPE AND RESCUE OPENINGS. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM DIMENSIONS AS SPECIFIED IN THIS SECTION

3 R310 2 1 MINIMUM OPENING AREA. EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 7 SQUARE FEET (0 530 M2) THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM)

A EXCEPTION GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET (0 465 M2)

4 R310 2 2 WINDOW SILL HEIGHT WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES (1118 MM) MEASURED FROM THE FLOOR, WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310 2 3

5 R312 2 WINDOW FALL PROTECTION WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312 2 1 AND R312 2 2

6 R312 2 1 WINDOW SILLS IN DWELLING UNITS WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1825 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING

A OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION

B OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090

C OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312 2 2

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
PO BOX 6251
HUNTINGTON LAKES, CA 92649
909.852.1677

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013

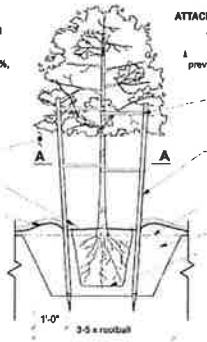
ARB PRELIMENARY APPROVAL 12-06-2024

REVISION		
NO	DESCRIPTION	DATE

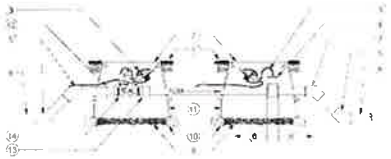
SCHEDULE

A7.0

Note:
1. Do not damage main roots or destroy root ball when installing tree stakes
2. Add water, backfill 50%, irrigate, then complete backfill
3. Trees planted low will be replaced

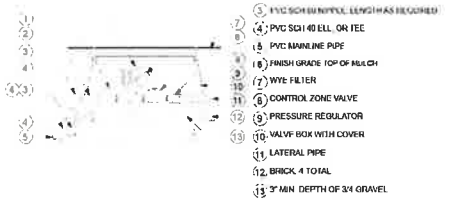


TREE PLANTING 5



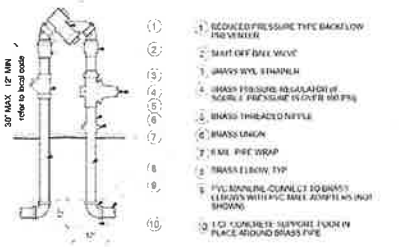
1 FINISH GRADE
2 JUMBO VALVE BOX AND COVER
3 CONTROL WIRES W/ 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS. WIRE COLORS PER SPEC'S
4 FLOW SENSOR PER SPECIFICATIONS
5 PVC 45 DEGREE ELL, TYP.
6 MINIMUM 10a PIPE DIA. UPSTREAM AND MIN. 5X PIPE DIA. DOWNSTREAM OF STRAIGHT PIPE
7 PVC 45 DEGREE ELL (TYP.) BUSH DOWN TO FLOW METER SIZE AS NECESSARY
8 PVC MALE ADAPTER (ONLY IF REQUIRED)
9 GRAVEL (1 CU FT)
10 CONTINUOUS BRICK SUPPORTS
11 VALVE BOX EXTENSIONS AS REQUIRED
12 PVC MALE ADAPTER
13 PVC MALE ADAPTER BUSH DOWN TO FLOW METER SIZE AS NECESSARY
14 MASTER VALVE PER SPECIFICATIONS

MASTER VALVE 4



1 30" LENGTH OF WIRE, COILED W/WATERPROOF CONNECTION
2 BALL VALVE
3 PVC SCH 80 NIPPLE, LENGTH AS REQUIRED
4 PVC SCH 40 ELL OR TEE
5 PVC MAINLINE PIPE
6 FINISH GRADE TOP OF MULCH
7 WYE FILTER
8 CONTROL ZONE VALVE
9 PRESSURE REGULATOR
10 VALVE BOX WITH COVER
11 LATERAL PIPE
12 BRICK, 4 TOTAL
13 3" MIN. DEPTH OF 3/4 GRAVEL

DRIP VALVE 3



1 REDUCED PRESSURE TYPE BACKFLOW PREVENTER
2 SHUT OFF BALL VALVE
3 BRASS NYL STRAINER
4 BRASS PRESSURE REGULATOR (IF SUPPLY PRESSURE IS OVER 80 PSI)
5 BRASS THREADED NIPPLE
6 BRASS UNION
7 6 MIL PIPE WRAP
8 BRASS ELBOW, TYP.
9 PVC MAINLINE, CONNECT TO BRASS ELBOWS WITH PVC MALE ADAPTERS (NOT SHOWN)
10 1 CU. CONCRETE SUPPORT FOOTING PLACE AROUND BRASS PIPE

BACKFLOW PREVENTER 2

KEY NOTES

1. PERMEABLE PAVER: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE MOCHA. ASHLAR PATTERN
2. 36" HEIGHT PICKET FENCE
3. (E) SIDEWALK
4. 6' TALL WOODEN FENCE ON PROPERTY LINE. NATURAL FINISH
5. DG: DECOMPOSED GRANITE SURFACE
6. STUCCO SITE WALL: 32" TALL SMOOTH STUCCO SITE WALL TO MATCH HOUSE
7. (P) CURB CUT AND APRON
8. (E) 36" SYCAMORE TREE TO BE PROTECTED IN PLACE: SEE ARBORIST REPORT
9. (E) PALM TREE TO BE REMOVED
10. (E) WATER METER: 3/4" WATER METER, 1 1/2" MAIN; WITH METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT (PROTECT IN PLACE)
11. (P) GAS METER - 1 1/2" MAIN (42" CLEARANCE)
12. (P) FIRE SPRINKLER RISER
13. (P) 400A AMP PANEL W/GRAND CLEARANCE: PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANELS. CEC SEC. 110.26 (A)(1). PROVIDE 6'-6" HEAD ROOM AT SERVICE PANEL. CEC 110.26 (C) 3 (3).
14. (P) A/C COMPRESSOR: WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 50 FT. FROM AIR CONDITIONER PER CMC 302.3
15. TREE PROTECTION FENCING: SEE TPP AND ARBORIST REPORT

PLANTING LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE	W/UCOLS	NOTES
TREES					
OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE	3	24 BOX	VERY LOW	
CITRUS LIMON 'MEYER IMPROVED'	Dwarf Improved Meyer Lemon	1	24" BOX	MED	
CITRUS X LATIFOLIA	BEARSS LIME	1	24" BOX	MED	
Persea 'Hass'	Hass Avocado	1	15 GAL	MED	
SHRUBS					
FICUS 'GREEN GEM'	INDIAN LAUREL	29	15 GAL	MED	
GREVILLEA GOODEANA 'MS. ELAINE'	LAVENDER STAR	24	15 GAL	MED	
BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY'	BOXWOOD	35	5 GAL	MED	
LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	HIDCOTE BLUE ENGLISH LAVENDER	13	1 GAL	LOW	
ROSMARINUS OFFICINALIS	ROSEMARY	9	5 GAL	LOW	
AGAVE ATTENUATA	FOX TAIL AGAVE	5	15 GAL	LOW	
EHRENDORFIA MARGARITAE	SILVER CARPET	32	4"	LOW	W/ FLAGSTONE JOINTS

PLANTING LEGEND

MATERIAL LEGEND

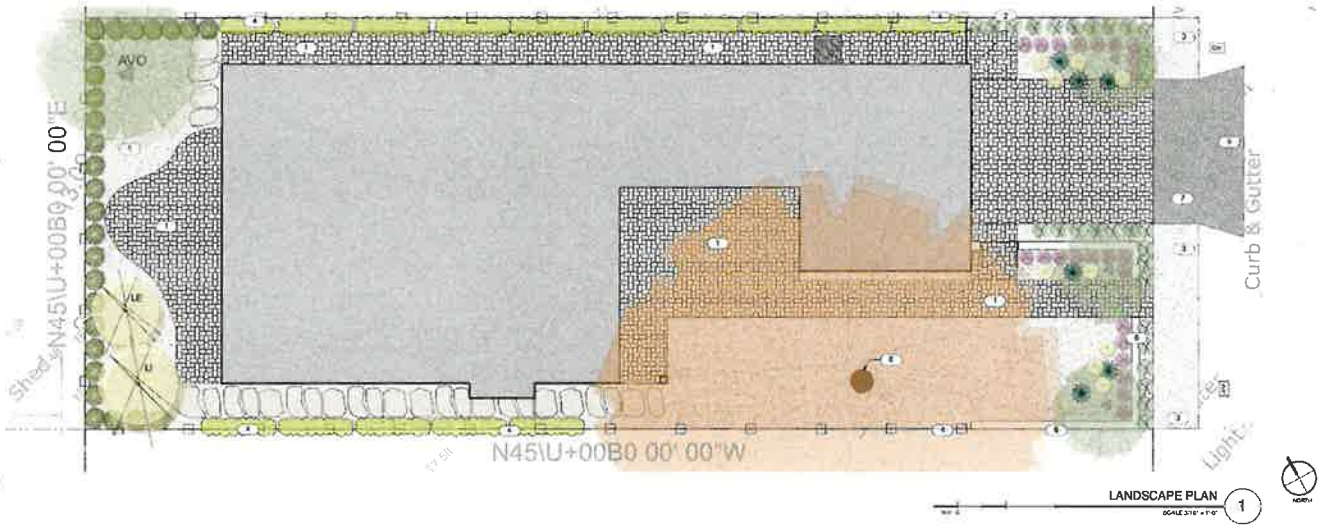
DECOMPOSED GRANITE

FLAGSTONE CHEROKEE CREEK

PERMEABLE PAVER: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE MOCHA. ASHLAR PATTERN

IRRIGATION LEGEND

ID	MODEL	LENGTH	MANUFACTURER	PSI	NOTES
	3/4" Polyethylene Drip Hs	100 LINEAR FEET	DURA-POL	30	



LANDSCAPE PLAN 1
SCALE 3/16" = 1'-0"

NORTH

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
PO BOX 830
Santa Barbara, CA 93102
805.832.1672

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013

ARB PRELIMENARY APPROVAL 12-06-2024

REVISION		
NO	DESCRIPTION	DATE

LANDSCAPE PLAN
L1.0

Attachment B

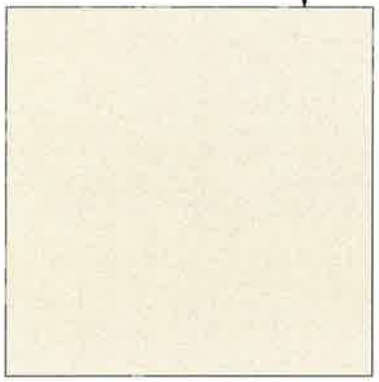
Preliminary Colors & Materials Board

Coeler New Residence #1- 333 Linden Avenue

Project #23-2232-DP/CDP/ARB

Preliminary ARB Review

May 1, 2025



EXT. STUCCO

MANUFACTURER:
LA HABRA

COLOR:
OAT GRAIN P-105 (59)
BASE 200

TILE ROOF

MANUFACTURER:
BORAL

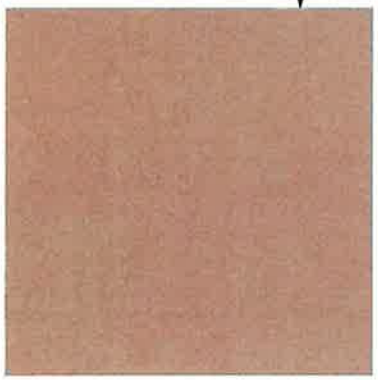
COLOR:
2-PIECE BOOSTED BARCELONA CAPS ON ALL EDGES AND FOR FIRST THREE ROWS ON ALL EAVES, WITH BOOSTED CAPS MIXED IN FOR 15% OF FIELD,CASA GRANDE BLEND

DARKSKY LIGHT FIXTURE

MANUFACTURER:
MAXIM

MODEL:
WHISPER DARK SKY

LED:
1-8 WATT INTEGRATED



EXT. WOOD STAIN

MANUFACTURER:
CABOT

COLOR:
CHESTNUT BROWN

PATH LIGHT

MANUFACTURER:
HAMPTON BAY

COLOR:
DARK BRONZE

2.3 WATT LED PATH LIGHT

SANTA BARBAR SANDSTONE

MANUFACTURER:
NATURAL STONE

5 POINT DESIGN

WINDOWS & DOORS

MANUFACTURER:
ANDERSON A-SERIES

COLOR:
BLACK

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD
LOOMIS CA, 95650
805.852.1677

PROJECT: **333 LINDEN RESIDENCE**

LOCATION: 333 LINDEN, CARPINTERIA, CA 93013

OWNER: PB LIVING TRUST

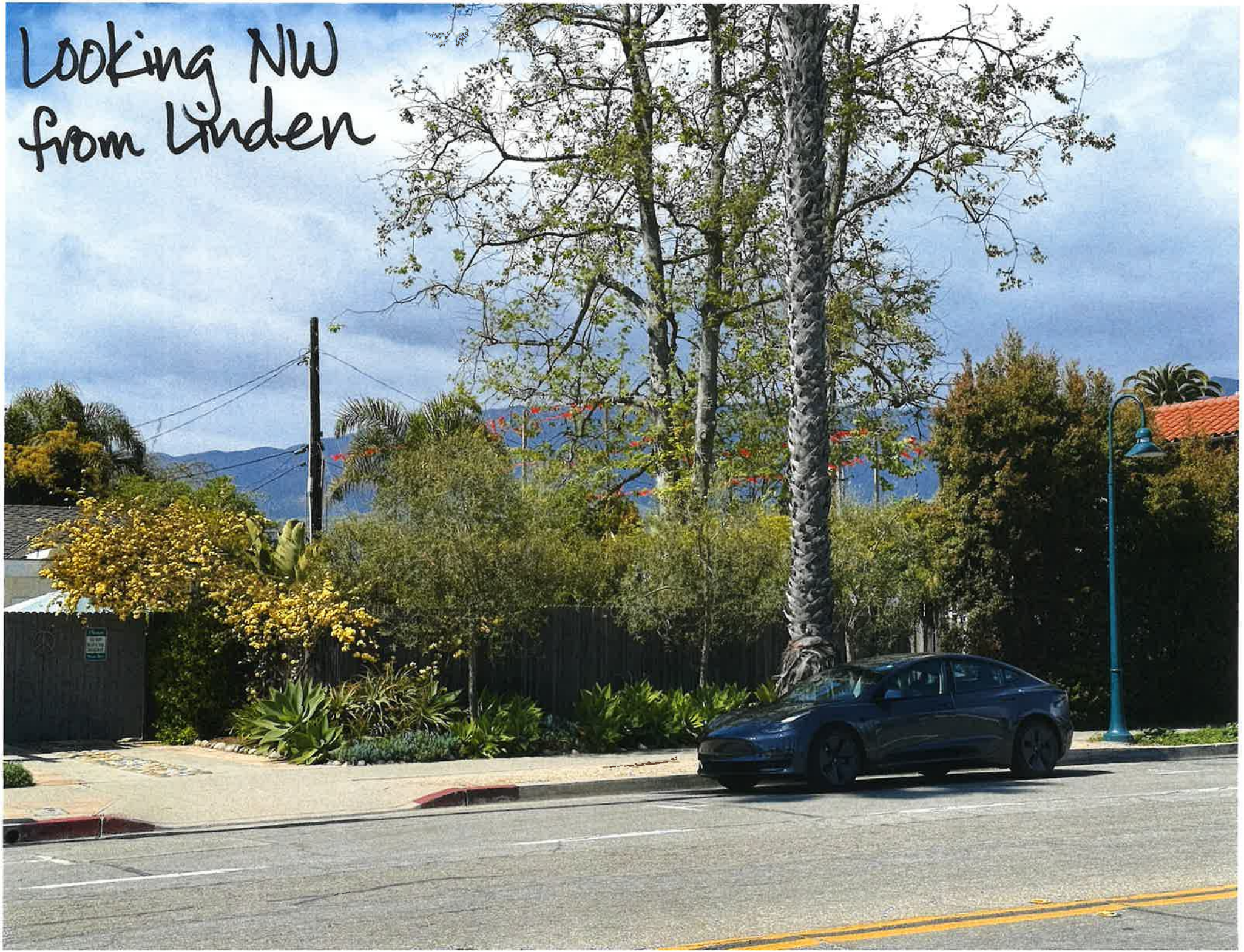
MATERIAL BOARD

01/16/2025

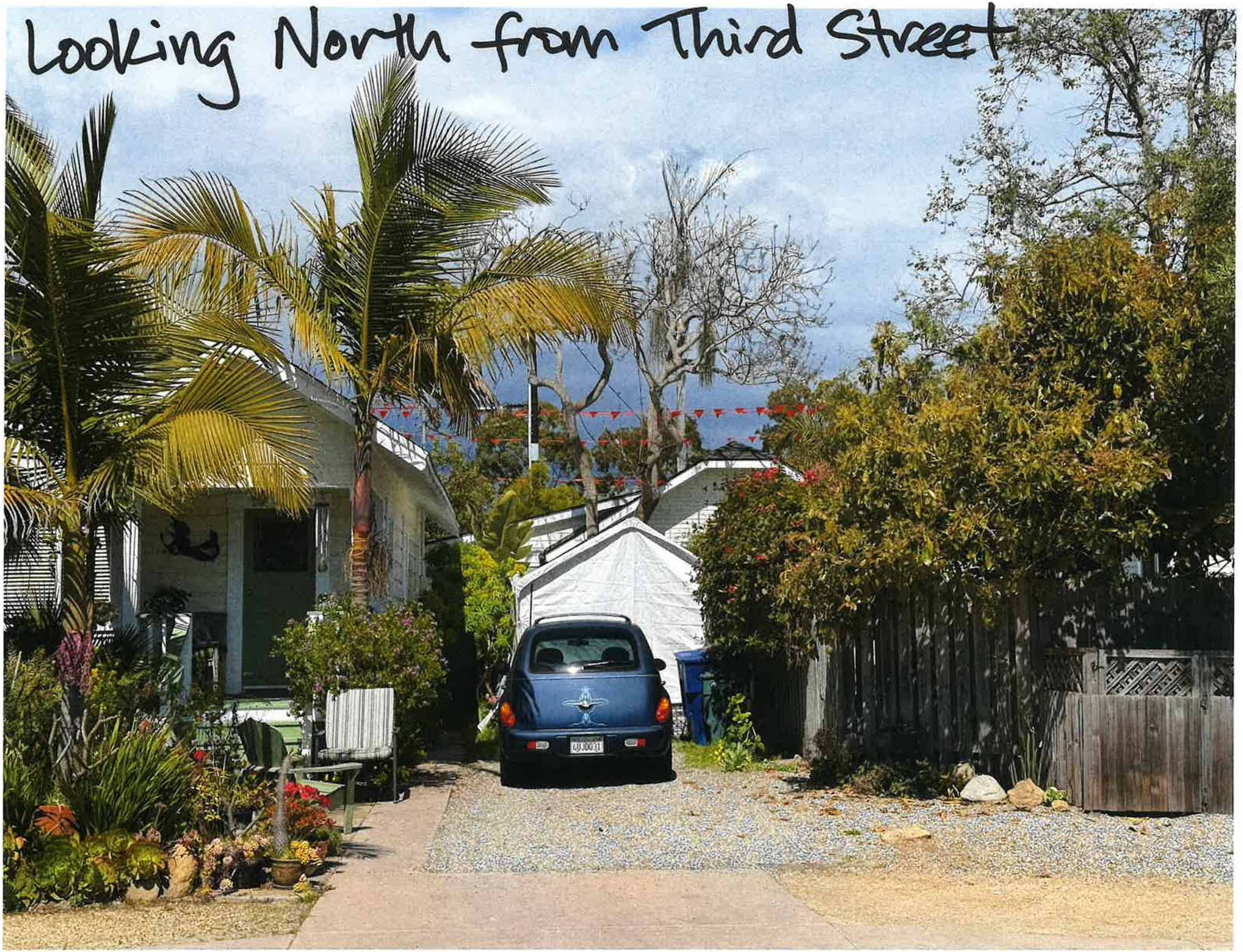
Attachment C
Story Pole Photographs

Coeler New Residence #1- 333 Linden Avenue
Project #23-2232-DP/CDP/ARB
Preliminary ARB Review
May 1, 2025

Looking West from Linden


Looking NW
from Linden

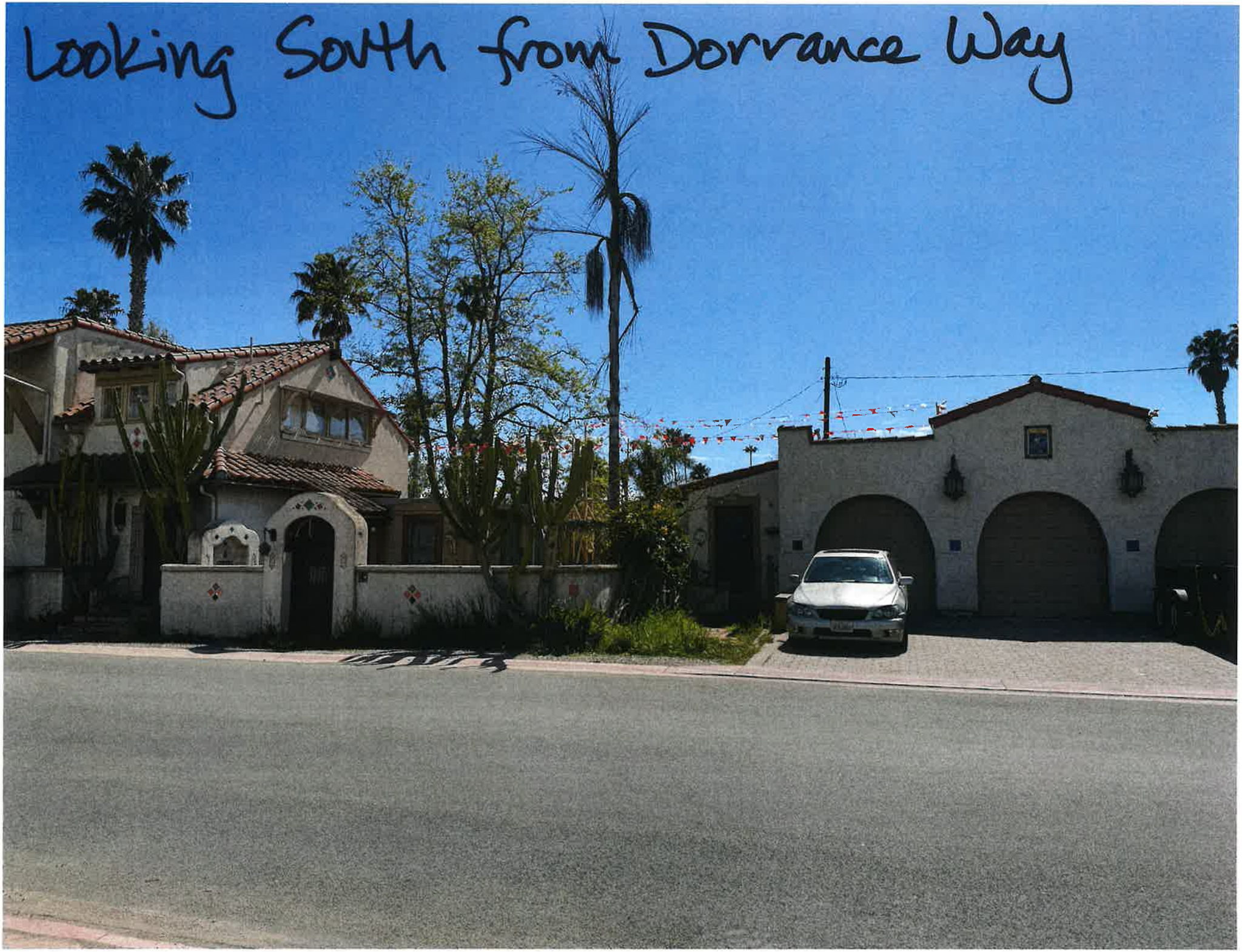
Looking NW
from Linden
at Third Street
LINDEN


Looking North from Third Street

Looking NE from Third Street

Looking NE from Linden

Looking SW from Linden


Looking South from Dorrance Way

Attachment D

ARB Meeting Minutes from December 15, 2022

Coeler New Residence #1- 333 Linden Avenue
Project #23-2232-DP/CDP/ARB
Preliminary ARB Review
May 1, 2025

- Address Boardmember recommended changes to the landscape plan (i.e., Sycamore and Bay);
- Resolve property line fence issues with neighbor in a mutually agreeable manner and show the solution on the building plans;
- Revised plans to be reviewed and approved by Boardmember Reginato prior to building permit issuance.

VOTE: 4-0

2) Project: Coeler New Duplex Concept, Project 22-2177-CON
Address: 333 Linden Avenue
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 22-2177-CON for conceptual review of a proposal for a new 2,307 square foot two-story duplex with a maximum height of 24 feet and two attached one-car garages totaling 352 square feet, for a total size of 2,659 square feet. The site is 5,287 square feet in size and is zoned Planned Residential Development (PRD-20) shown as APN 003-440-028, addressed as 333 Linden Avenue.

Staff presented the conceptual plans for the three contemplated duplexes together (333 Linden Ave; 4949 Dorrance Way; and 4934 Dorrance Way), describing the particular details of each and some of the issue areas that staff wished for the Board and applicant to consider. These included various Zoning Code Modification requests needed for the concept designs as shown (driveway width; driveway exiting; front setback encroachments); architectural style, variety and neighborhood compatibility; and flood hazards / sea level rise considerations.

Architect Dylan Chappell described the three duplexes. He noted the chosen architectural style was intended to complement the main residence on the corner of Linden Avenue and Dorrance Way, but that the architectural styles could be changed or made more varied. He explained that the building layouts and floor plans was intended to make the buildings read like single family dwellings rather than duplexes in terms of entry placement and garage design. The buildings were placed forward on the lot to provide large usable rear yard spaces for the tenants and upper floor decks were oriented towards the street to avoid privacy impacts. He clarified that the driveways could be narrowed to meet City standards.

George Manuras, representing the owners, reiterated many of Dylan's comments. He noted the emphasis on provide usable rear yards was to give residents a respite from the busy streets of the Beach Neighborhood.

Public Comment:
Leah Dabney explained further the design rationale for the new duplexes and the desire to relate to, and complement, the main residence on the corner of Linden Ave and Dorrance Way. She explained when the property was for sale, the community was very fond of the existing residence and its style.

Boardmember Discussion:
Boardmember Johnson asked if the site plans for the two lots on Dorrance Way can be organized in such a way to only impact the minimum number of existing on-street parking spaces. He also asked whether the proposed duplexes on Dorrance Way could be pushed back farther into the lot to meet

required setbacks. He asked if there were many other examples of Spanish style architecture in the neighborhood, noting he thought of it as mostly a "cottage" or "bungalow" neighborhood. Introduce more variety into architecture; maybe trend more towards a bungalow style or soften the Spanish style architecture to something more Monterey in style. He commented that 10' plates on the front elevation are not very friendly to neighborhood. He recommended restudying to bring the massing down as viewed from street through lowering the scale (lower 2nd floor plate heights) of the building, stepping in the second floor massing, similar measures. He also recommended moving the buildings back to the front setback line and narrowing the driveway widths. Toning down colors/shades to better fit the neighborhood was also suggested.

Boardmember O'Connor inquired about the historic lotting patterns of the area and whether there was development potential of additional surrounding lots. He described the architecture as "muscular" and said it was very Santa Barbara in style. He related to the layout and organization of the surrounding properties and how that should influence the design of these duplexes. He thought the similar style and detailing of the duplexes was too uniform amongst the three, giving the impression of a gated or planned community. He agreed that backing out of the driveways raises safety concerns but seems somewhat inevitable.

Boardmember Reginato asked if the projects would require a full redesign if the structures were required to be elevated due to flood zone or sea level rise considerations. He described the architecture as beautiful but not the right fit for the neighborhood. At minimum, he thought the architecture could be toned down and some more colors/shades introduced. He noted his disagreement with the need for multiple zoning modifications and felt the projects could be revised to not need as many or perhaps any modifications.

Boardmember Blakemore overall noted she was in agreement with the others. She reiterated the need for more variety in style/appearance amongst the buildings. She also recommended building massing be reduced and setbacks increased.

The Boardmembers clarified that while they generally preferred the buildings to be set back farther into the lot and the driveways made narrower, they were not opposed to the garages facing the street.

ACTION: Public comment received and conceptual feedback provided.

VOTE: N/A

3) Project: Coeler New Duplex Concept, Project 22-2178-CON
Address: 4949 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 22-2178-CON for conceptual review of a proposal for a new 1,970 square foot two-story duplex with a maximum height of 26.17 feet and two attached one-car garages totaling 341 square feet, for a total size of 2,311 square feet. The property is a 4,500 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-026, addressed as 4949 Dorrance Way.

NOTE: This item was presented and discussed in conjunction with item no. 2, above. See Action Minutes for item no. 2.

4) Project: Coeler New Duplex Concept, Project 22-2179-CON
Address: 4934 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 22-2179-CON for conceptual review of a proposal for a new 2,221 square foot two-story duplex with a maximum height of 26.17 feet and two attached garages totaling 527 square feet, for a total size of 2,748 square feet. The property is a 5,582 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-010, addressed as 4934 Dorrance Way.

NOTE: This item was presented and discussed in conjunction with item no. 2, above. See Action Minutes for item no. 2.

OTHER BUSINESS:

CONSENT CALENDAR:

5. Action Minutes of the Architectural Review Board Meeting of October 27, 2022

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

VOTE: 4-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

- 1215 Vallecito Road shed: As a follow-up to an inquiry from Boardmember Blakemore at the last meeting, staff explained that contact had been made with the property owner about the highly visible shed in the rear yard and that the owner was working with CDD staff to determine what could be permitted.
- St Joseph's Church Fencing Project: Following up on an inquiry from the Board, staff explained that the landscaping would begin to be installed in early 2023 following the holiday season.
- 4772 Third Street Condominiums Paint Colors & Driveway Replacements: Staff shared the proposed new paint color scheme for the condominiums and replacing the turfblock driveways with standard concrete. The Board did not object to the change to the driveway materials. With respect to paint colors, they suggested the gray body color go a little darker to provide more contrast from the trim color. They also suggested the trim color should correlate to the window colors (or paint the windows to match the trim, if feasible).

Attachment E

Excerpted Sheets from the Conceptual Architectural Plans
(Superseded)

Coeler New Residence #1- 333 Linden Avenue
Project #23-2232-DP/CDP/ARB
Preliminary ARB Review
May 1, 2025

333 LINDEN AVE

BIRDSEYE VIEW

FEMA FIRM

SUPERSEDED

VICINITY MAP

GOVERNING AGENCY

CITY OF CARPINTERIA

PROJECT INFORMATION

PROJECT ADDRESS	333 LINDEN AVE CARPINTERIA, CA 93013
ASSESSOR'S PARCEL NUMBER	001-060-005
LOT AREA	5,287 SQ. FT.
ZONE	R-2
OCCUPANCY	R-3 U
BUILDING TYPE	STR
CONSTRUCTION TYPE	V-B
FIRE HAZARD	NO
FIRE SPRINKLERS REQUIRED	YES
FLOOD PLAIN	
FLOOD ZONE DESIGNATION	X
SLOPE	2%
STORMWATER MANAGEMENT PLAN	
MAX BUILDING HEIGHT	30'
PROPOSED BUILDING HEIGHT	24'-0"

SETBACKS FRONT 20' FROM CL OF STREET or 20', SIDE 5' REAR 15'

PARKING 2 GARAGE SPACES PROVIDED

CODE COMPLIANCE

"FIRE SPRINKLER SYSTEM TO BE INSTALLED UNDER SEPARATE PERMIT"

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE PROTECTION CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING CODE
2019 CALIFORNIA HISTORICAL BUILDING CODE
CITY OF SANTA BARBARA MUNICIPAL CODE

SPECIAL INSPECTIONS

THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THE T24 ANALYSIS

1. MINIMUM AIR FLOW
2. VERIFIED EER / SEER
3. VERIFIED REFRIGERATION CHARGE
4. FAN EFFICIENCY WATTS/ CFM
5. DUCT LEAKAGE TESTING

SPECIAL INSPECTIONS: SEE SHEET S1 (STRUCTURAL OBSERVATION PROGRAM) FOR REQUIRED SPECIAL INSPECTIONS

PROJECT TEAM

OWNER	PETER AND BARBARA COOLER PB LIVING TRUST 12718 RIVERSIDE DRIVE VALLEY VILLAGE, CA 91607	
ARCHITECT	DYLAN CHAPPELL DYLAN CHAPPELL ARCHITECTS PO BOX 5291 MAMMOTH LAKES, CA 93546	

PROJECT AREAS

SQUARE FOOTAGE	EXISTING (SF) NET	EXISTING (SF) GROSS	PROPOSED (SF) NET	PROPOSED (SF) GROSS
1ST FLOOR				1,283
2ND FLOOR				1,024
HOUSE TOTAL				2,307
GARAGE				352
1ST FLOOR ENTRY PORCH				104
2ND FLOOR BALCONY				261

LOT COVERAGE DATA

	PROPOSED (SF)	
SITE	5,287	100%
BUILDING FOOTPRINT (LOT COVERAGE)	1,762	33%
MAX LOT COVERAGE ALLOWED	2,643.5	50%
HARDSCAPE (IMPERVIOUS)	0	0%
LANDSCAPE	2,296	44%
PERMEABLE PAVERS	1,229	23%

GRADING STATS:
ON-SITE: 40 CY CUT, 35 CY FILL, 5 CY EXPORT

FIRE DEPARTMENT NOTES

1. FRONT. NO BUILDING OR STRUCTURE SHALL BE LOCATED WITHIN FIFTY FEET OF THE CENTER LINE OF ANY STREET NOR TWENTY FEET OF THE PROPERTY LINE WHICHEVER IS GREATER.

2. SIDE. THERE SHALL BE A SIDE YARD SETBACK ON EACH SIDE OF THE PARCEL OF NO LESS THAN FIVE FEET NOR MORE THAN TEN FEET.

3. REAR. THERE SHALL BE A REAR YARD SETBACK OF NO LESS THAN FIFTEEN FEET.

(GMO 3 § 5 (PART), 1981)

[illegible] SETBACK IN THESE ZONES.

NO BUILDING SHALL BE LOCATED OR ENLARGED SO AS TO BE CLOSER TO ANY EXISTING BUILDING ON ADJOINING PROPERTY THAN ONE-HALF THE SUM OF THE HEIGHTS OF BOTH SUCH BUILDINGS. THE DISTANCE BETWEEN TWO SUCH ADJACENT BUILDINGS SO LOCATED SHALL IN NO CASE BE LESS THAN ONE FOOT. AND NO UNROOFED OR OPEN BUILDING SHALL BE NOT LESS THAN TEN FEET. (GMO 3 § 5 (PART), 1981)

14. [illegible] BUILDING COVERAGE.

NO MORE THAN FIFTY PERCENT OF THE NET AREA OF THE PROPERTY SHALL BE COVERED WITH ANY PORTION OF A BUILDING CONTAINING DWELLING UNITS. (GMO 3 § 5 (PART), 1981.)

FIRE DEPARTMENT NOTES

1. ADDRESS NUMBERS. APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER (IF NUMBERS ARE ON THE EXTERIOR). NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.

2. SMOKE ALARM/DETECTORS. SMOKE ALARM/DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH BATTERY BACKUP, AND LIMIT A SIGNAL WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.

3. CARBON MONOXIDE ALARM/DETECTORS. SHALL COMPLY WITH UL2034 AND BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND CALIFORNIA HEALTH AND SAFETY CODE SECTION 17926. CARBON MONOXIDE ALARM/DETECTORS SHALL BE WIRED TO THE BUILDING'S ELECTRICAL SYSTEM AND BE EQUIPPED WITH BATTERY BACKUP. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.

LAND DEVELOPMENT NOTES

1. PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN A CITY EASEMENT, THE APPLICANT SHALL APPLY FOR AND OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY ENGINEERING DIVISION (CITY PUBLIC WORKS INSPECTIONS REQUIRE 48-HOUR NOTICE FOR INSPECTION).

2. STORM WATER RUNOFF SHALL NOT DISCHARGE FROM THE CONSTRUCTION SITE TO THE CITY STREETS OR MUNICIPAL STORM DRAIN SYSTEM WITHOUT TREATMENT BY A SUITABLE POLLUTION CONTROL DEVICE. STORM WATER RUNOFF DISCHARGED WITHOUT TREATMENT IS A VIOLATION OF THE CITY'S STORM WATER RUNOFF ORDINANCE. DISCHARGING ANY MATERIAL OTHER THAN UNCONTAMINATED STORM WATER RUNOFF TO THE CITY STREETS OR TO THE MUNICIPAL STORM DRAIN SYSTEM IS PROHIBITED AND IS A VIOLATION OF THE MUNICIPAL CODE.

SITE MANAGER TO CONTACT:
NAME
PHONE

CONDITIONS OF APPROVAL

UNDER SEPARATE PERMIT

1. FIRE SPRINKLERS
2. ALL WORK IN THE RIGHT-OF-WAY TO BE COMPLETED UNDER SEPERATE PUBLIC WORKS PERMIT.

SCOPE OF WORK

A NEW TWO STORY DUPLEX OF 2,307 SQ. FT. WITH AN ATTACHED TWO CAR GARAGE OF 352. THERE WILL BE ELECTRICAL, MECHANICAL, PLUMBING AND SITE WORK.

SHEET INDEX

GENERAL
G1.0 TITLE SHEET
G2.0 SITE PHOTOS
CIVIL
C1.0 SURVEY
ARCHITECTURAL
A1.0 SITE PLAN
A2.0 FLOOR PLANS
A3.0 ELEVATIONS

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
PO BOX 5291
MAMMOTH LAKES, CA 93546
805.852.1977

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-XXXX

333 LINDEN AVE DUPLEX
333 LINDEN AVE
CARPINTERIA, CA 93013
CONCEPT SKETCH 07-22-22

REVISION		
NO	DESCRIPTION	DATE

TITLE SHEET
G1.0

CHAPPELL ARCHITECTURE

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-XXXX

333 LINDEN AVE DUPLEX

333 LINDEN AVE
CARPINTERIA, CA 93013

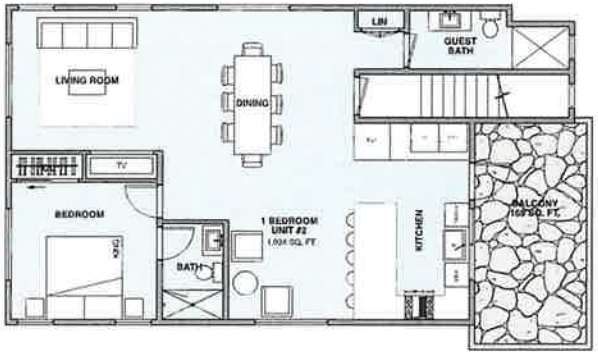
CONCEPT SKETCH 07-22-22

NO	DESCRIPTION	DATE
1	REVISION	

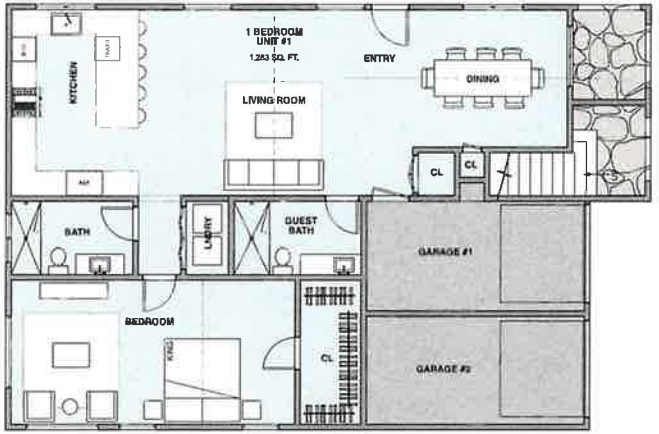
SITE PLAN

A1.0

SUPERSEDED



2ND FLOOR PLAN 1



1ST FLOOR PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
925.852.1577

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-XXXX

333 LINDEN AVE DUPLEX

333 LINDEN AVE
CARPINTERIA, CA 93013
.

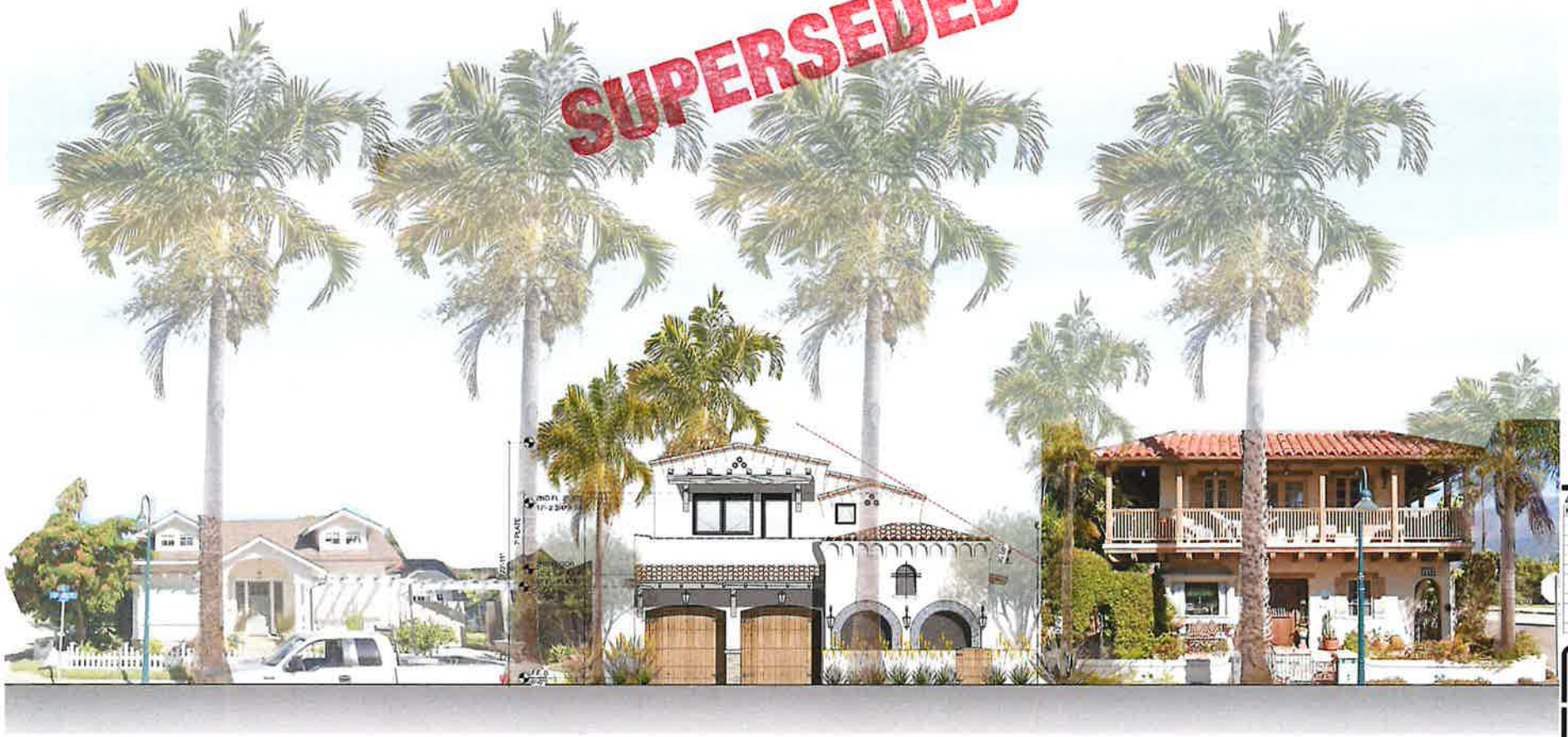
CONCEPT SKETCH 07-22-22

REVISION

NO	DESCRIPTION	DATE

PLANS

A2.0



SOUTH ELEVATION (STREET) 1

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
PO BOX 4091
SANDSTONE LAKES, CA 93591
805.832.1877

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-XXXX

333 LINDEN AVE DUPLEX

333 LINDEN AVE
CARPINTERIA, CA 93013

CONCEPT SKETCH 07-22-22

REVISION

NO	DESCRIPTION	DATE

ELEVATIONS

A3.0

CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of May 1, 2025

Agenda Item #2

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

Project: 23-2233-DP/CDP/ARB
Address: 4949 Dorrance Way
APN: 003-440-026
Zoning: Planned Residential Development (PRD-20)
Applicant: Dylan Chappell for Peter and Barbara Coeler

Planner: Syndi Souter

Project Review:
☐ Conceptual
☑ Preliminary
☐ Final

PROJECT DESCRIPTION

This is a preliminary review of a revised proposal to construct a new 3,102 square-foot two-story single-family residence with an attached 377 square-foot two-car garage, for a resultant size of 3,479 square feet. The proposal includes an enclosed 127 square-foot front entry porch and a 120 square-foot covered balcony on the second floor. The maximum roof ridge height of the proposed residence would be 24.58-feet above the finished grade. New landscaping, hardscape (including a new driveway), and fencing are proposed as part of the project. Two non-native trees would be removed to accommodate the project. The existing 1,060 square-foot single-family residence and 309 square-foot garage on the property would be demolished. Access would be via a new driveway off of Dorrance Way.

Preliminary architectural plans are attached as Attachment A and the proposed colors and materials board is provided as Attachment B. Story poles for a prior duplex proposal were erected on February 1, 2024, and are substantially similar in height and locations as the current proposal. Photographs of the story poles from different vantages are provided as Attachment C.

PROJECT SETTING

The subject parcel is 4,500 square feet in size and is located on the south side of Dorrance Way between Linden Avenue and Elm Avenue. The property is currently developed with a single-story residence and a detached garage. The original residence was constructed in 1947 with an addition in 1950, and the detached garage was constructed in 1953. The project site is located in the Beach Neighborhood (Community Design Subarea 1), which is comprised of a mix of single- and multi-family residences with both one- and two-story designs. The site is immediately surrounded by a single-family residence and The Spot restaurant parking lot to the north (across Dorrance Way); a vacant parcel and a two-story single-family residence with a detached garage to the east; single-story single-family residences to the south, and one- and two-story residences to the west.

The property is zoned Planned Residential Development (PRD-20) and has a Medium Density Residential (MDR) land use designation. The project site is not currently located in any overlay districts. The site is, however, located in an area identified as being vulnerable to future sea level rise impacts as discussed in the City's Sea Level Rise Vulnerability Assessment and Adaptation Plan (SLRVAAP).[1]

PROJECT HISTORY

Concept Review

A prior proposal for a duplex (Project #22-2178-CON) was reviewed by the Architectural Review Board (ARB) at a conceptual level on December 15, 2022. At that meeting, the ARB had the following summarized comments:

- The architecture is very "Santa Barbara" style; instead of Spanish, consider a bungalow or Monterey style of architecture,
- Lower the plate heights and step in the second story to bring the massing down as viewed from the street,
- Use colors that add variety to better fit the neighborhood,
- Push the duplex back to comply with the front setback and reduce the overall massing, and
- The garage doors facing the street were acceptable, but narrow the driveway width.

Preliminary Review

A formal project application for a new 1,970 square-foot two-story duplex with two attached one-car garages totaling 341 square-feet, for a total project size of 2,311 square feet and a maximum height of 23.67 feet was submitted on July 13, 2023. While the overall scope of the project was unchanged from the concept review (i.e., a duplex with same general site layout, same unit arrangements, and same project square footage), the project had been revised in response to the ARB's conceptual review comments in several ways:

- Overall height reduced approximately 2.5 feet;
- First floor plate height was reduced from 10 feet to 9 feet;
- Tower entry/stair element reduced in height approximately 3 feet;
- Driveway width reduced to 16 feet;
- Clarification of raised pad and finished floor heights (FF approx. + 2 ft from existing grade); and
- Preliminary landscape/hardscape plan was provided.

On February 15, 2024, the duplex proposal received preliminary review by the ARB. At that meeting, three members of the public spoke with similar comments regarding the two-story height, size, privacy, parking, and pedestrian safety. The ARB reviewed the project and voted 4-0 to

[1] The City's SLRVAAP can be found on the website here: https://carpinteriaca.gov/city-hall/community-development/planning/general-plan-local-coastal-plan-update/

recommend preliminary approval to the Planning Commission with the following comments on the design:

- Support for the front yard setback Modification to allow the structure to be located 20-feet from the street, but within 50-feet of the centerline,
- Add more articulation/interest to the rear elevation,
- Exterior colors should be muted with a lower light reflective value and not "white-white,"
- Roof tiles should be terra cotta in color instead of bright orange,
- The landscaping plan should be more developed with fewer olive trees, and
- Study the bedroom windows on the west elevation to reduce privacy impacts.

Copies of the approved Minutes from the December 15, 2022 and February 15, 2024 ARB meetings are included in Attachment D, excerpted sheets from the conceptual plans are included as Attachment E, and excerpted sheets from the preliminary plans for the duplex are included in Attachment F.

PROJECT ANALYSIS

Carpinteria Municipal Code (CMC), Title 14- Zoning

Planned Residential Development district (PRD), CMC §14.14

A single-family residence is a permissible use in this district, subject to specific development standards, and approval of a Development Plan and Coastal Development Permit by the Planning Commission. The following table identifies the project's conformance with applicable PRD District and other CMC requirements:

Standard	Requirement/Allowance	Proposal
Setbacks		
Front (Dorrance Way)	50 feet from centerline of street or 20 feet from property line, whichever is greater.	40 feet from centerline of street; 20 feet from property line*
Side (East)	5 feet min., 10 feet max.	5 feet
Side (West)	5 feet min., 10 feet max.	5 feet
Rear (South)	15 feet min.	16.5 feet
Height	30 feet max.	24 feet 7 inches max.
Building Coverage	50% max. (2,250 square feet)	45% (2,018 square feet)
Open Space & Landscaping	20% min. (900 square feet)	44% (1,969 square feet)
Density	2 units max. (20 units/acre)	1 unit
Parking	2 garage spaces	2 garage spaces

Standard	Requirement/Allowance	Proposal
Driveway Width	16 feet max.	16 feet

**See setback modification discussion below.*

Setback Modification

A modification would be necessary for a reduction to the front yard setback. Approximately 429 square feet of the residence (comprised of 99 square-feet of habitable space, 103 square-feet of the garage, 100 square-feet of the second-story balcony, and the 127 square-foot entry porch) is proposed to be located 20-feet from the front property line, which meets the required minimum setback as measured from the property line but not as measured from street centerline. The front yard setback requirement in the PRD zone is 50-feet from the street centerline *or* 20-feet from the property line, whichever is greater. In this case, the Dorrance Way right-of-way is only 40-feet wide (20-feet on each side of the centerline), so the more restrictive front yard setback would be the 50-foot setback from the street centerline, which equates to a 30-foot setback from the front property line (20 feet in the ROW + 30 feet on the property = 50 feet total). The existing residence is set back 30.5-feet from the front property line, and thus complies with the current setback requirements. Other residential structures in the area exhibit front yard setbacks of 20-feet or less from the front property line, so such a request is not without precedent, and the applicant has provided a setback exhibit depicting the front setback pattern for adjacent properties along Dorrance Way for the ARB's consideration (see Sheet A1.0). However, the majority of these front setback encroachments appear to be historic non-conformities rather than more recent developments that were purposely approved with setback modifications as requested here. During the February 15, 2024 ARB review of the previous duplex design, the Board was supportive of the modification request based on consistency with the lesser setbacks on neighboring properties.

The Carpinteria Municipal Code (CMC) §14.50.120 provides the following provision to allow for modifications to zoning district requirements: *"In reviewing a development plan, the planning commission or city council may consider modification of requirements of the base zoning district in which the proposed development is located, including building height, yard setback, parking, building coverage or landscaping, if it is determined that such modification is necessary to accommodate an innovative project which will result in at least one of the following public benefits:*

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

Granting of the above-described modification would require the Planning Commission to make at least one of the findings noted above.

The Board should provide input on the appropriateness of the proposed front yard setback modification for the Planning Commission's consideration.

Design Review

The project has been revised from a 2,311 square-foot duplex to a 3,479 square-foot single-family residence, and the grading and drainage plans have been revised to eliminate the filled pad. The design of the project remains a combination of Spanish and Mediterranean architectural styles. The colors and materials are proposed to remain the same as the previous duplex with a smooth white stucco body, Santa Barbara sandstone and tile accents, a red-tile roof, and exposed wooden beams and rafter tails under the roof overhangs. The second floor would be stacked above the first floor with offset distances ranging from 1.75 feet on the sides to 6.5 feet on the front in an effort to reduce the apparent massing.

In response to the ARB comments on February 15, 2024, the following revisions have been included in the design for the new single-family residence:

- The rear elevation now includes a horizontal hipped roofline with exposed wooden beams, rafter tails, and supports over a wall of retractable sliding glass doors,
- The landscaping plan has been updated to include three olive trees and planters in the front, fruit trees in the rear yard, and hedges along the sides of the property, and
- The bedroom windows on the second story of the west elevation have 60-inch sill plates for privacy.

The proposed residence would face Dorrance Way, including the garage doors. A 2.5-foot-tall wooden picket fence would surround the portion of the front yard that does not interfere with the driveway. A landscaped planter would be located in front of the fence facing the street. The main entrance to the residence would be through a tiled archway into the covered front porch.

The surrounding neighborhood contains primarily vernacular one- and two-story cottage and craftsman style residences. A few Spanish/Mediterranean residences are located throughout the Beach Neighborhood, including the residence just east of the project site (former Stein residence). While the Spanish/Mediterranean architecture style is commonly found in surrounding communities (e.g., the unincorporated areas of the County and the City of Santa Barbara), this style is less common in the Beach Neighborhood. Given the predominance of cottage architecture in the Beach Neighborhood, and the related historic identity of the existing neighborhood associated with the cottage style, the introduction of a new purely Spanish/Mediterranean development in this location, in conjunction with another new proposed Spanish/Mediterranean residence around the corner on Linden Avenue, could be perceived as incompatible.

As mentioned previously, this property is potentially vulnerable to future sea level rise (SLR), and could be impacted in the event of five-feet (or more) of SLR by 2100, according to the City's SLRVAAP. Although the City's Interim Sea Level Rise Guidance document does not apply to this site, the City is in the initial stages of crafting updated General Plan/Coastal Plan policies and zoning code standards that will require sea level rise considerations be taken into account for all new development in identified vulnerable areas. Accordingly, staff recommends that applicants take SLR adaptation into consideration for development applications, as the potential impacts from SLR could occur during the economic lifetime of any new development on the site. The revised project plans have eliminated the two-feet of fill over the site to raise the pad elevation and now show the finished

floor elevation at approximately 8-inches above existing grade, which could cause the structure to be impacted by SLR sooner in the future.

The Board should provide comments on the overall architectural style, massing, and neighborhood compatibility of the project.

General Plan/Coastal Plan- Land Use and Design

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

Land Use Element

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

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

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

Policy LU-3l: *Land use designations established on the City's land use map that permit a range of residential densities should not be interpreted to permit development that is incompatible with the existing development pattern in an area. A density within the allowable range that is most compatible with the predominant pattern of development in the area should be used as the guide for determining the appropriateness of the proposed development.*

The proposed new residence represents an in-fill development project in an urbanized, developed part of the City's beach neighborhood that would replace an existing older dwelling unit. Such infill projects are generally encouraged by the above-stated Objective and Policies, provided they are executed in a manner that is consistent with other applicable City policies and regulations, as discussed below.

Citywide Community Design Element Objectives and Policies

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

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

The surrounding neighborhood contains primarily vernacular one- and two-story cottage and craftsman style residences. A few Spanish/Mediterranean residences are located throughout the Beach Neighborhood, including the residence just east of the project site (former Stein residence).

The size and massing of the proposed residence is comparable to other two-story structures in the vicinity. However, the proposed height would be considerably taller than the immediately adjacent single-story structures. Given the predominance of single-story residences in the immediate vicinity, the height of the proposed two-story residence could impact the privacy of surrounding neighbors, although the only second story deck is at the front of the project and oriented towards Dorrance Way rather than any immediate neighbors.

The Board should comment on the proposed architectural size, scale and form, and overall compatibility with the neighborhood.

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

Although views of the mountains are available from the site, the proposed project would not significantly block public views due to the project site's location on the south side of Dorrance Way. Views of the ocean are not available from the site.

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

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

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

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

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

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

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

The project site fronts on Dorrance Way, which is one of the three streets to access the Beach Neighborhood from Linden Avenue. The narrowly paved street does not have sidewalks nor other improvements, and is regularly traveled by pedestrians and vehicles. Welcoming features to the proposed residence include a decorative arched entry facing Dorrance Way and a wooden picket

fence around the front yard area. Landscaping is proposed along the street in front of the fence. The garage comprises 20.5-feet, or 51% of the front elevation's width. The garage has been designed to be as small as possible with two single-wide doors to minimize the prominence of the garage as viewed from the street, and has been well-articulated, making use of decorative materials and quality detailing. The plans include an approximately 3-foot decomposed granite (DG) strip between the property line and the existing rolled curb. The intent is to provide a buffer from the proposed fence and landscaping along the Dorrance Way property line to provide adequate line-of-sight and for pedestrian safety. The DG strip also allows for public on-street parking on the road shoulder.

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

Objective CD-13: *Ensure that lighting of new development is sensitive to the character and natural resources of the City and minimizes photo-pollution to the maximum extent feasible.*

Policy CD-13b: *Lighting shall be low intensity, and located and designed so as to minimize direct view of light sources and diffusers and to minimize halo and spillover effects.*

Spanish lantern-style exterior lights and landscaping pathway lights are proposed for the new residence, as shown on the colors and materials board in Attachment B. The Board should review the proposed exterior lighting for consistency with this Objective and Policy.

The Board should comment on the proposal's consistency with the City's lighting design objectives and policies.

Objective CD-14: *Protect and preserve natural resources by reducing energy consumption.*

Policy CD-14a: *To ensure the effective utilization of energy resources, design measures shall be incorporated into project design that allow for development projects to comply with and exceed the minimum energy requirements of the City's Uniform Codes.*

CD-14-Implementation Policy 7: *Building orientation shall be designed to maximize natural lighting and passive solar heating and cooling.*

CD-14-Implementation Policy 8: *Landscaping shall be designed to maximize the use of native drought-tolerant species and deciduous trees to shade buildings in summer and allow for passive solar heating in winter.*

The project would be required to, at minimum, comply with current building and Title 24 code requirements for energy efficiency and conservation measures, including the provision of roof-mounted solar panels. Proposed landscaping appears to comply with the applicable design policies and water conservation requirements promoting the use of low water use and locally adapted species.

Subarea 1 (Beach Neighborhood) Objectives and Policies

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

Objective CDS1-3: *Ensure that the scale and character of new development is consistent with the existing small-scale character of the residential neighborhood and that it is consistent with the neighborhood "small beach town" image. Discourage new development of large, "boxy" buildings, with ground floors primarily devoted to garages.*

CDS1-Implementation Policy 1: *New buildings should discourage the ground floor being dominated by garage doors or "boxy" building design.*

CDS1-Implementation Policy 2: *To avoid blank ground floor facades that discourage pedestrian life on the street, the ground floors of the residence should be between one and five feet in height above the public sidewalk, unless a greater height is mandated by flood prevention policies.*

CDS1-Implementation Policy 4: *No more than 50 percent of the facade width should be occupied by garage doors.*

CDS1-Implementation Policy 5: *The front door should face the street. Pedestrian-oriented transitional spaces should be provided from the public sidewalk to the front door. Such spaces may include landscaped front yards, landscaped and/or hardscaped forecourts, and raised front porches and dooryards. These spaces should be designed to accommodate uses such as children's play areas and/or sitting areas.*

CDS1-Implementation Policy 7: *To create a picturesque skyline, visible pitched roofs are recommended, rather than flat roofs with parapets or mansard fascias. On three-story elements, visible pitched roofs should be required to prevent the buildings from "walling off' the beach from the town.*

CDS1-Implementation Policy 8: *Building articulation is encouraged: e.g., balconies, bay windows, dormers, porches and pergolas.*

CDS1-Implementation Policy 10: *New buildings on streets with existing one-story bungalows should include porches and other one-story elements that are compatible in scale and spacing with the existing development.*

The proposed design would be articulated with a combination of hip and shed roofs, and portions of the front and side elevations stepped back in various locations. The arched entry cover and second story balcony add further depth to the proposal. The picket fence and landscaping would separate the private front yard area from the street and provide a welcoming street presence. The garage comprises 51% of the front elevation's width, however the garage doors account for only 40% of the elevation. The lower-level finished floor would be approximately eight-inches above existing grade.

The Board should comment on the scale and character of the project consistent with the above Beach Neighborhood objectives and policies.

Beach Neighborhood Residential Design Guidelines

DG 1: *The primary dwelling should not be located beyond a side yard encroachment plane defined as follows: a 15-degree angle measured from the vertical at a point beginning six feet above the existing grade along the interior side property line(s). For street side yards, the standard setback shall be applied. Encroachments consistent with those defined in CMC Section 14.50.070, General Yard Regulations, (i.e., sills, belt courses, buttresses, cornices, chimneys, eaves, ornamental features and uncovered landings) are permitted.*

The proposed residence complies with the side yard encroachment plane, with the exception of a small "pop-out" on the east elevation to accommodate the stairwell. Compliance with DG 1 is depicted on the north elevation drawing on Sheet A3.0.

DG 2: *New or modified buildings should be compatible with surrounding buildings and with the character of the Beach Neighborhood. The small beach town charm should be reflected in the scale and form of the building.*

The size, bulk, and scale of the revised project is generally similar to, and compatible with, other two-story buildings in the Beach Neighborhood, although if the plate heights were reduced slightly, the home could be slightly scaled down to better relate to the neighboring residences to the south and west. A few Spanish/Mediterranean residences are located throughout the Beach Neighborhood, including the residence just east of the project site (former Stein residence), however the architectural style is not common in the Beach Neighborhood. Additionally, the potential introduction of another new residence nearby with very similar architecture and materials may not best reflect the variety of architectural styles, massing, and colors/materials that helps to define the Beach Neighborhood's "small beach town" character.

DG 3: *Buildings should be composed of varying masses. Variety in the shape, scale and design of buildings is encouraged throughout the neighborhood.*

DG 5: *Second floor frontages should be stepped in at least three feet from the ground floor façade in order to maintain single story elements along the street frontage and reduce the prominence of second floors.*

The massing of the proposed residence is varied in the front between the one- and two-story portions, in addition to the covered arched entry and the second story balcony providing additional "stepping" to reduce the apparent mass from the street frontage. The proposed second-story is stepped back between two and 6.5-feet from the lower ground floor façade, therefore the proposed residence complies with DG 5.

DG 7: *Maximum building heights over 26 feet for two-story structures are discouraged.*

The maximum height of the proposed residence is 24.58-feet, which is lower than the maximum height specified in DG 7.

DG 10: *Building facades longer than 20 feet should incorporate design features such as larger windows or off-set wall planes.*

The proposed elevations incorporate off-set wall planes, an entry arch with a tile surround, wooden garage doors, doors and windows facing the second story balcony, a "wall" of sliding glass doors on the south elevation, and "pop-outs" on the side elevations in compliance with this Design Guideline.

DG 12: *Large roof masses should be avoided. Roofs should feature varied and articulated roof planes, which may include but are not limited to front-facing gables, cross gables or hipped roofs. Flat roofs and side-facing gables are discouraged.*

As discussed previously, the roof on the proposed residence is a hipped roof with a shed roof element above the garage doors. These variations break up the roof mass and appear to comply with DG 12.

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

DG 15: *Dwellings should include a pathway separate from the driveway to lead pedestrians from the front door to the street or sidewalk.*

The front yard would be surrounded by a 2.5-foot-tall wooden picket fence with landscaping in front along Dorrance Way. The low fence would create an open feeling between the public and private spaces while also welcoming and directing visitors from the street.

DG 17: *Garages and driveways should not dominate the habitable frontage of the dwelling. Garages that are placed out of view (such as detached garages placed at the rear of a lot) and accessed via a driveway or alley are preferred. Garages included as part of the frontage design are acceptable but should include measures to reduce their prominence (see DG 18).*

DG 18: *Garage design may include windows, trellises, separate doors, decorative trim and other architectural elements to enhance the aesthetics of the garage. When placed at the front of a house, garages should be set back from the main frontage and entry.*

The driveway and garage are located at the front of the residence facing the street. The garage has been designed to meet the minimum dimensions and each bay will have a separate wooden door. The face of the garage wall is set back five-feet from the front entry porch, and is covered by a shed roof with exposed wooden beams, rafter tails and supports. These design features help to reduce the visual impact of the garage facing the street.

DG 20: *The selected architectural style should include the primary identifying features indicative of that style.*

DG 21: *Elements such as windows and doors should be consistent in design with the architectural style, and when appropriate, should draw from elements in the existing neighborhood.*

DG 22: *Bay windows, dormers, balconies, covered porches and other decorative elements are encouraged when appropriate to the architecture of a building, particularly when these elements are oriented toward a public street, public space or open space.*

DG 23: *Fenestration should be provided to add architectural interest when facades are visible from the public realm.*

DG 24: *Exterior architectural detail and treatment should be carried around all sides of the building.*

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

DG 26: *Second floor balconies, windows and decks that are oriented toward the public realm are preferred. When these features face adjacent private properties, they should be located and designed to protect privacy.*

The proposed design incorporates white stucco walls, a red tile roof, and exposed wooden beams with rafter tails, all of which are trademark features of the Spanish/Mediterranean architectural style. The architectural details, including the entry arch with a tile surround, stone accents, wooden doors, and lantern style light fixtures are fine details that further embellish and add detail to the design. The second story balcony would overlook the street, so minimal privacy impacts are anticipated. High windows on the west side of the second story are incorporated to reduce potential privacy impacts on the adjacent neighbor to the west. The proposed design is true to the Spanish/Mediterranean style; however, this prominently located site may be better suited to a Cottage or Craftsman-style design that more closely fits the architectural character of the Beach Neighborhood. This proposal, in addition to the other proposed new residence on Linden Avenue, could create an unusual cluster of similar-looking residences within the Beach Neighborhood.

The Board should comment on the architectural style, detailing, and color scheme.

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

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

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

DG 31: *Permeable materials are encouraged for all driveways and parking areas to reduce runoff.*

The updated landscaping plan includes low shrubs in front of the picket fence along Dorrance Way, three fruitless olive trees and planters in the front yard, low hedges along the sides of the property, and a planter with fruit trees in the back yard. The driveway, pathways, and rear yard area are proposed to be comprised of permeable pavers, with a flagstone pathway along the eastern side of the residence.

DG 33: *Fences should be finished on both sides to create a uniform appearance as viewed from either side.*

DG 34: *Along street frontages, open fence types such as picket, wrought iron or post and rail are preferred. Chain-link and solid fencing materials are discouraged but if they are used, should be screened with landscaping to the height of the top of the fence or wall.*

As discussed previously, a 2.5-foot-tall wooden picket fence is proposed to enclose the front yard and a landscaped planter is proposed in front of the fence to provide screening and softening from the street views.

DG 36: *Outdoor lighting should include:*

- *Fully shielded fixtures positioned so that light is not visible above the horizontal plane of the fixture;*
- *Motion sensor and timers to keep lights off when not in use;*
- *Energy efficient light types with low watts and lumens;*
- *Fewest number of fixtures possible at minimum heights necessary; and*
- *Cutoffs for fixtures to prevent spillover onto neighboring properties.*

Spanish lantern-style exterior lights and landscaping pathway lights are depicted on the provided colors and materials board, and the proposed exterior light fixture is indicated as dark sly compliant.

The Board should comment on the proposed landscape, hardscape, and lighting design of the project consistent with the above Design Guidelines.

Circulation Element

Policy C-3c: *Review new development proposals to improve neighborhood circulation patterns and enhance the inter-neighborhood routing characteristics of the City's master plan.*

Policy C-3h: *Require all new projects to demonstrate safe traffic flow integration with the Master Plan of Streets as well as street/drainage improvements function. This shall include construction traffic and the designation of construction routes.*

Policy C-8f: *Encourage pedestrian movement by providing pedestrian facilities that are direct and convenient, particularly in the beach and downtown areas.*

Policy C-9o: *Require well-designed walkways as a condition to new development approval.*

The site fronts on Dorrance Way, which is one of the three streets that provide access into the Beach Neighborhood from Linden Avenue. The narrowly paved street does not have sidewalks or other improvements, and is regularly traveled by pedestrians and vehicles. The proposal would introduce a new low picket fence and a driveway with a garage that would back-out onto Dorrance Way. The updated plans include an approximately 3-foot-wide decomposed granite (DG) strip between the property line and the existing rolled curb. The intent is to provide a buffer from the proposed low fence and planter along the Dorrance Way property line to provide adequate line-of-sight for pedestrian safety. The DG strip also allows for public on-street parking on the road shoulder.

Safety Element

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

Although the project site is not currently located in the designated 100-year floodplain, and nor is it proposed be on the forthcoming updated FIRM maps, it is located in an area projected to become increasingly vulnerable to flooding impacts. These vulnerabilities, as discussed above, are likely to become more pronounced in the future as a result of rising sea levels, as discussed in the City's SLRVAAP, which shows the subject property as being vulnerable to flooding impacts resulting from five-feet or more of sea level rise by 2100.

Although the City's Interim Sea Level Rise Guidance document does not apply to this site, the City is in the initial stages of crafting updated General Plan/Coastal Plan policies and zoning code standards that will require sea level rise considerations be taken into account for all new development in identified vulnerable areas. The proposed project could voluntarily incorporate SLR adaptation measures (such as using a raised foundation) into the design to reduce potential impacts from SLR that may occur during the economic lifetime of any new development on the site.

SUMMARY OF ISSUES

- Proposed Spanish/Mediterranean architectural style and overall design;
- Requested front setback modification as related to neighborhood compatibility;
- The architectural details and color scheme;
- The street frontage design, including the dominance of the garage doors;
- Compatibility with the beach neighborhood and "small beach town" character;
- Proposed exterior lighting;
- Proposed landscaping and hardscape design; and
- Planning for future sea level rise impacts.

RECOMMENDATION

The Board should receive public comment and provide comments on the identified issue areas to the applicant and staff. If the Board finds the project consistent with the applicable design criteria, the Board should recommend preliminary approval to the Planning Commission.

ATTACHMENTS

Attachment A- Preliminary Architectural Plans
Attachment B- Preliminary Colors and Materials Board
Attachment C- Story Pole Photographs
Attachment D- ARB Meeting Minutes from December 15, 2022 and February 15, 2024
Attachment E- Conceptual Architectural Plans (Superseded)
Attachment F- Preliminary Duplex Architectural Plans (Superseded)

Attachment A
Preliminary Architectural Plans

Coeler New Residence #3- 4949 Dorrance Way
Project #23-2233-DP/CDP/ARB
Preliminary ARB Review
May 1, 2025

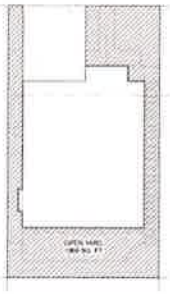
BIRDSEYE VIEW

FEMA FIRM

4949 DORRANCE

VICINITY MAP

OPEN YARD



CODE COMPLIANCE

FIRE SPRINKLER SYSTEM TO BE INSTALLED UNDER SEPARATE PERMIT

2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE PROTECTION CODE
2022 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING CODE
2019 CALIFORNIA HISTORICAL BUILDING CODE
CITY OF CARPINTERIA MUNICIPAL CODE

SPECIAL INSPECTIONS

THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCES FOR THIS T-24 ANALYSIS.

1. MANUAL J
2. VERIFIED EER / SEER
3. VERIFIED REFRIGERANT CHARGE
4. FAN EFFICIENCY WATTS CFM
5. DUCT LEAKAGE TESTING

SPECIAL INSPECTIONS: SEE SHEET S1 (STRUCTURAL OBSERVATION PROGRAM) FOR REQUIRED SPECIAL INSPECTIONS

PROJECT TEAM

Owner	PETER AND BARBARA COELER PB LIVING TRUST 1215 SYCAMORE DRIVE VALLEY VILLAGE, CA 91607
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CIVIL ENGINEERING	BARRY TORSTER R W C LLC 210 E. 5TH STREET SANTA PAULA, CA 93060 805-671-0811
T-24	ERIK ERICSSON/TIA HERS COMPLIANCE, LP PO BOX 1777 SANTA ROSA, CA 95402 707-537-4867

FIRE DEPARTMENT NOTES

1. FRONT. NO BUILDING OR STRUCTURE SHALL BE LOCATED WITHIN FIFTY FEET OF THE CENTERLINE OF ANY STREET NOR TWENTY FEET OF THE PROPERTY LINE, WHICHEVER IS GREATER

2. SIDE. THERE SHALL BE A SIDE YARD SETBACK ON EACH SIDE OF THE PARCEL OF NO LESS THAN FIVE FEET NOR MORE THAN TEN FEET.

3. REAR. THERE SHALL BE A REAR YARD SETBACK OF NO LESS THAN FIFTEEN FEET

NO BUILDING SHALL BE LOCATED CLOSER TO THE OPPOSING WALLS OF ANOTHER BUILDING CONTAINING DWELLING UNITS ON THE PROPERTY THAN ONE-HALF THE SUM OF THE HEIGHTS OF BOTH SUCH BUILDINGS. THE DISTANCE BETWEEN TWO SUCH ADJACENT BUILDINGS SO LOCATED THAT THE WALLS OF ONE BUILDING DO NOT FACE THE WALLS OF THE OTHER BUILDING SHALL BE NOT LESS THAN TEN FEET. (ORD. 315 § 1 (PART), 1981)

NO MORE THAN FIFTY PERCENT OF THE NET AREA OF THE PROPERTY SHALL BE COVERED WITH ANY PORTION OF A BUILDING(S) CONTAINING DWELLING UNITS. (ORD. 315 § 1 (PART), 1981)

FIRE DEPARTMENT NOTES

1. ADDRESS NUMBERS. APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY AND THAT FAITHFULLY GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER. IF NUMBERS ARE ON THE EXTERIOR. NUMBER HEIGHT AND STROKE WIDTH SHALL BE RECALIBRATED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.

2. SMOKE ALARM/DETECTORS. SMOKE ALARM/DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH BATTERY BACKUP AND HAVE A SIGNAL WHEN BATTERY IS LOW. WHERE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS

3. CARBON MONOXIDE ALARM/DETECTORS. SHALL COMPLY WITH SB 34 AND BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND CALIFORNIA HEALTH AND SAFETY CODE SECTION 17926. CARBON MONOXIDE ALARM/DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM AND BE EQUIPPED WITH BATTERY BACKUP. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS

LAND DEVELOPMENT NOTES

1. PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN A CITY EASEMENT, THE APPLICANT SHALL APPLY FOR AND OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY ENGINEERING DIVISION. CITY PUBLIC WORKS INSPECTORS REQUIRE 48-HOUR NOTICE FOR INSPECTION.

2. STORM WATER RUNOFF SHALL NOT DISCHARGE FROM THE CONSTRUCTION SITE TO THE CITY STREETS OR MUNICIPAL STORM DRAIN SYSTEM WITHOUT TREATMENT BY A SUITABLE POLLUTION CONTROL DEVICE. STORM WATER RUNOFF DISCHARGES WITHOUT TREATMENT IS A VIOLATION OF THE CITY'S STORM WATER RUNOFF ORDINANCE. DISCHARGING ANY MATERIAL OTHER THAN UNPOLLUTED STORM WATER RUNOFF TO THE CITY STREETS OR TO THE MUNICIPAL STORM DRAIN SYSTEM IS PROHIBITED AND IS A VIOLATION OF THE MUNICIPAL CODE.

SITE MANAGER TO CONTACT:
NAME
PHONE

CONDITIONS OF APPROVAL

UNDER SEPARATE PERMIT

1. FIRE SPRINKLERS
2. ALL WORK IN THE RIGHT-OF-WAY TO BE COMPLETED UNDER SEPERATE PUBLIC WORKS PERMIT

GOVERNING AGENCY

CITY OF CARPINTERIA

PROJECT INFORMATION

PROJECT ADDRESS	4949 DORRANCE WAY CARPINTERIA, CA 93013
ASSESSOR'S PARCEL NUMBER	003-440-008
LOT AREA	4,500 SQ. FT.
ZONE	VRD-22
OCCUPANCY	R-3 / U
BUILDING TYPE	V-B
CONSTRUCTION TYPE	V-B
FIRE SPRINKLERS	NO
FIRE SPRINKLERS REQUIRED	YES
GENERAL PLAN	
FLOOD ZONE DESIGNATION	X
SLOPE	0%
STORMWATER MANAGEMENT PLAN	
MAX BUILDING HEIGHT	30'
PROPOSED BUILDING HEIGHT	28'-7"

SETBACKS FRONT: 50' FROM CL OF STREET OR 30' SIDE: 5' REAR: 15'

Restroom 2 GARAGE SPACES PROVIDED

PROJECT AREAS

SQUARE FOOTAGE	EXISTING (SF)	PROPOSED (SF)
	GROSS	GROSS
1ST FLOOR	1080	1,514
2ND FLOOR		1,481
HOUSE TOTAL	1080	2,975
GARAGE	308	377
1ST FLOOR ENTRY PORCH		127
2ND FLOOR BALCONY		120

LOT COVERAGE DATA

	PROPOSED (SF)	
SITE	4,500	100%
BUILDING FOOTPRINT (LOT COVERAGE)	2,019	45%
MAX LOT COVERAGE ALLOWED	2,250	50%
HARDSCAPE (PERMEABLE)	1,410	31%
LANDSCAPE	1,071	32%
COMMON OPEN SPACE	1988	44%

GRADING STATS

0 CY: CUT, 0 CY: FILL, 40 CY IMPORT (FOR RECOMPACTION)
REMOVAL AND RECOMPACTION: 486

SCOPE OF WORK (ALL CALCULATIONS ARE APPROX.)

TO DEMOLISH THE EXISTING HOUSE AND GARAGE AND BUILD A NEW TWO STORY SFR RESIDENCE OF 2,975 SQ. FT. WITH AN ATTACHED TWO CAR GARAGE OF 397. THERE WILL BE ELECTRICAL, MECHANICAL, PLUMBING AND SITE WORK.

SHEET INDEX

GENERAL
G1.0 TITLE SHEET
G2.0 SITE PHOTOS

CIVIL
C1.0 SURVEY
C1.1 CONSTRUCTION SHEET
C2.0 FINE GRADING PLAN
C3.0 EROSION CONTROL PLAN
C4.0 DETAILS

ARCHITECTURAL
A1.0 SITE PLAN
A2.0 FLOOR PLANS
A2.1 ROOF PLAN / STEM POLE PLAN
A3.0 ELEVATIONS
A4.0 SECTIONS

LANDSCAPE
L1.0 LANDSCAPE PLAN

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
1888 GRANADA DRIVE SUITE 107
MODOC, CA 93427
805.452.1877

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR
4949 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELEMENARY SUBMITTAL 08/20/2024

REVISION

NO	DESCRIPTION	DATE

TITLE SHEET

G1.0

CHAPPELL
ARCHITECTURE
COMMERCIAL · RESIDENTIAL

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013
.

ARB PRELEMENARY SUBMITTAL 08/20/2024

REVISION

NO	DESCRIPTION	DATE

SITE PHOTOS

G2.0

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PLN2023-2233

ARB PRELEMENARY SUBMITTAL 04/20/2024

4949 DORRANCE WAY
CARPINTERIA, CA 93013

4949 DORRANCE SFR

NO	DESCRIPTION	DATE
1	REVISION	

SURVEY

C0.0

CITY OF CARPINTERIA

4949 DORRANCE WAY

LEGAL DESCRIPTION:

APN 003 440 028
Lot 2 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

APN 003 440 027
Lot 1 and Lot 2 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

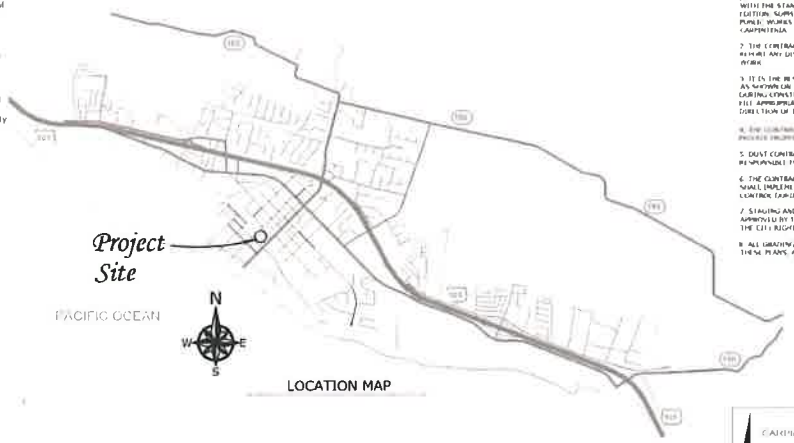
APN 003 440 026
Lot G in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

APN 003 440 010
Lot 4 in Block "H" of the J.W. Dorrance Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, in the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, according to the map thereof recorded in Book 9, Page 95 of Maps and Surveys, in the Office of the County Recorder of said County.

LEGEND/SYMBOLS

ABBREVIATIONS

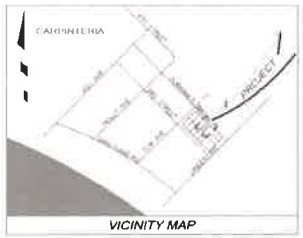
AB	AGGREGATE BASE	ICV	IRRIGATION CONTROL VALVE
AC	ASPHALT CONCRETE	INV	INVERT
AS	AGGREGATE SUBBASE	IRR	IRRIGATION
APPROX	APPROXIMATE	LP	LOW POINT
ARHM	ASPHALT RUBBER HOT MIX	MB	MAIL BOX
BC	BEGIN CURVE	MISC	MISCELLANEOUS
BCR	BEGIN CURB RETURN	NTS	NOT TO SCALE
BLDG	BUILDING	OHW	OVERHEAD WIRE
BVC	BEGIN VERTICAL CURVE	PB	PULL BOX
BW	BOTTOM OF WALL	PCC	POINT OF COMPOUND CURVE
	CENTER OF WELL	PL	PROPERTY LINE
CB	CATCH BASIN	PMB	PAVEMENT MARK. BASE
CF	CURB FACE	PRC	POINT OF REVERSE CURVE
C&G	CURB AND GUTTER	R/R	RETAINING WALL RETAINING
CL	CENTERLINE	RCP	REINFORCED CONCRETE PIPE
CLF	CHAIN LINK FENCE	RD	ROAD
COMM	COMMUNICATIONS	R.O.W.	RIGHT OF WAY
CONC	CONCRETE	S/W	SIDEWALK
CP	CONTROL POINT	SAN	SANITARY SEWER
DI	DROP INLET	SD	STORM DRAIN
EC	END CURVE	SDMH	STORM DRAIN MANHOLE
ECR	END CURB RETURN	SMH	SEWER MANHOLE
ELEC	ELECTRIC	SPW	SPECIFY PROPOSED WELL
EMH	ELECTRIC MANHOLE	ST	STREET
EP	EDGE OF PAVEMENT	SW	SIDEWALK
EVC	END VERTICAL CURVE	TC	TOP OF CURB
EX	EXISTING	TEL	TELEPHONE
FG	FINISH GRADE	TOA	TOP OF ASPHALT
FH	FIRE HYDRANT	TPMH	TELEPHONE MANHOLE
FL	FLOWLINE	TS	TRAFFIC SIGNAL
FS	FINISHED SURFACE	TYP	TYPICAL
GB	GRADE BREAK	VLT	VAULT
GM	GAS METER	VLV	VALVE
GV	GAS VALVE	WM	WATER METER
HP	HIGH POINT	WV	WATER VALVE



LOCATION MAP

PROPOSED EARTHWORK QUANTITIES

CUT: 2 CY; FILL: 0 CY; IMPORT: 40 CY; EXPORT: 0 CY; REMOVAL & RECOMPACTION: 406 SF; NATURAL SITE SLOPE: N/A; SLOPE: 3:1; AVERAGE BATTER SLOPE IN THE AREA OF GRADING: 15%



VICINITY MAP

GENERAL NOTES

1. ALL WORK SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION, SUPPLEMENTS, AND ERRATA THERETO; WRITTEN AND PROMULGATED BY PUBLIC WORKS STANDARDS, INC., AND ADDITIONS AND AMENDMENTS BY THE CITY OF CARPINTERIA.

2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE SURVEY CONTROL AS SHOWN ON THESE PLANS. IF THE SURVEY CONTROL IS DESTROYED OR DISTURBED DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE FOR RESETTING THEM AND FILE APPROPRIATE DOCUMENTS WITH THE COUNTY OF SANTA BARBARA AT THE DIRECTION OF THE ENGINEER.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INCLUDING BUT NOT LIMITED TO ADJACENT HOME OWNERS.

5. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED BY DUST FROM CONSTRUCTION.

6. THE CONTRACTOR SHALL COMPLY WITH NPDES REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL DURING AND AFTER CONSTRUCTION.

7. STAGING AND STORAGE OF MATERIALS AND EQUIPMENT SHALL BE AT A LOCATION APPROVED BY THE ENGINEER. NO MATERIAL OR EQUIPMENT SHALL BE STORED WITHIN THE CITY RIGHT OF WAY.

8. ALL GRADING SHALL CONFORM TO CARPINTERIA MUNICIPAL CODE CHAPTER 8.36, THESE PLANS, AND AS DIRECTED BY THE ENGINEER.

811 Know what's below. Call before you dig.

APN: 003-440-026
FILE NO:

SHEET INDEX

1	COVER SHEET
2	FINE GRADING PLAN

COELER RESIDENCE

ROBERT WILLIAM COMPANY

CITY OF CARPINTERIA APPROVED BY:

PUBLIC WORKS DIRECTOR / CITY ENGINEER — DATE

CITY OF CARPINTERIA
4949 DORRANCE WAY
GRADING COVER SHEET

PROJECT NO: 10614.000
SHEET: 1 OF 2
PLAN DATE: 11-11-2023

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.962.1677

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR
4949 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELEMENARY SUBMITTAL 08/20/2024

REVISION		
NO	DESCRIPTION	DATE

TITLE SHEET

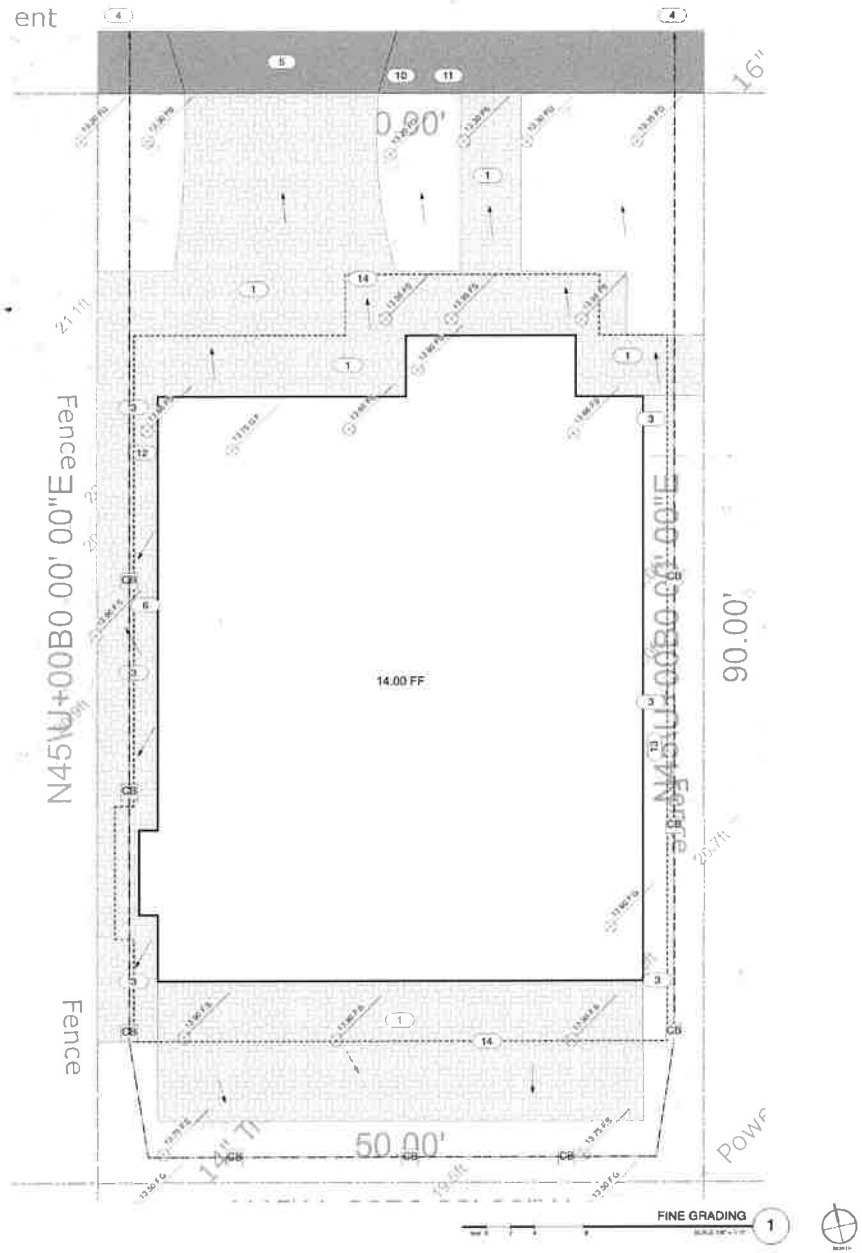
C1.0

GRADING KEY NOTES

1. PERMEABLE PAVER: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE MOCHA, ASHLAR PATTERN. COORDINATE ON SITE IN CRZ OF SYCAMORE TREE.
2. SITE DRAIN: 4" DIA. SCHEDULE 40 PVC DRAINLINE (Ø= 3/4" MIN)
3. DOWN SPOUT: CONNECT ROOF DRAIN TO 4" SITE DRAIN
4. DRAIN OUTLET: INSTALL 4" PVC WYE, 3-3/4" REDUCERS 3-3" DIA. SCHEDULE 80 PVC SIDEWALK DRAIN
5. DRIVEWAY APPROACH: INSTALL 6" PCC DRIVEWAY APPROACH W/ #4 @ 18" O.C. EACH WAY OVER 2" OF REMOVAL AND RECOMPACTION.
6. LANDING: PER LANDSCAPE PLANS
7.
8.
9.
10. (E) WATER METER: 3/4" WATER METER, 1 1/2" MAIN. (NOTE METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT)
11. (E) GAS METER: 1 1/4" MAIN LINE TO BUILDING
12. (P) FIRE SPRINKLER RISER
13. (P) RISER ABP PANEL: WORKING CLEARANCE: PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANELS. CEC SEC. 110.26 (A)(1): PROVIDE 6'-6" HEAD ROOM AT SERVICE PANEL. CEC 110.26 (E) (2).
14. (PRE-DEMOLITION): LIMITS OF REMOVAL AND RE-CONSTRUCTION FOR STRUCTURE: 9 FEET OUTSIDE STRUCTURE AND 3 FEET BELOW ROOFING

LEGEND

- PROPERTY LINE
- SETBACK
- 4" STORM DRAIN
- CB: 3" SQUARE STORM DRAIN CATCH BASIN
- G: GAS LINE
- E: ELEC. LINE
- S: SEWER LINE
- W: WATER LINE
- BF: BACKFLOW PREVENTER
- Minimum 5% slope for a minimum of 10' away from structure (2% if surface is impervious) or to approved drainage system. SBCO Grading Ordinance #4766



CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
[redacted]

COORDINATION SET
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PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELEMENARY SUBMITTAL 08/20/2024

REVISION		
NO	DESCRIPTION	DATE

FINE GRADING PLAN

C2.0

GENERAL NOTES:

1. BEST MANAGEMENT PRACTICES (BMP'S) CONTAINED HEREIN REFLECT MINIMUM REQUIREMENTS FOR ADDITIONAL BMP'S REFER TO CALIFORNIA STORMWATER BMP HANDBOOK.
2. ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN ACCORDANCE WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) DEVELOPED AND IMPLEMENTED IN COMPLIANCE WITH REQUIREMENTS OF THE CURRENT SANTA BARBARA COUNTY WIDE STORMWATER MANAGEMENT PROGRAM NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT BEFORE A GRADING PERMIT IS ISSUED, THE CITY OF CARPINTERIA WILL REQUIRE PROOF OF RECEIPT OF A NOTICE OF INTENT FOR THE CURRENT STATE NPDES GENERAL CONSTRUCTION PERMIT FOR ALL CONSTRUCTION PROJECTS THAT DISTURB ONE ACRE OR MORE OF LAND AND LESS THAN ONE ACRE BUT ARE PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE
3. THE SWPPP SHALL
   A. IDENTIFY POTENTIAL POLLUTANT SOURCES AND INCLUDE THE DESIGN AND PLACEMENT OF BMP'S TO EFFECTIVELY PREVENT THE ENTRY OF POLLUTANTS FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION.
   B. BE KEPT ON SITE AND AMENDED TO REFLECT CHANGING CONDITIONS THROUGHOUT THE COURSE OF CONSTRUCTION.
   C. BE KEPT UP TO DATE. ANY ADDITIONAL UPDATES REQUESTED BY AGENCY REPRESENTATIVE ARE TO BE MADE IMMEDIATELY.
4. NON-STORMWATER DISCHARGES ARE PROHIBITED FROM ENTERING OUR STORM DRAIN SYSTEM AND/OR STREET.
5. DISCHARGES OF PUMPED GROUND WATER REQUIRE A DISCHARGE PERMIT FROM THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (RWQCB)
6. POLLUTANTS SHALL BE REMOVED FROM STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE (MEP) THROUGH DESIGN & IMPLEMENTATION OF THE SWPPP.
7. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCT 1 TO APR 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO ENSURE THE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT. STRAW BALES SHALL BE ANCHORED AT (100) LINEAR FEET. IN CASE OF AN EMERGENCY.
8. PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES, AND STORM DRAIN INLETS.
9. EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS SHALL BE EDUCATED ON ALL BMP'S INCLUDING CONCRETE WASTE, SPILLS, AND WASTE HANDLING.
10. SEDIMENT CONTROL PRACTICES SHALL EFFECTIVELY PREVENT A NET INCREASE OF SEDIMENT LOAD IN STORMWATER DISCHARGE.
11. ANY SLOPE WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO MINIMIZE EROSION BY WIND AND WATER.
12. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REVISED OR MODIFIED AS APPROVED BY THE INSPECTOR IF THEY INTERFERE WITH GRADING OPERATIONS, OR IF THE GRADING OPERATION MAY NECESSITATE THE REVISION OF THE APPROVED PLANS.
13. EXCEPT AS OTHERWISE APPROVED BY THE INSPECTOR, ALL DEVICES SHOWN ON THE PLAN SHALL BE IN PLACE BY THE END OF EACH WORKING DAY OR 24 HOURS WHEN THE 5 DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
14. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
15. ALL LOOSE SOIL AND DEBRIS, WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY, SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE INSPECTOR.
16. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM OR WHENEVER DIRECTED BY THE INSPECTOR.
17. A SUMP SHALL BE PROVIDED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE UNPUMPED OR PUMPED DRY WITHIN 72 HOURS AFTER EACH RAINSTORM (BEFORE REMOVAL OF THE RAINWATER AND THE STORM DRAIN SYSTEM TIE-IN).
18. THE PLACEMENT OF MATERIAL DEBRIS OR MUDS ANYWHERE WITHIN THE SITE IS UNLAWFUL AND THE RESPONSIBILITY OF THE VIOLATOR.
19. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN OCTOBER 1 AND APRIL 15 WITHOUT PRIOR APPROVAL OF THE INSPECTOR.
20. THE UNDERSIGNED OWNER WILL SUPERVISE EROSION CONTROL WORK IN ACCORDANCE WITH THE APPROVED PLANS.

SIGNED _____ DATE _____

811 Know what's below. Call before you dig.

REFERENCE:

1. SANTA BARBARA COUNTY WIDE STORM WATER QUALITY MANAGEMENT PROGRAM (SBCWQP) FOR SITES LESS THAN ONE ACRE DISTURBED, NPDES PERMIT NO. CAS000302 (ORDER 99-0057)
2. CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES – WATER QUALITY ORDER NO. 97-03-DWQ
3. SANTA BARBARA COUNTY STORMWATER MANAGEMENT PROGRAM (SWMP)

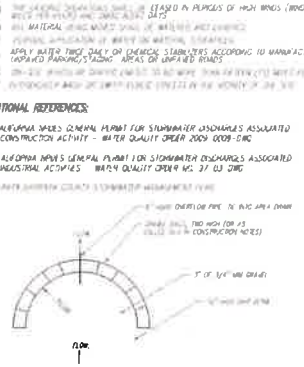
AIR QUALITY:

S7. THE DEVELOPER SHALL CONTROL DUST AND POTENTIAL AIR QUALITY IMPACTS BY THE FOLLOWING MEASURES:

a. IMPLEMENT A REGULAR MAINTENANCE PROGRAM TO REGULATE FUGITIVE DUST
b. DURING SITE GRADING, A REGULAR WATERING PROGRAM SHALL BE IMPLEMENTED TO CONTROL WIND EROSION
c. SEED EXPOSED SURFACES WITH FAST-GROWING, SOIL BINDING PLANT MATERIALS.
d. GRADING SHALL BE SUSPENDED WHEN THE SANTA BARBARA COUNTY WIDE DUST CONTROL INCREASE
e. ALL CONSTRUCTION VEHICLES SHALL NOT EXCEED FIFTEEN (15) MILES PER HOUR (MPH) ON DIRT ROADS.
f. SITE ACCESS ROADS COVERED WITH GRAVEL OR CONTINUOUSLY WATERED
g. THE GRADING OPERATION SHALL BE STAGED IN PERIODS OF HIGH WINDS (WINDS IN EXCESS OF TWENTY [20] MILES PER HOUR) AND SHALL AVOID DUST.
h. ALL MATERIAL BEING MOVED SHALL BE WATERED AND COVERED
i. PERIODIC APPLICATION OF WATER ON MATERIAL STOCKPILES
j. APPLY WATER TWICE DAILY OR CHEMICAL STABILIZERS ACCORDING TO MANUFACTURER'S SPECIFICATIONS TO ALL UNPAVED PARKING/STAGING AREAS OR UNPAVED ROADS
k. ON-SITE VEHICLE SPEED SHALL BE LIMITED TO NO MORE THAN FIFTEEN (15) MILES PER HOUR
l. ENTRANCES AND EXITS SHALL BE CONSTRUCTED IN THE MOST FEASIBLE MANNER TO PREVENT TRACKING ONTO ADJACENT ROADS

ADDITIONAL REFERENCES:

1. CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY – WATER QUALITY ORDER 2009-0009-DWQ
2. CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES – WATER QUALITY ORDER NO. 97-03-DWQ
3. SANTA BARBARA COUNTY STORMWATER MANAGEMENT PLAN



GRAVEL BAG DESILTING BASIN

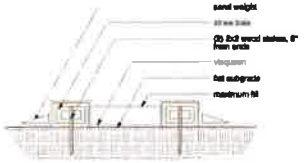
LEGEND:

- FIBER ROLL BARRIER LOCATION – INSTALL PER CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-5 AND DETAIL "2" ON SHEET EC-2
- SILT FENCE LOCATION – INSTALL PER CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-1 AND DETAIL "5" ON SHEET EC-2.
- STABILIZED CONSTRUCTION ENTRANCE – CONSTRUCT PER CALIFORNIA STORMWATER BMP HANDBOOK TC-1 AND DETAIL "1" ON SHEET EC-2
- GRAVEL BAG SEDIMENT TRAP – CONSTRUCT PER CALIFORNIA STORMWATER BMP HANDBOOK SE-2 AND DETAIL 1 HEREON
- CATCH BASIN/INLET PROTECTION – CONSTRUCT PER CALIFORNIA STORMWATER BMP HANDBOOK SE-1 AND DETAIL "4" ON SHEET EC-2

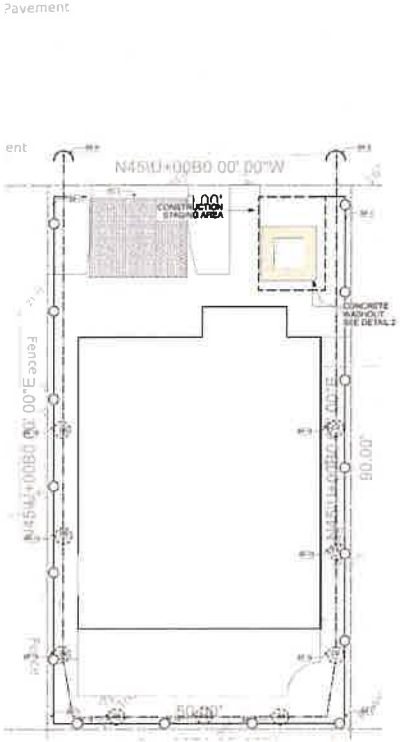
NOTE:

CONTRACTOR SHALL NOT REDUCE INFILTRATION CAPACITY OF SOIL IN PERCOLATION BASIN THROUGH COMPACTION OR BY USING IT AS SEDIMENT TRAP. CARE MUST BE TAKEN TO KEEP SOILS OUT OF BASIN, CDS, OTHER POST CONSTRUCTION TREATMENT DEVICES DURING CONSTRUCTION TO PREVENT CLOGGING.

2. THE ENTIRE SITE IS CONSIDERED A SINGLE DRAINAGE AREA



CONCRETE WASHOUT 2



EROSION CONTROL PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
[redacted]
805.892.1977

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013
-

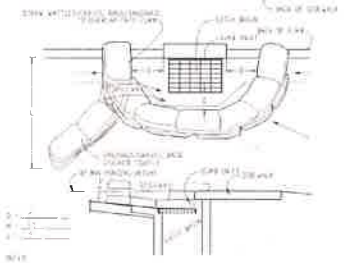
ARB PRELEMENARY SUBMITTAL 08/20/2024

REVISION	
NO	DESCRIPTION / DATE

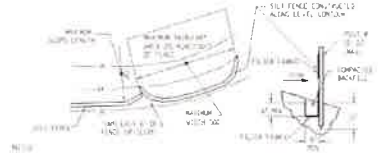
EROSION CONTROL

C3.0

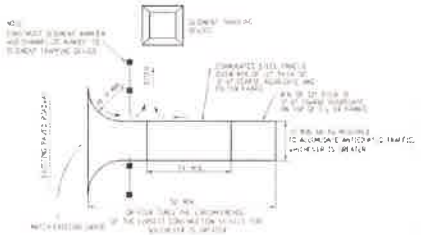
A CATCH BASIN/INLET PROTECTION



B SILT FENCE



C STABILIZED CONSTRUCTION ENTRANCE

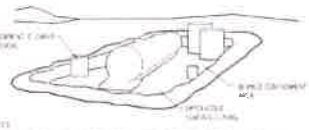


STREET MAINTENANCE

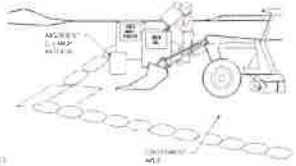
D MATERIAL STORAGE AND DELIVERY

E CONCRETE WASTE MANAGEMENT

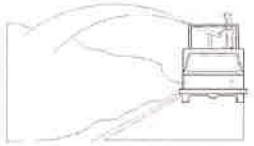
F VEHICLE/EQUIPMENT FUELING



G EQUIPMENT REPAIR/MAINTENANCE



H EROSION CONTROL



J

Know what's below. Call before you dig. 811

ROBERT WILLIAM COMPANY

CITY OF CARPINTERIA
APPROVED BY

PUBLIC WORKS DIRECTOR / CITY ENGINEER DATE

CITY OF CARPINTERIA
4934 DORRANCE WAY
EROSION CONTROL DETAILS

PROJECT NO. 10612.000
SHEET EC 2 OF 2
PLAN DATE 11.17.2023

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
[redacted]
805.882.1677

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR
4949 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELEMENARY SUBMITTAL 08/20/2024

REVISION	
NO	DESCRIPTION / DATE

EROSION CONTROL DETAILS
C4.0

EROSION CONTROL AND BMP NOTES

Owner

PETER COOLER
#934 DORRANCE #4F
CARPINTERIA, CA 93013

It shall be the Contractor's responsibility to maintain control of the entire construction operations and to keep the entire site in compliance with the final Erosion Control Plan.

Detailed Erosion Control Plan prepared

Dylan Chappell
Dylan Chappell Architects
388 PINECREST AVE, P.O. BOX 8281
MAMMOTH LAKES, CA 93546
805.208.4780

• This Plan is intended for use for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.

• The Contractor shall be responsible for monitoring erosion and sediment control measures prior, during, and after rain in events. Monitoring includes maintaining a file documenting on-site inspections, problems encountered, corrective actions, and notes and a monitor map of remedial implementation measures.

• Reasonable care shall be taken when hauling dirt, earth, sand, gravel, stone, debris of any hazardous substance over any public street, alley, or other public place. Should any loose soil or mud, dust and other loose public or adjacent private property, immediate clean up shall occur.

• Construction entrances shall be inspected prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction
and driveway

• Nursery facilities shall be maintained in order as appropriate.

• During the rainy season, all paved areas shall be kept clear of earth material and debris. All roads impassible over 2.0 CY shall be covered by a tarp and ringed with straw bales or silt fencing. The site shall be maintained so as to minimize sediment-laden runoff to any storm drainage system including existing drainage swales and water courses.

• Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. Soils and liquid bans concerning pollution abatement shall be complied with.

• The facilities shown on this plan are designed to control erosion and sediment during the rainy season, November 1 to April 15. Facilities are to be operable prior to October
1 of any year

• Grading operations during the rainy season which leave disturbed slopes shall be protected with erosion control measures immediately following grading on the slopes
This will include use of straw mulch, blotter, and erosion control blankets

• This plan covers only the first winter following grading with structural site conditions as shown on the Detailed Erosion Control Plan. Prior to September 15, the completion
of site improvement shall be evaluated and revisions made to this Plan as necessary with the approval of the City. Plans are to be resubmitted for approval prior to August 15 of each subsequent year until site improvements are accepted by the County

Construction Entrance:
The existing asphaltic concrete shared driveway, acting as the construction entrance onto public way, shall be kept clean and free of mud and dirt that is tracked onto it.
A gravel construction entrance shall be installed where vehicle traffic is anticipated off of unpaved areas. The responsibility for this design to meet site conditions, and
maintenance of the construction entrance remains with the construction contractor. The owner/owner's agent shall remain responsible for the clean up of any mud or dirt that is
tracked onto public access or paved areas, even with the installation of gravel construction entrances

Hand Batch Protection:
A filter system shall be used on catch basins (area inlets) in public and private streets or parking lots downstream of this project. See detail ON SITE PLAN

Sediment Filters/Barriers (Silt Fences and Straw Wattles):
Sediment filters such as silt fences or straw wattles shall be installed along the down slope edge of the disturbed area, prior to the commencement of grading. The sediment filter structures shall be located so that all runoff from the construction site is filtered prior to crossing a property line, or entering the City storm drain system. Sediment filter structures are to be inspected regularly by County inspection staff during inspections scheduled by the Contractor. Sediments shall be removed when the depth of sediment is no more than one half the height of the structure. Straw wattles should not remain in place more than 12 months after installation unless it can be determining significant deterioration has not occurred. Sediment filters shall be inspected and repaired prior to and after every storm event. Sediment filters shall be installed level along contours, and shall have adjoins into the slope for the first 6". Silt fences and slope wattles shall be installed per detail in locations identified on the Erosion Control Plan.

Plastic Sheeting/Tarps:
Plastic sheeting (shall ganar ally not be used as an erosion control measure over large areas. Plastic sheeting may be used to protect small, highly erodible areas or to protect temporary stockpiles of materials. If plastic sheeting is used, the path of concentrated flow from the people must be protected.

Existing Vegetation and Revegetation:
As far as is practicable, existing vegetation shall be preserved and left in place in accordance with the clearing limits shown on the approved Building, Grading, Landscape and Erosion Control Plans. Work areas shall be carefully located and marked to reduce potential damage. Where existing vegetation has been removed, or the original land contour disturbed, the area shall be revegetated and the vegetation established, as soon as practicable, but no later than October 15. If vegetation is not established by said date, see the Weather Measures below

Slope Protection:
Slopes greater than 4V:1H shall be protected using straw and mulch. The installation of erosion control methods should be complete as far as all disturbed slopes steeper than 2.5H:1V and greater than 30 feet in slope length. Installation of fiber rolls spaced on contour shall be considered for all slopes steeper than 4H:1V with slope lengths greater than 20 feet. Straw wattles or silt fencing should be installed at the toe of all slopes steeper than 4H:1V. Fiber rolls shall be installed per the detail

Soil Stabilizer Measures:
If a protective ground cover is not established by October 15, upon areas which are protected through the season with straw mulch and fiber rolls. Straw mulch shall be applied at a rate of 3,000 lb./ac. or erosion fiber if hydroseeded 2,000 lb./ac. Fiber rolls shall be installed per the detail

General Site Practices:
Stockpiles of earth, sand and other construction related materials must be protected from being transported from the site by the forces of wind or water. This includes sand or stucco, drywall demolition debris, drywall mud packaging, etc.

Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage system.

Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the site.

Excess or waste concrete may not be washed into the public way or any other drainage system. Provision must be made to retain concrete wastes on site until they can be disposed of as a solid waste. See Erosion Control Plan for designated Concrete Washout Area. The concrete washout area shall consist of a plastic-lined dumpster, or plastic lined earthen, or straw wattle containment area.

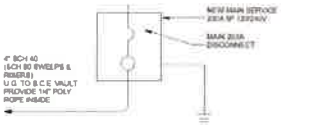
Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

Storing, Construction Fencing, and other Site Safety:
The responsibility for design to meet site conditions and maintenance of the construction site safety remains with the construction contractor. Any applicable engineering and permitting of shoring or other safety devices is the responsibility of the contractor. Construction fencing shown on the plan is for tree and vegetation protection only.

Protection Measure Removal:
The erosion prevention and sediment control measures shall remain in place and be maintained in good condition until all disturbed soil areas are permanently stabilized by installation and establishment of landscaping, grass, mulching, or are otherwise covered and protected from erosion.

NEW 200 AMP PANEL

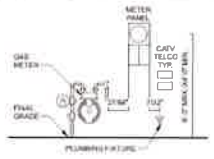
NEW LOCATION OF 200 AMP ELECTRIC SERVICE PANEL
PROVIDE BONDING & UFFER GROUND 8 C.E.C. MSR # XXXXXXX



GROUNDING SHALL BE REQUIRED AND THE ELECTRICAL SERVICE GROUNDING ELECTRODE SHALL BE:

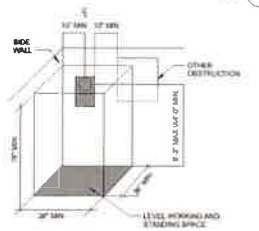
1. OF THE CONCRETE ENCASED TYPE
2. LOCATED IN THE BOTTOM THREE (3) INCHES OF THE FOOTING
3. NOT LESS THAN TWENTY (20) FEET IN LENGTH
4. BARE COPPER CONDUCTOR, SIZED IN ACCORDANCE WITH THIS CODE, TABLE 250.66, BUT NOT SMALLER THAN NO. 4 A.W.G.
5. PANEL LOCATION NEEDS TO BE COORDINATED WITH EDISON CO

METER ASSEMBLY SEPARATION 6



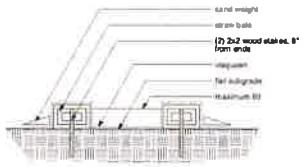
1. SIZE AND DIMENSIONS OF PANELS WILL VARY. DRAWINGS ARE NOT TO SCALE.
2. THIS DRAWING PERTAINS TO BOTH OVERHEAD AND UNDERGROUND ELECTRIC SERVICE APPLICATIONS.
3. MAINTAIN A 3-FOOT CLEAR, LEVEL, AND UNOBSTRUCTED WORKSPACE IN FRONT OF ELECTRIC SERVICE EQUIPMENT.
4. PLUMBING FIXTURES THAT EXTEND MORE THAN 6 INCHES OUT FROM WALL SURFACE MUST BE LOCATED 18 INCHES MINIMUM FROM THE OUTSIDE EDGE OF THE METER PANEL.
5. FOR NEW CONSTRUCTION ONLY. DOES NOT APPLY FOR UPGRADES.

ELECTRICAL SERVICE PANEL 5



1. THE HORIZONTAL CLEARANCE FROM THE CENTERLINE OF THE METER TO THE NEAREST SIDE WALL OR OTHER OBSTRUCTION SHALL BE 10 INCHES MINIMUM. A HORIZONTAL CLEARANCE FROM THE EDGE OF THE METER PANEL TO THE EDGE OF A WINDOW OR DOORWAY (INCLUDING BUILT-IN GLASS DOORS) SHALL BE 10 INCHES MINIMUM. A GAS METER OR PLUMBING FIXTURE THAT DOES NOT PROTRUDE MORE THAN 6 INCHES OUT FROM THE WALL OR EXTEND LESS THAN 18 INCHES HORIZONTALLY FROM THE OUTSIDE EDGE OF THE METER PANEL, SHALL NOT BE CONSIDERED AN OBSTRUCTION.
2. A LEVEL WORKING AND STANDING SURFACE, CLEAR AND UNOBSTRUCTED, ENTIRELY ON THE PROPERTY OF THE CUSTOMER, SHALL BE PROVIDED. THE MINIMUM WIDTH OF THE WORKSPACE SHALL BE 36 INCHES OVERALL, BUT NEED NOT BE CENTERED BENEATH THE METER. THE MINIMUM DEPTH OF THE WORKSPACE SHALL BE 36 INCHES. WHERE METERS ARE ENCLOSED IN A CLOSET OR RECESSED IN AN ENCLOSURE, THE DEPTH OF THE WORKSPACE IS MEASURED FROM THE OUTER FACE OF THE CLOSET OR RECESS. THE MINIMUM HEIGHT OF THE WORKSPACE SHALL BE 78 INCHES.

ELECTRICAL METER INSTALL 4



CONCRETE WASHOUT 3

SCALE 1/4" = 1'-0"

14'-9" 20'-1" 19'-11" 20'-2" 6'-7"

SETBACK EXHIBIT 1

SCALE 1/8" = 1'-0"

KEY NOTES

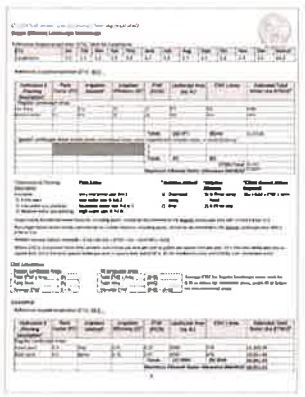
1. PERMEABLE PAVER: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE/MOCHA ASHLAR PATTERN
2. 36" HEIGHT PICKET FENCE.
3. (E) ROLLED CURB AND GUTTER.
4. 6' TALL WOODEN FENCE ON PROPERTY LINE: NATURAL FINISH
5. DG: DECOMPOSED GRANITE SURFACE
6.
7. (P) CONCRETE DRIVEWAY
8. DG: STABILIZED DG SURFACE
9. EXISTING GAS METER: END GAS METER TO BE REMOVED
10. (E) WATER METER: 3/4" WATER METER, 1 1/2" MAIN. WATER METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT. (PROTECT IN PLACE)
11. (E) GAS METER: 1 1/4" MAIN LINE TO BUILDING (PROTECT IN PLACE)
12. (P) FIRE SPRINKLER RISER
13. (P) 200A MSP PANEL. WORKING CLEARANCE: PROVIDE 30" WIDE x 36" DEEP WORKING CLEARANCE AT PANELS. CEC SEC. 110.26 (A)(1). PROVIDE 6'-6" HEAD HEIGHT AT SERVICE PANEL. C.E.C. 110.26 (C) (3) (B)
14. (P) A/C COMPRESSOR WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 50 FT. FROM AIR CONDITIONER PER CMC 603.3.1

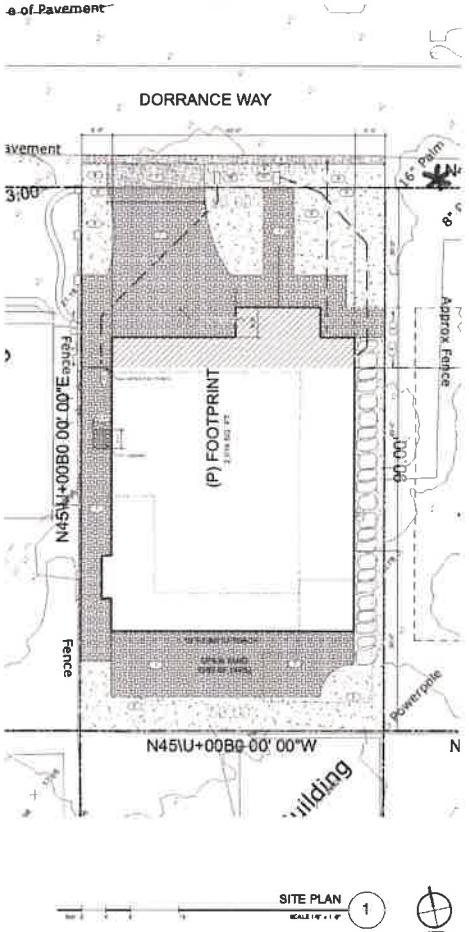
LEGEND

- PROPERTY LINE
- SETBACK
- (N) ACCESSIBLE ROUTE
- G — GAS LINE
- E — ELEC. LINE
- S — SEWER LINE
- W — WATER LINE
- BF — BACKFLOW PREVENTER

Minimum 5% slope for a minimum of 10' away from structure (2% if surface is impervious) or to approved drainage system SBCO Grading Ordinance 4478

MWELO WORKSHEET





SITE PLAN 1

SCALE 1/8" = 1'-0"

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
[redacted]
805.852.1077

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELEMENARY SUBMITTAL 08/20/2024

REVISION		
NO	DESCRIPTION	DATE

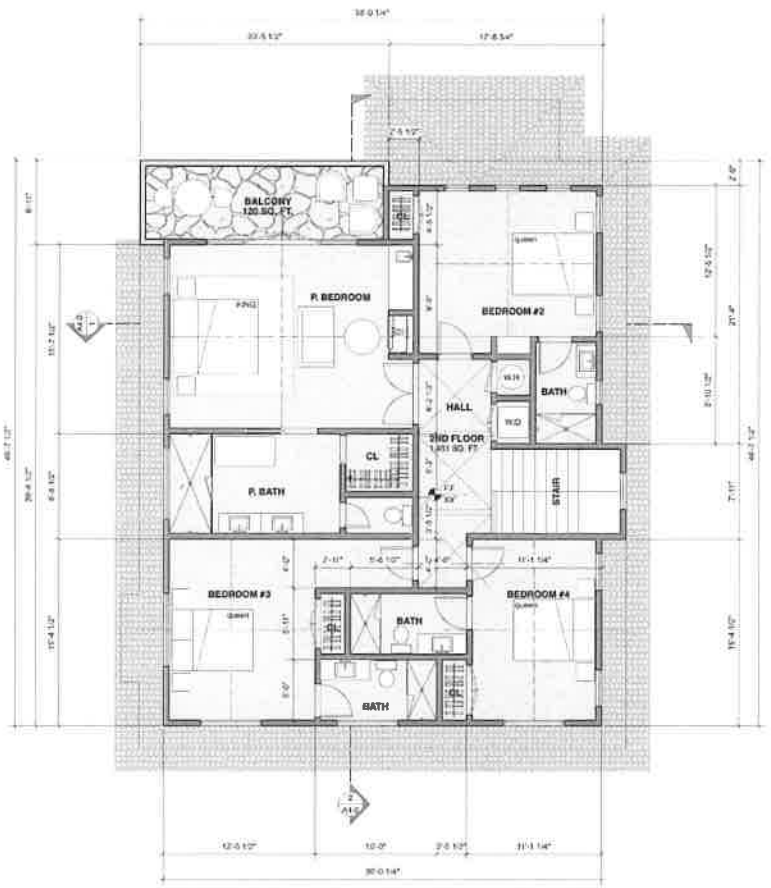
SITE PLAN

A1.0

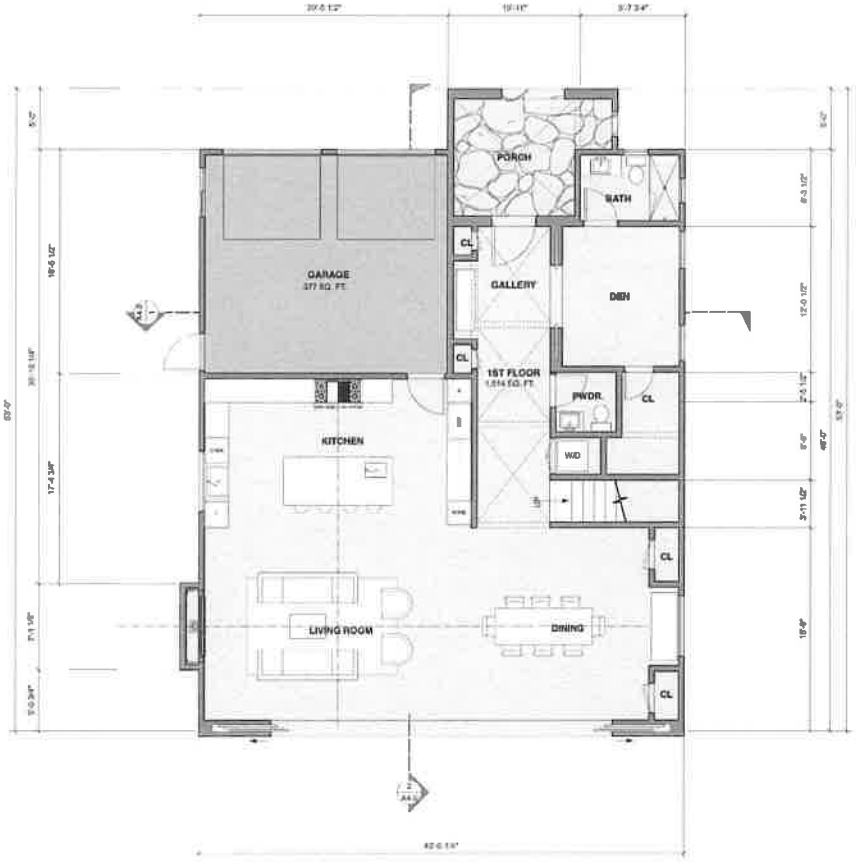
CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.852.1877

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PLN2023-2233



2ND FLOOR PLAN 2



1ST FLOOR PLAN 1

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013

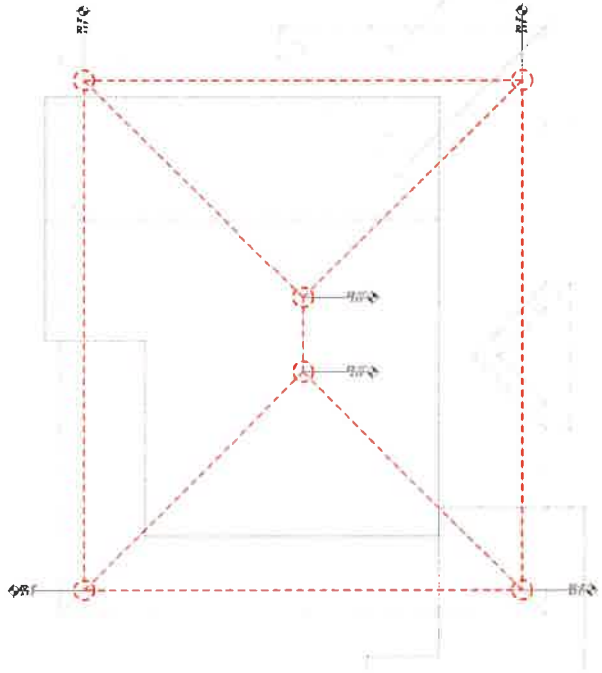
ARB PRELEMENARY SUBMITTAL 08/20/2024

△ REVISION

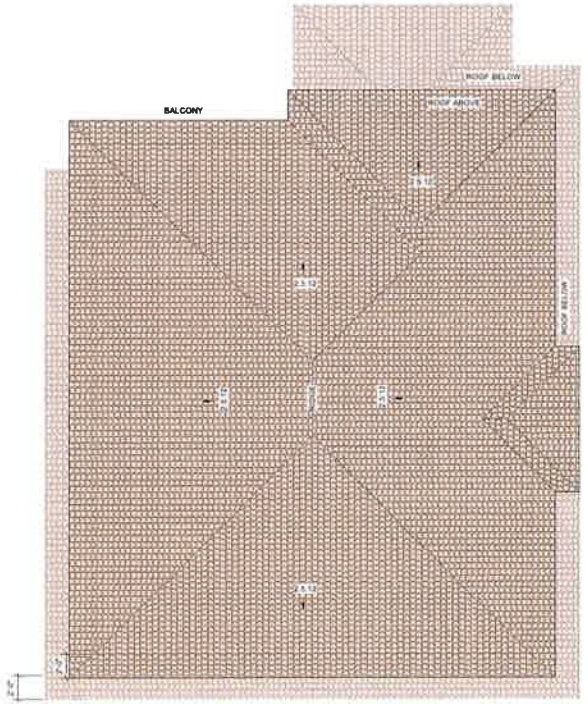
NO	DESCRIPTION	DATE

PLANS

A2.0



STORY POLE PLAN 2



ROOF PLAN 1

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.852.1477

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013
-

ARB PRELEMENARY SUBMITTAL 08/20/2024

REVISION

NO	DESCRIPTION	DATE

ROOF PLAN

A2.1

KEY NOTES

SOUTH ELEVATION 4

EAST ELEVATION 2

NORTH ELEVATION (STREET) 3

WEST ELEVATION 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.552.1677

COORDINATION SET
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CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013
-

ARB PRELEMENARY SUBMITTAL 08/20/2024

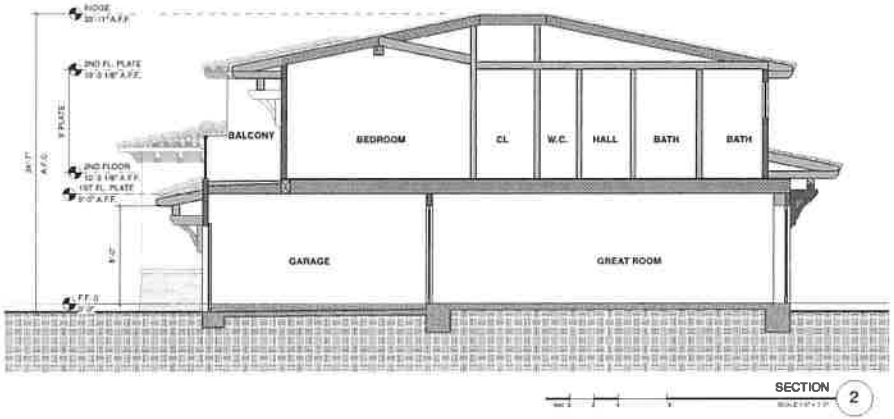
REVISION		
NO	DESCRIPTION	DATE

ELEVATIONS

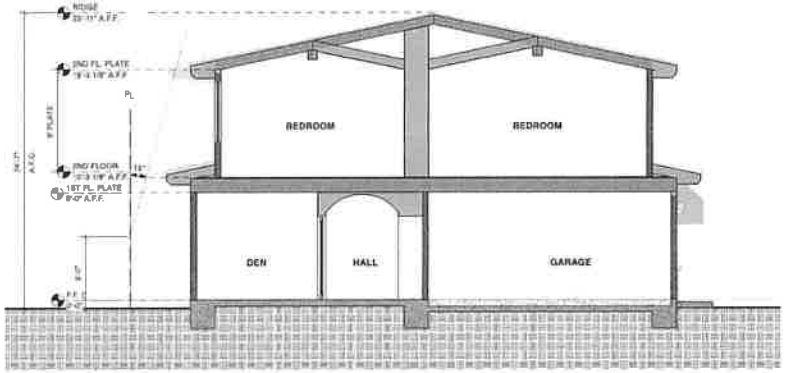
A3.0

SECTION KEY NOTES

1. ROOF SPRAY FOAM INSULATION R-30 HOUSE
2. WALLS BATT INSULATION R-21
3. FLOOR BATT INSULATION R-19 SLAB ON GRADE
4. SLOPE SLOPE TO DRIVEWAY MIN. 1.5%



SECTION 2



SECTION 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.852.1677

COORDINATION SET
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CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013
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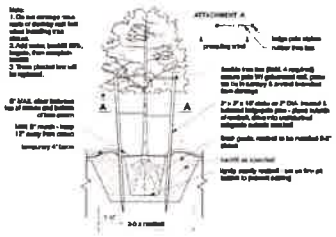
ARB PRELEMENARY SUBMITTAL 08/20/2024

REVISION

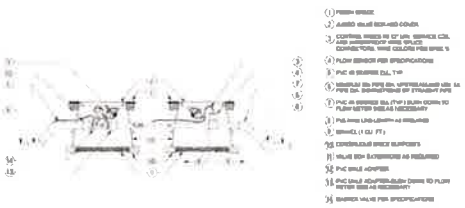
NO	DESCRIPTION	DATE

SECTIONS

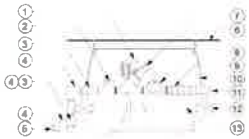
A4.0



TREE PLANTING 5

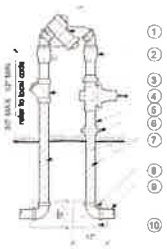


MASTER VALVE 4



1. 30" LENGTH OF WIRE, COILED, WATERPROOF CONNECTION
2. BALL VALVE
3. PVC SCH 80 NIPPLE, LENGTH AS REQUIRED
4. PVC SCH 40 ELL, OR TEE
5. PVC MAINLINE PIPE
6. FINISH GRADE TOP OF MULCH
7. WYE FILTER
8. CONTROL ZONE VALVE
9. PRESSURE REGULATOR
10. VALVE BOX WITH COVER
11. LATERAL PIPE
12. BRICK, 4 TOTAL
13. 3" MIN DEPTH OF 3/4 GRAVEL

DRIP VALVE 3



1. REDUCED PRESSURE TYPE BACKFLOW PREVENTER
2. SHUT-OFF BALL VALVE
3. BRASS WYE STRAINER
4. BRASS PRESSURE REGULATOR (IF SOURCE PRESSURE IS OVER 150 PSI)
5. BRASS THREADED NIPPLE
6. BRASS UNION
7. 5 MIL. PIPE WRAP
8. BRASS ELBOW TYP.
9. PVC MAINLINE CONNECT TO BRASS ELBOWS WITH PVC MALE ADAPTERS (NOT SHOWN)
10. 1 CF CONCRETE SUPPORT, POUR IN PLACE AROUND BRASS PIPE

BACKFLOW PREVENTER 2

PLANTING LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOLS	NOTES
TREES					
OLEA EUROPAEA WILSONII	FRUITLESS OLIVE	5	24" BOX	VERY LOW	
CITRUS CHAPP LEMON MEYER IMPROVED	Dwarf Improved Meyer Lemon	1	24" BOX	MED	
CITRUS X LATIFOLIA	BEARED LIME	1	24" BOX	MED	
Avocado 'Hass'	Hass Avocado	1	15 GAL	MED	
SHRUBS					
FICUS 'GREEN GEM'	INDIAN LAUREL	29	15 GAL	MED	
ORIGRA OCCIDENTALIS -SEPHLER STALKED	LAVENDER STAR	35	15 GAL	MED	
BUXUS MICROPHYLLA JAPONICA "GREEN BEAUTY"	BOXWOOD	73	5 GAL	MED	
LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	HIDCOTE BLUE ENGLISH LAVENDER	57	1 GAL	LOW	
ROSMARINUS OFFICINALIS	ROSEMARY	18	5 GAL	LOW	
AGAVE ATTENUATA	FOX TAIL AGAVE	16	15 GAL	LOW	
DYSCINDA MARGARETAE	SEDEP CARPET	30	4"	LOW	8 FLAGSTONE JOINTS

PLANTING LEGEND

MATERIAL LEGEND

DECOMPOSED GRANITE

FLAGSTONE CHEROKEE CREEK

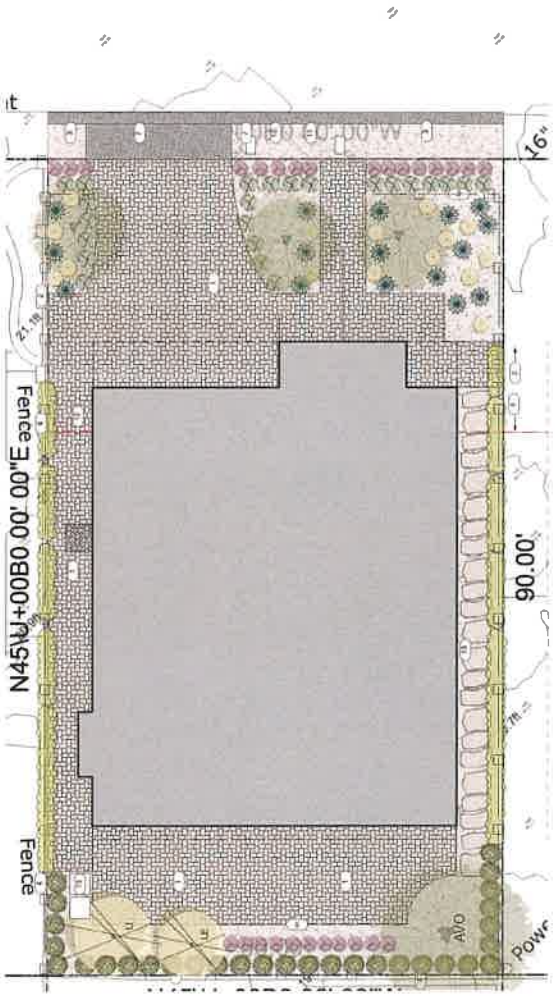
PERMEABLE PAVER ANGELUS PERMEABLE COURTYARD PAVERS SANDSTONE MOCHA ASHLAR PATTERN

IRRIGATION LEGEND

ID	MODEL	LENGTH	MANUFACTURER	PSI	NOTES
	1/2" Polyethylene Dripline	500 LINEAR FEET	DURA-POL	30	

KEY NOTES

1. PERMEABLE PAVER: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA, ASHLAR PATTERN
2. 36" HEIGHT POCKET FENCE:
3. (E) R.O.W.: ROLLED CURB TO REMAIN
4. 6' TALL WOODEN FENCE ON PROPERTY LINE: NATURAL FINISH
5. ENG. DECOMPOSED GRANITE SURFACE
6.
7. (P) CONCRETE DRIVEWAY APRON:
8.
9.
10. (E) WATER METER: 3/4" WATER METER, 1 1/2" MAIN WATER METER SIZE IS TO BE APPROVED BY THE CITY PIPE DEPARTMENT. (PROTECT IN PLACE)
11. (E) GAS METER: 1 1/2" MAIN LINE TO BUILDING
12. (P) FIRE SPRINKLER RISER
13. (P) MEG AND PANEL METERING (3 FARMACY PREVIOUS 30" WIDE X 30" DEEP WORKING CLEARANCES AT PANELS. CSC SEC. 110.26 (A)(1). PROVIDE 6'-0" HEAD ROOM AT SERVICE PANEL. CSC 110.26 (E) & (3).
14. (P) A/C DISCONNECTOR: WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 50 FT FROM AIR CONDITIONER PER CMC 306.3.7



LANDSCAPE PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELEMENARY SUBMITTAL 08/20/2024

REVISION

NO	DESCRIPTION	DATE

LANDSCAPE PLAN

L1.0

Attachment B

Preliminary Colors & Materials Board

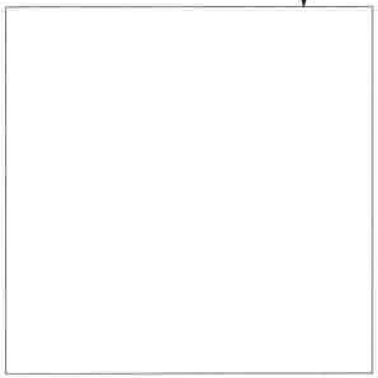
Coeler New Residence #3- 4949 Dorrance Way

Project #23-2233-DP/CDP/ARB

Preliminary ARB Review

May 1, 2025

EXT. STUCCO



MANUFACTURER:
LA HABRA

COLOR:
50 CRYSTAL WHITE

TILE ROOF

MANUFACTURER:
BORAL

COLOR:
2-PIECE BOOSTED BARCELONA CAPS ON ALL EDGES AND FOR FIRST THREE ROWS ON ALL EAVES, WITH BOOSTED CAPS MIXED IN FOR 15% OF FIELD,CASA GRANDE BLEND

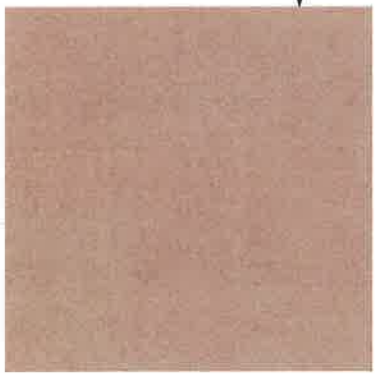
DARKSKY LIGHT FIXTURE

MANUFACTURER:
MAXIM

MODEL:
WHISPER DARK SKY

LED:
1-8 WATT INTEGRATED

EXT. WOOD STAIN



MANUFACTURER:
CABOT

COLOR:
CHESTNUT BROWN

PATH LIGHT

MANUFACTURER:
HAMPTON BAY

COLOR:
DARK BRONZE

2.3 WATT LED PATH LIGHT

SANTA BARBAR SANDSTONE

MANUFACTURER:
NATURAL STONE

5 POINT DESIGN

WINDOWS & DOORS

MANUFACTURER:
ANDERSON A-SERIES

COLOR:
BLACK

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD
LOOMIS CA, 95650
805.852.1677

PROJECT: **4949 DORRANCE RESIDENCE**

LOCATION: 4949 DORRANCE, CARPINTERIA, CA 93013

OWNER: PB LIVING TRUST

MATERIAL BOARD

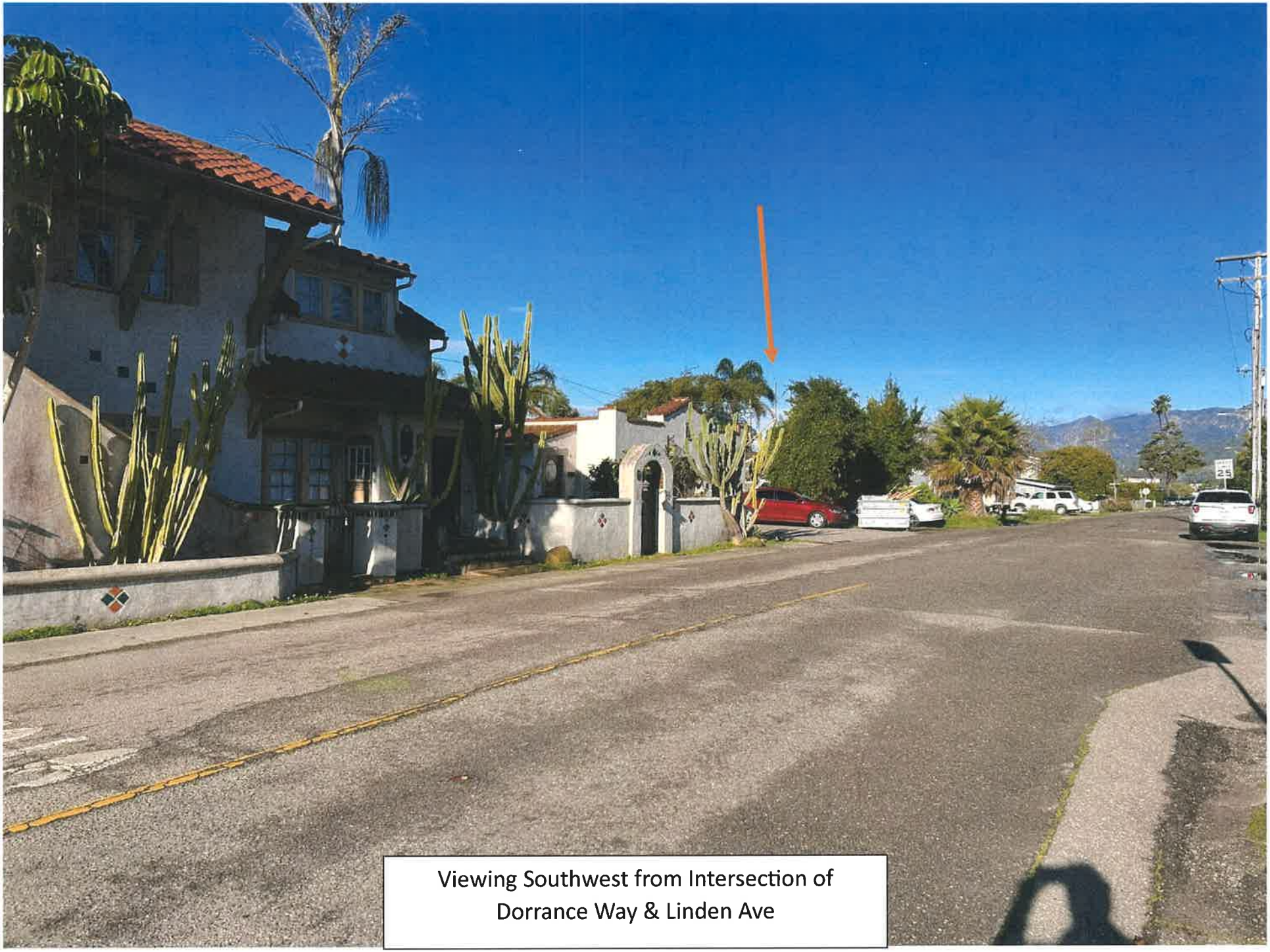
02/26/2025

Attachment C
Story Pole Photographs

Coeler New Residence #3- 4949 Dorrance Way
Project #23-2233-DP/CDP/ARB
Preliminary ARB Review
May 1, 2025

Viewing South from Dorrance Way

Viewing Southeast from Dorrance Way



Viewing Southwest from Intersection of
Dorrance Way & Linden Ave

Viewing East from Intersection of Dorrance Way & Elm Street

Viewing Southeast from Dorrance Way

Viewing North from 3rd Street at Rear of Site

Attachment D

ARB Meeting Minutes from December 15, 2022
and February 15, 2024

Coeler New Residence #3- 4949 Dorrance Way
Project #23-2233-DP/CDP/ARB
Preliminary ARB Review
May 1, 2025

- Address Boardmember recommended changes to the landscape plan (i.e., Sycamore and Bay);
- Resolve property line fence issues with neighbor in a mutually agreeable manner and show the solution on the building plans;
- Revised plans to be reviewed and approved by Boardmember Reginato prior to building permit issuance.

VOTE: 4-0

2) Project: Coeler New Duplex Concept, Project 22-2177-CON
Address: 333 Linden Avenue
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 22-2177-CON for conceptual review of a proposal for a new 2,307 square foot two-story duplex with a maximum height of 24 feet and two attached one-car garages totaling 352 square feet, for a total size of 2,659 square feet. The site is 5,287 square feet in size and is zoned Planned Residential Development (PRD-20) shown as APN 003-440-028, addressed as 333 Linden Avenue.

Staff presented the conceptual plans for the three contemplated duplexes together (333 Linden Ave; 4949 Dorrance Way; and 4934 Dorrance Way), describing the particular details of each and some of the issue areas that staff wished for the Board and applicant to consider. These included various Zoning Code Modification requests needed for the concept designs as shown (driveway width; driveway exiting; front setback encroachments); architectural style, variety and neighborhood compatibility; and flood hazards / sea level rise considerations.

Architect Dylan Chappell described the three duplexes. He noted the chosen architectural style was intended to complement the main residence on the corner of Linden Avenue and Dorrance Way, but that the architectural styles could be changed or made more varied. He explained that the building layouts and floor plans was intended to make the buildings read like single family dwellings rather than duplexes in terms of entry placement and garage design. The buildings were placed forward on the lot to provide large usable rear yard spaces for the tenants and upper floor decks were oriented towards the street to avoid privacy impacts. He clarified that the driveways could be narrowed to meet City standards.

George Manuras, representing the owners, reiterated many of Dylan's comments. He noted the emphasis on provide usable rear yards was to give residents a respite from the busy streets of the Beach Neighborhood.

Public Comment:
Leah Dabney explained further the design rationale for the new duplexes and the desire to relate to, and complement, the main residence on the corner of Linden Ave and Dorrance Way. She explained when the property was for sale, the community was very fond of the existing residence and its style.

Boardmember Discussion:
Boardmember Johnson asked if the site plans for the two lots on Dorrance Way can be organized in such a way to only impact the minimum number of existing on-street parking spaces. He also asked whether the proposed duplexes on Dorrance Way could be pushed back farther into the lot to meet

required setbacks. He asked if there were many other examples of Spanish style architecture in the neighborhood, noting he thought of it as mostly a "cottage" or "bungalow" neighborhood. Introduce more variety into architecture; maybe trend more towards a bungalow style or soften the Spanish style architecture to something more Monterey in style. He commented that 10' plates on the front elevation are not very friendly to neighborhood. He recommended restudying to bring the massing down as viewed from street through lowering the scale (lower 2nd floor plate heights) of the building, stepping in the second floor massing, similar measures. He also recommended moving the buildings back to the front setback line and narrowing the driveway widths. Toning down colors/shades to better fit the neighborhood was also suggested.

Boardmember O'Connor inquired about the historic lotting patterns of the area and whether there was development potential of additional surrounding lots. He described the architecture as "muscular" and said it was very Santa Barbara in style. He related to the layout and organization of the surrounding properties and how that should influence the design of these duplexes. He thought the similar style and detailing of the duplexes was too uniform amongst the three, giving the impression of a gated or planned community. He agreed that backing out of the driveways raises safety concerns but seems somewhat inevitable.

Boardmember Reginato asked if the projects would require a full redesign if the structures were required to be elevated due to flood zone or sea level rise considerations. He described the architecture as beautiful but not the right fit for the neighborhood. At minimum, he thought the architecture could be toned down and some more colors/shades introduced. He noted his disagreement with the need for multiple zoning modifications and felt the projects could be revised to not need as many or perhaps any modifications.

Boardmember Blakemore overall noted she was in agreement with the others. She reiterated the need for more variety in style/appearance amongst the buildings. She also recommended building massing be reduced and setbacks increased.

The Boardmembers clarified that while they generally preferred the buildings to be set back farther into the lot and the driveways made narrower, they were not opposed to the garages facing the street.

ACTION: Public comment received and conceptual feedback provided.

VOTE: N/A

3) Project: Coeler New Duplex Concept, Project 22-2178-CON
Address: 4949 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 22-2178-CON for conceptual review of a proposal for a new 1,970 square foot two-story duplex with a maximum height of 26.17 feet and two attached one-car garages totaling 341 square feet, for a total size of 2,311 square feet. The property is a 4,500 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-026, addressed as 4949 Dorrance Way.

NOTE: This item was presented and discussed in conjunction with item no. 2, above. See Action Minutes for item no. 2.

4) Project: Coeler New Duplex Concept, Project 22-2179-CON
Address: 4934 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 22-2179-CON for conceptual review of a proposal for a new 2,221 square foot two-story duplex with a maximum height of 26.17 feet and two attached garages totaling 527 square feet, for a total size of 2,748 square feet. The property is a 5,582 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-010, addressed as 4934 Dorrance Way.

NOTE: This item was presented and discussed in conjunction with item no. 2, above. See Action Minutes for item no. 2.

OTHER BUSINESS:

CONSENT CALENDAR:

5. Action Minutes of the Architectural Review Board Meeting of October 27, 2022

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

VOTE: 4-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

- 1215 Vallecito Road shed: As a follow-up to an inquiry from Boardmember Blakemore at the last meeting, staff explained that contact had been made with the property owner about the highly visible shed in the rear yard and that the owner was working with CDD staff to determine what could be permitted.
- St Joseph's Church Fencing Project: Following up on an inquiry from the Board, staff explained that the landscaping would begin to be installed in early 2023 following the holiday season.
- 4772 Third Street Condominiums Paint Colors & Driveway Replacements: Staff shared the proposed new paint color scheme for the condominiums and replacing the turfblock driveways with standard concrete. The Board did not object to the change to the driveway materials. With respect to paint colors, they suggested the gray body color go a little darker to provide more contrast from the trim color. They also suggested the trim color should correlate to the window colors (or paint the windows to match the trim, if feasible).

Chair Stein commented that there is room on the lot to move the duplex back, and asked the applicant to find a way to move the structure back 5 feet to help with the concerns of the neighbors. Chair Stein concluded his comments by noting that he appreciated the relatively low height, and that the overall design is acceptable.

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

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

3) Project: Coeler New Duplex Concept, Project 23-2233-DP/CDP/ARB
Address: 4949 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Brian Banks

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2233-DP/CDP/ARB for preliminary review of a proposal for a new 1,970 square foot two-story duplex with a maximum height of 23.67 feet and two attached one-car garages totaling 341 square feet, for a total size of 2,311 square feet. The property is a 4,500 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-026, addressed as 4949 Dorrance Way.

Ex Parte Communications Disclosure: Chair Stein disclosed that his family used to own the property but he has no current financial interest in the property.

Staff Comments: Brian Banks provided a presentation and described the overall scope of work. Mr. Banks again reminded the ARB members that they had reviewed this project, along with a project across the street at 4934 Dorrance Way and at 333 Linden Avenue, at a conceptual level on December 15, 2022. Mr. Banks noted that unlike the project at 4934 Dorrance Way that was changed to a Craftsman style, this project has remained as a Spanish/Mediterranean style. Mr. Banks also reminded the ARB members that the subject site is located in the Beach Neighborhood that is vulnerable to future Sea Level Rise, although not within Zone 1 or Zone 2. Mr. Banks described the changes to the project in response to the ARB's conceptual review comments, especially related to lowering the entry tower, lowering of the second-floor plate height, and minimizing the visual presence of the garage doors. He noted that while the driveway has been reduced in width to no longer require a modification, the applicant is still seeking a modification to allow backing-out onto Dorrance Way and for encroachment of a portion of the residence and the entirety of the entry into the required front setback. He went on to describe the story pole installation and provided photographs of the installed poles from various viewing locations in the presentation. Mr. Banks also noted the updates to eliminate the balcony wall in favor of a more transparent railing design to reduce the apparent massing; noted the use of high windows on the east and south elevation to reduce potential privacy impacts, and noted the revisions to the street-facing garage design and side elevations to offset the second story massing. Finally, Mr. Banks presented the hardscape and landscape plan and noted the inclusion of a decomposed granite strip on the street shoulder to address pedestrian safety and line of site, and to provide additional room for street parking. Mr. Banks concluded his presentation and asked the ARB for their comments related to the architectural review standards in following issue areas:

- Proposed Spanish/Mediterranean architectural style and overall design;
- Requested front setback and backout modifications as related to neighborhood compatibility;
- The architectural details and color scheme;
- The street frontage design;
- Compatibility with the beach neighborhood and "small beach town" character;
- Project exterior lighting; and
- Project landscape and hardscape design.

Applicant Comments: The project architect, Dylan Chappell, provided a detailed explanation as to the request for the front setback modification in relation to other structures in the immediate neighborhood and how it is appropriate to line up all of the structures along the street so that the open rear yards are also aligned to create private outdoor spaces for everyone. He also noted that pushing the structure back increases the amount of paving for the driveway. He agreed that this project, like the 4934 Dorrance Way project, should have a door from the lower unit to the backyard.

Public Comments: The Chair asked if the previous public commentors for the 4934 Dorrance Way project (Mona Duarte, Patty DeVally, and Theresa Simber) had any additional or unique comments for this project. They indicated that their comments were the same for this project.

Boardmember Discussion:

Boardmember Johnson asked for clarification on the height calculation relative to finished floor and existing grade. Staff and the applicant confirmed that the overall height would be approximately 24 feet-6 inches from existing grade. He commented that he can support the requested setback modification and liked the offsetting projections along the street elevation with the entry set forward and garage doors set back. Boardmember Johnson noted that the proposed one-bedroom unit has more of a two-bedroom floor plan, but noted that is a planning issue rather than an ARB issue. He supported the Mediterranean design but noted the rear elevation could use some "help" and there is an opportunity to improve the look of the building from the backyard, along with providing a more developed landscape plan which would help soften the exterior appearance. Boardmember Johnson cautioned the applicant that the color should be muted and not "white-white," and should have a lower light reflective value. Finally, he advised the applicant that the roof tiles should have a terra cotta color rather than a bright orange color.

Boardmember Little commented that he appreciated the applicant agreeing to provide a door from the lower unit directly to the backyard. He also appreciated the applicant providing the exhibit of the front setback alignment of neighboring structures and expressed support for the front setback modification rather than pushing the duplex further back on the lot. Boardmember Little commented that the architectural style and size of the duplex is acceptable, and agreed with Boardmember Johnson that the color should not be bright white.

Vice Chair Blakemore commented that the landscape plan should be more developed, and the number of olive trees should be reduced. She was supportive of the requested front setback modification since the structure meets the 20 ft. from property line requirement, although not the 50 ft. from street centerline requirement. She commented that the side entry to the lower unit should have more articulation and should be more clearly designed as the primary entry to the unit. Vice Chair Blakemore concluded that the front elevation was well executed and overall, it is a nice project.

Chair Stein agreed with Boardmember Johnson's comments regarding the color needing to be muted, and the roof tile being more of a terra cotta color as opposed to orange. He agreed with the applicant that it would be better to support the setback modification rather than pushing the structure back on the lot to preserve the alignment of the open back yards with the neighboring properties. Chair Stein concluded his comments by requesting that the applicant study the second-floor bedroom window on the west elevation to determine if it can be raised to reduce potential privacy impacts on the neighbor.

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

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

OTHER BUSINESS: None.

CONSENT CALENDAR: None.

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

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: Senior Planner Syndi Souter presented proposed revisions to the Story Pole Procedures to the ARB and requested their feedback and comments. Ms. Souter advised that the Story Pole Procedures are being revised to clarify that blue flags are no longer allowed and that contrasting colored ribbons, flags, or construction safety mesh (e.g. neon pink, orange or red) shall be required to ensure the installed poles are clearly visible. She further clarified that the type of flags should be noted on the story pole plan, and that any guywires required for the story pole installation shall not be anchored to trees or other vegetation. The Board did not have any comments and supported the requested revisions.

ADJOURNMENT

Chair Stein adjourned the meeting at 7:56 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, February 29, 2024. All Boardmembers present indicated they expect to be in attendance.

_____
Chair, Architectural Review Board

ATTEST:

_____
Secretary, Architectural Review Board

Attachment E

Excerpted Sheets from the Conceptual Architectural Plans
(Superseded)

Coeler New Residence #3- 4949 Dorrance Way
Project #23-2233-DP/CDP/ARB
Preliminary ARB Review
May 1, 2025

4949 DORRANCE

BIRDSEYE VIEW

FEMA FIRM

VICINITY MAP

GOVERNING AGENCY

CITY OF CARPINTERIA

PROJECT INFORMATION

PROJECT ADDRESS	4949 DORRANCE WAY CARPINTERIA, CA 93013
ASSESSOR'S PARCEL NUMBER	003-040-026
LOT AREA	4,500 SQ. FT.
ZONE	R2-D
OCCUPANCY	R-3 U
BUILDING TYPE	STK
CONSTRUCTION TYPE	V-B
FIRE SPRINKLERS	NO
FIRE SPRINKLERS REQUIRED	YES
FLOOD ZONE DESIGNATION	X
SLOPE	0%
MAX BUILDING HEIGHT	30'
PROPOSED BUILDING HEIGHT	25'-0"
SETBACKS	FRONT 20' PROPOSED: 20'-0"; SIDE 5' MIN. 10'
PARKING	2 GARAGE SPACES PROVIDED

CODE COMPLIANCE

FIRE SPRINKLER SYSTEM TO BE INSTALLED UNDER SEPARATE PERMIT

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA FIRE PROTECTION CODE
2013 CALIFORNIA ENERGY CODE
2013 CALIFORNIA GREEN BUILDING CODE
2013 CALIFORNIA HISTORICAL BUILDING CODE
CITY OF SANTA BARBARA MUNICIPAL CODE

SPECIAL INSPECTIONS

THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THE T-24 ANALYSIS

1. MINIMUM AIR FLOW
2. VERIFIED EER / SEER
3. VERIFIED REFRIGERATION CHARGE
4. FAN EFFICIENCY WATTS/CFM
5. DUCT LEAKAGE TESTING

SPECIAL INSPECTIONS: SITE SHEET S1 (STRUCTURAL OBSERVATION PROGRAM) FOR REQUIRED SPECIAL INSPECTIONS

PROJECT TEAM

OWNER	PETER AND BARBARA CODLER PB LIVING TRUST 13716 RIVERSIDE DRIVE VALLEY VILLAGE, CA 91607
ARCHITECT	DYLAN CHAPPELL DYLAN CHAPPELL ARCHITECTS PO BOX 8251 MAMMOTH LAKES, CA 93546

PROJECT AREAS

SQUARE FOOTAGE	EXISTING (SF) NET	EXISTING (SF) GROSS	PROPOSED (SF) NET	PROPOSED (SF) GROSS
1ST FLOOR		1080		1001
2ND FLOOR				855
HOUSE TOTAL		1080		1856
GARAGE		309		341
1ST FLOOR ENTRY PORCH				114
2ND FLOOR BALCONY				308

LOT COVERAGE DATA

	PROPOSED (SF)	
SITE	4,500	100%
BUILDING FOOTPRINT (LOT COVERAGE)	1,458	32%
MAX LOT COVERAGE ALLOWED	2,250	50%
HARDSCAPE (PERMEABLE)	1,087	24%
LANDSCAPE	1,957	44%

GRADING STATS:
ON-SITE: 40 CY CUT, 35 CY FILL, 5 CY EXPORT

FIRE DEPARTMENT NOTES

1. FRONT: NO BUILDING OR STRUCTURE SHALL BE LOCATED WITHIN FIFTY FEET OF THE CENTER LINE OF ANY STREET NOR TWENTY FEET OF THE PROPERTY LINE WHICHEVER IS GREATER.

2. SIDE: THERE SHALL BE A SIDE YARD SETBACK ON EACH SIDE OF THE PARCEL OF NO LESS THAN FIVE FEET NOR MORE THAN TEN FEET.

3. REAR: THERE SHALL BE ALSO A REAR YARD SETBACK OF NO LESS THAN FIFTEEN FEET.

[DELETED BY S § 1 (PART), 1981]

[RESERVED FOR FUTURE USE.]

NO BUILDING SHALL BE LOCATED ON A LOT IN THE OPPOSING WALLS OF AND OTHER BUILDING CONTAINING DWELLING UNITS ON THE PROPERTY THAN ONE-HALF THE SUM OF THE HEIGHTS OF BOTH SUCH BUILDINGS. THE DISTANCE BETWEEN TWO SUCH ADJACENT BUILDINGS SHALL EQUAL TO THAT THE WALLS OF ONE BUILDING DO NOT FACE THE WALLS OF THE OTHER BUILDING SHALL BE NOT LESS THAN TEN FEET. (CAR. 3 § 1 (PART), 1981)

14.14.080 - BUILDING COVERAGE.

NO MORE THAN FIFTY PERCENT OF THE NET AREA OF THE PROPERTY SHALL BE COVERED WITH ANY PORTION OF A BUILDING CONTAINING DWELLING UNITS. (ORD. 3 § 1 (PART), 1981)

FIRE DEPARTMENT NOTES

1. ADDRESS NUMBERS: APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND BUILDING GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABETICAL LETTERS. NUMERALS SHALL BE A MINIMUM OF 4 INCHES (102MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER. IF NUMBERS ARE ON THE EXTERIOR, NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NECESSARY FOR LEGIBILITY BASED ON VISIBILITY OBSTACLE.

2. SMOKE ALARM/DETECTORS: SMOKE ALARM/DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH BATTERY BACKUP, AND LIMIT A SIGNAL WHICH BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.

3. CARBON MONOXIDE ALARMS/DETECTORS: SHALL COMPLY WITH NFPA 720 AND BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND CALIFORNIA HEALTH AND SAFETY CODE SECTION 17926. CARBON MONOXIDE ALARMS/DETECTORS SHALL BE WIRED TO THE BUILDING'S ELECTRICAL SYSTEM AND BE EQUIPPED WITH BATTERY BACKUP. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.

LAND DEVELOPMENT NOTES

1. PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN A CITY EASEMENT, THE APPLICANT SHALL APPLY FOR AND OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY ENGINEERING DIVISION (CITY PUBLIC WORKS INSPECTORS REQUIRE 48-HOUR NOTICE FOR INSPECTION).

2. STORM WATER RUNOFF SHALL NOT DISCHARGE FROM THE CONSTRUCTION SITE TO THE CITY STREETS OR MUNICIPAL STORM DRAIN SYSTEM WITHOUT TREATMENT BY A SUITABLE POLLUTION CONTROL DEVICE. ILLICIT DISCHARGES OR RUNOFF DISCHARGES WITHOUT TREATMENT IN VIOLATION OF THE CITY'S STORM WATER RUNOFF ORDINANCE, INCLUDING ANY MATERIAL OTHER THAN UNCONTAMINATED STORM WATER RUNOFF, TO THE CITY STREETS OR TO THE MUNICIPAL STORM DRAIN SYSTEM MAY BE PROHIBITED AND/OR A VIOLATION OF THE MUNICIPAL CODE.

SITE MANAGER TO CONTACT:
NAME:
PHONE:

CONDITIONS OF APPROVAL

UNDER SEPARATE PERMIT

1. FIRE SPRINKLERS
2. ALL WORK IN THE RIGHT-OF-WAY TO BE COMPLETED UNDER SEPERATE PUBLIC WORKS PERMIT.

SCOPE OF WORK

A NEW TWO STORY DUPLEX OF 1,856 SQ. FT. WITH AN ATTACHED TWO CAR GARAGE OF 341. THERE WILL BE ELECTRICAL, MECHANICAL, PLUMBING AND SITE WORK.

SHEET INDEX

GENERAL
G1.0 TITLE SHEET
G2.0 SITE PHOTOS
CIVIL
C1.0 SURVEY
ARCHITECTURAL
A1.0 SITE PLAN
A2.0 FLOOR PLANS
A3.0 ELEVATIONS

SUPERSEDED

CHAPPELL ARCHITECTURE
COMMERCIAL + RESIDENTIAL
P.O. BOX 8251
MAMMOTH LAKES, CA 93546
805.852.1877

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COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-XXXX

4949 DORRANCE DUPLEX
4949 DORRANCE WAY
CARPINTERIA, CA 93013
-
ARB CONCEPT SUBMITTAL 07/26/2022

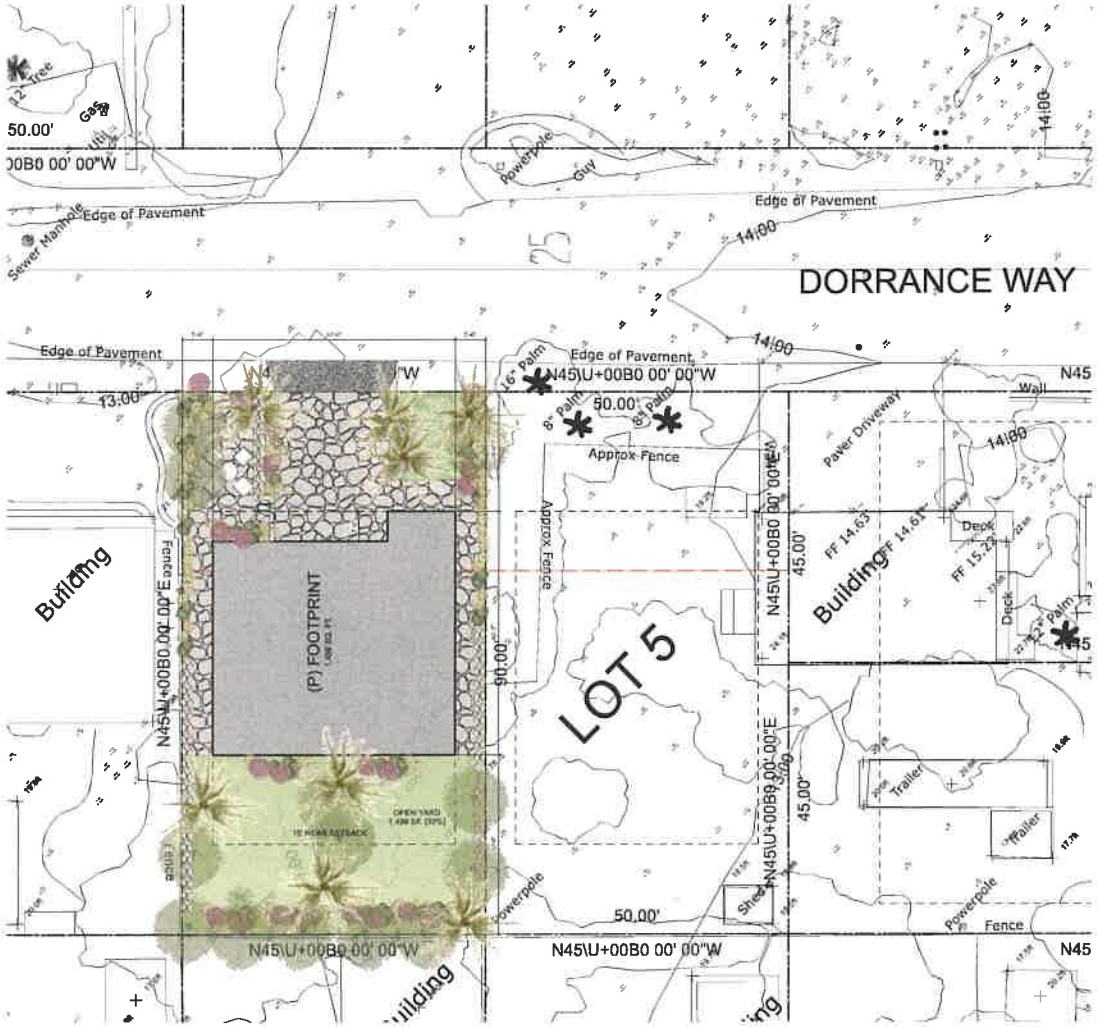
REVISION

NO	DESCRIPTION	DATE

TITLE SHEET

G1.0

SUPERSEDED



SITE PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-XXXX

4949 DORRANCE DUPLEX

4949 DORRANCE WAY
CARPINTERIA, CA 93013
-

ARB CONCEPT SUBMITTAL 07/26/2022

REVISION		
NO.	DESCRIPTION	DATE

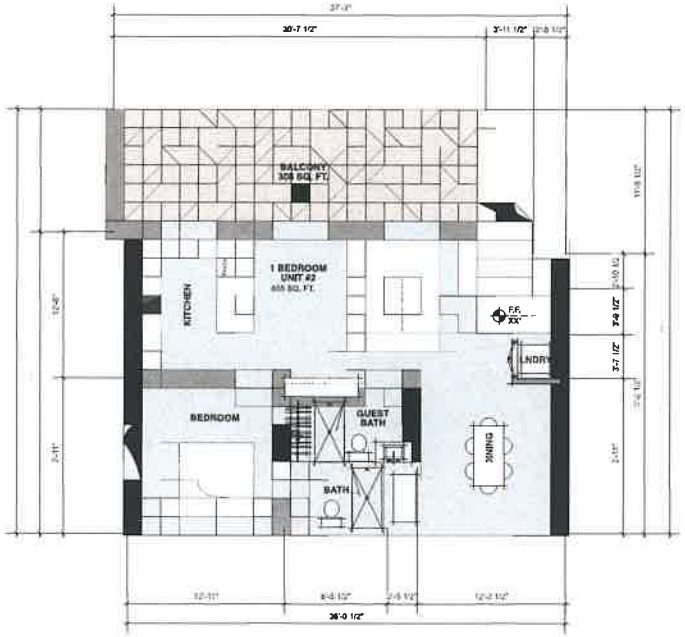
SITE PLAN

A1.0

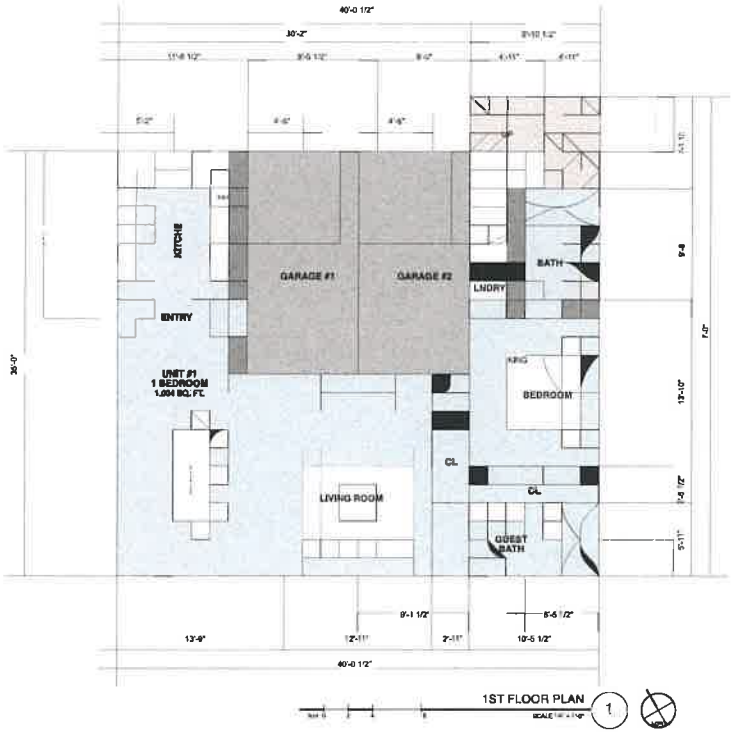
CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL

CITY CASE NUMBER
PLN2022-XXXX

SUPERSEDED



2ND FLOOR PLAN 1



1ST FLOOR PLAN 1

4949 DORRANCE DUPLEX

4949 DORRANCE WAY
CARPINTERIA, CA 93013

ARB CONCEPT SUBMITTAL 07/26/2022

REVISION NO	DESCRIPTION	DATE

PLANS

A2.0

SUPERSEDED

SOUTH ELEVATION (STREET) 1

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-XXXX

4949 DORRANCE DUPLEX

4949 DORRANCE WAY
CARPINTERIA, CA 93013

ARB CONCEPT SUBMITTAL 07/28/2022

REVISION		
NO	DESCRIPTION	DATE

ELEVATIONS

A3.0

Attachment F

Excerpted Sheets from the Preliminary Duplex Architectural Plans (Superseded)

Coeler New Residence #3- 4949 Dorrance Way
Project #23-2233-DP/CDP/ARB
Preliminary ARB Review
May 1, 2025

4949 DORRANCE

SUPERSEDED

BIRDSEYE VIEW

FEMA FIRM

STORMWATER

4949 DORRANCE

MFR

VICINITY MAP

GOVERNING AGENCY

CITY OF CARPINTERIA

PROJECT INFORMATION

PROJECT ADDRESS	4949 DORRANCE WAY CARPINTERIA, CA 93013
ASSESSOR'S PARCEL NUMBER	073-440-028
LOT AREA	4,000 SQ. FT.
ZONE	PRD-15
OCCUPANCY	R-3 / U
BUILDING TYPE	V-B
CONSTRUCTION TYPE	V-B
FIRE HAZARD	NO
FIRE SPRINKLERS REQUIRED	YES
GENERAL PLAN	
FLOOD ZONE DESIGNATION	X
SLOPE	2%
STORMWATER MANAGEMENT PLAN	
AREA BELOW HIGHWAY	0'
PROPOSED BUILDING HEIGHT	26'-3"
SETBACKS	FRONT: 20' FROM CL OF STREET OR 10' BACK OF WALK IF HIGHER
PARKING	2 GARAGE SPACES PROVIDED

CODE COMPLIANCE

THE SPRINKLER SYSTEM TO BE INSTALLED UNDER SEPARATE PERMIT.

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE PREVENTION CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA GREEN BUILDING CODE
2019 CALIFORNIA HISTORICAL BUILDING CODE
CITY OF SANTA BARBARA MUNICIPAL CODE

SPECIAL INSPECTIONS

THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THIS T-24 ANALYSIS

1. MINIMUM AIRFLOW
2. VERIFIED EER / HSPF
3. VERIFIED REFRIGERATION CHARGE
4. FAN EFFICIENCY WATTS/ CFM
5. DUCT LEAKAGE TESTING

SPECIAL INSPECTIONS: SEE SHEET S1 STRUCTURAL OBSERVATION AND SPECIAL INSPECTIONS

PROJECT TEAM

OWNER	PETER AND BARBARA COSLER FB LIVING TRUST 127 W SPANISH OAK DRIVE VALLEY VILLAGE, CA 91607
ARCHITECT	SYLAS CHAPPELL SYLAS CHAPPELL ARCHITECTS PO BOX 6321 MAMMOTH LAKES, CA 93546
CIVIL ENGINEERING	RAMEY FORSTER R.W.C. LLC 315 E. 8TH STREET SANTA PAULA, CA 93060 805-671-0211
T-24	BEA ENGINEERING SBS COMPLIANCE LP PO BOX 3777 SANTA BORA, CA 93460

PROJECT AREAS

SQUARE FOOTAGE	EXISTING (SF) GROSS	PROPOSED (SF) GROSS
1ST FLOOR	1,060	1001
2ND FLOOR		835
HOUSE TOTAL	1160	1836
GARAGE	308	341
1ST FLOOR ENTRY PORCH		114
2ND FLOOR BALCONY		308

LOT COVERAGE DATA

	PROPOSED (SF)	
SITE	4,000	100%
BUILDING FOOTPRINT (LOT COVERAGE)	1,456	32%
MAX LOT COVERAGE ALLOWED	2,280	50%
HARDSCAPE (PERMEABLE)	1,087	24%
LANDSCAPE	1,957	44%
COMMON OPEN SPACE	1,498	33%

GRADING STATS:
ON-SITE: 0 CY CUT, 300 CY FILL, 300 CY EXPORT

SCOPE OF WORK

TO DEMOLISH THE EXISTING HOUSE AND GARAGE AND BUILD A NEW TWO STORY DUPLEX OF 1,836 SQ. FT. WITH AN ATTACHED TWO CAR GARAGE OF 341 THERE WILL BE ELECTRICAL, MECHANICAL, PLUMBING AND SITE WORK.

SHEET INDEX

GENERAL
G1.0 TITLE SHEET
G2.0 SITE PHOTOS

CIVIL
C2.0 SURVEY
C1.0 COVER SHEET
C2.0 FIRE SPARING PLAN
C3.0 EROSION CONTROL PLAN
C3.0 DETAILS

ARCHITECTURAL
A1.0 SITE PLAN
A2.0 FLOOR PLANS
A3.1 ROOF PLAN / STORY POLE PLAN
A3.0 ELEVATIONS
A4.0 SECTIONS

LANDSCAPE
L1.0 LANDSCAPE PLAN

FIRE DEPARTMENT NOTES

1. PRINT NO BUILDING OR STRUCTURE SHALL BE LOCATED WITHIN FIFTY FEET OF THE CENTERLINE OF ANY STREET NOR TWENTY FEET OF THE PROPERTY LINE, WHICHEVER IS GREATER.

2. SIDE YARD SHALL BE A SIDE YARD SETBACK ON EACH SIDE OF THE PARCEL OF NO LESS THAN FIVE FEET NOR MORE THAN TEN FEET.

3. REAR YARD SHALL BE A REAR YARD SETBACK OF NO LESS THAN FIFTEEN FEET.

(ORD 315 § 1 (PART), 1951)

14.14.070 DISTANCE BETWEEN BUILDINGS.

NO BUILDING SHALL BE LOCATED CLOSER TO THE OPPOSING WALLS OF ANOTHER BUILDING CONTAINING DWELLING UNITS ON THE PROPERTY THAN ONE-HALF THE SUM OF THE HEIGHTS OF BOTH SUCH BUILDINGS. THE DISTANCE BETWEEN TWO SUCH ADJACENT BUILDINGS SO LOCATED THAT THE WALLS OF ONE BUILDING DO NOT FACE THE WALLS OF THE OTHER BUILDING SHALL BE NOT LESS THAN TEN FEET. (ORD 315 § 1 (PART), 1951)

14.14.080 BUILDING COVERAGE.

NO MORE THAN FIFTY PERCENT OF THE NET AREA OF THE PROPERTY SHALL BE COVERED WITH ANY PORTION OF A BUILDING CONTAINING DWELLING UNITS. (ORD 315 § 1 (PART), 1951)

FIRE DEPARTMENT NOTES

1. ADDRESS NUMBERS. APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER IF NUMBERS ARE ON THE EXTERIOR. NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.

2. SMOKE ALARMS/DETECTORS. SMOKE ALARMS/DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH BATTERY BACKUP, AND EMPLOY A SIGNAL WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.

3. CARBON MONOXIDE ALARMS/DETECTORS. SHALL COMPLY WITH UL985 AND BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND CALIFORNIA HEALTH AND SAFETY CODE SECTION 17926. CARBON MONOXIDE ALARMS/DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM AND BE EQUIPPED WITH BATTERY BACKUP. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS

LAND DEVELOPMENT NOTES

1. PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN A CITY EASEMENT, THE APPLICANT SHALL APPLY FOR AND OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY ENGINEERING DIVISION (CITY PUBLIC WORKS INSPECTORS REQUIRE 48-HOUR NOTICE FOR INSPECTION).

5. STORM WATER RUNOFF SHALL NOT DISCHARGE FROM THE CONSTRUCTION SITE TO THE CITY STREETS OR MUNICIPAL STORM DRAIN SYSTEM WITHOUT TREATMENT BY A SUITABLE POLLUTION CONTROL DEVICE. STORM WATER RUNOFF DISCHARGES WITHOUT TREATMENT IS A VIOLATION OF THIS CITY'S STORM WATER RUNOFF ORDINANCE. DISCHARGING ANY MATERIAL OTHER THAN UNCONTAMINATED STORM WATER RUNOFF TO THE CITY STREETS OR TO THE MUNICIPAL STORM DRAIN SYSTEM IS PROHIBITED AND IS A VIOLATION OF THE MUNICIPAL CODE.

SITE MANAGER TO CONTACT:
NAME:
PHONE:

CONDITIONS OF APPROVAL

UNDER SEPARATE PERMIT

1. FIRE SPRINKLERS
2. ALL WORK IN THE RIGHT-OF-WAY TO BE COMPLETED UNDER SEPERATE PUBLIC WORKS PERMIT

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
P.O. BOX 6321
MAMMOTH LAKES, CA 93546
805.932.1617

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE DUPLEX

4949 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELEMENARY SUBMITTAL 12/01/2023

REVISION		
NO	DESCRIPTION	DATE

TITLE SHEET

G1.0

EROSION CONTROL AND BMP NOTES

Owner:

PETER COOLER
4934 DORRANCE WAY
CARPINTERIA, CA 93013

A shall be the Contractor's responsibility to maintain control of the entire construction operations and to keep the entire site in compliance with the last Erosion Control Plan.

Erosion Control Plan prepared

Dylan Chappell
Dylan Chappell Architecture
326 PINECREST AVE. P.O. BOX 4281
MAMMOTH LAKES, CA 93546
805.338.4760

• This Plan is intended for use for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.

• The Contractor shall be responsible for maintaining erosion and sediment control measures prior, during, and after storm events. Monitoring includes maintaining a site documenting on-site inspections, problems encountered, corrective actions and notes and a realtime map of installed implementation measures.

• Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris or any hazardous substance over any public street, alley or other public place. Should any mud, spill, or load, soil and other solid subject of adjacent private property, immediate clean up shall occur.

• Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction
and necessary.

• Sanitary facilities shall be maintained on site as appropriate.

• During the rainy season, all paved areas shall be kept clear of earth material and debris. All slope stockpiles over / 0 CY shall be covered by a tarp and roped with straw bale or silt fencing. The site shall be maintained so as to minimize sediment-laden runoff to any storm drainage system including cleaning of garage sweeps and street courses.

• Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. Steps and local laws concerning pollution abatement shall be complied with.

• The facilities shown on this plan are designed to control erosion and sediment during the rainy season. Remainder 1 to April 15. Facilities are to be operable prior to October
1 of any year

• Grading operations during the rainy season which leave disturbed slopes shall be protected with erosion control measures immediately following grading on the slopes
This will include use of straw mulch, blotter and erosion control blankets.

• This plan covers only the first winter following grading with disturbed site conditions as shown on the Detailed Erosion Control Plan. Prior to September 15 the completion
of site improvement shall be evaluated and measures made to the Plan as necessary with the approval of the City Plans are to be resubmitted for approval prior to August 15 of each subsequent year until site improvements are accepted by the County.

Construction Entrance:
The existing asphaltic concrete shall act driveway acting as the construction entrance onto public way, shall be kept clean and free of mud and dirt that is tracked onto it.
A gravel construction entrance shall be installed where vehicle traffic is anticipated off of unpaved areas. The responsibility for keep enough to meet site conditions, and
maintenance of the construction entrance remains with the construction contractor. The owner/contractor shall maintain responsible for the clean up of any mud or dirt that is
tracked onto public streets or paved areas, even with the installation of gravel construction entrances.

Catch Basin Protection:
A filter system shall be used on catch basins within inlets in public and private streets or gaining less downstream of the project. See detail ON SITE PLAN

Sediment Fibre/Barriers (Silt Fences, and Straw Bales):
Sediment fibers such as silt fences or straw bales shall be installed along the down slope edge of the disturbed area, prior to the commencement of grading. The sediment fiber procedures shall be located so that all runoff from the construction area is filtered prior to entering a property line, or entering the City storm drain system. Sediment filter all volumes are to be inspected regularly by County inspection staff during inspections scheduled by the Contractor. Sediment shall be removed when the depth of sediment is six inches that are half the height of the structure. Straw bales should not remain in place more than 12 months after installation unless it can be determined significant deterioration has not occurred. Sediment fibers shall be inspected and repaired prior to, and after every storm event. Sediment fibers shall be individual down slope contours, and shall have ordains into the slope for the last 5. Silt fences and slope section shall be installed per detail in locations identified on the Erosion Control Plan.

Plastic Sheeting/Tarps:
Plastic sheeting shall cannot only not be used on an erosion control measure over large areas. Plastic sheeting may be used to protect small, highly erodible areas or to protect temporary stockpiles of material. If plastic sheeting is used, the path of concentrated flow from the plastic must be protected.

Existing Vegetation and Revegetation:
As far as is practicable, existing vegetation shall be protected and left in place. In accordance with the Clearing Limits shown on the Approved Building, Grading Landscape and Erosion Control Plans. Trees, shrubs shall be carefully located and marked to reduce potential damage. Where existing vegetation has been removed, or the original land contours disturbed, the site shall be revegetated, and the vegetation established as soon as practicable, but no later than October 15. If vegetation is not established by said date see Wet Weather Measures below.

Slope Protection:
Slopes greater than 4H 1V shall be protected using seed and mulch. The mixed types of erosion control treatment should be considered for protected slopes steeper than 2 3H:1V and greater than 30 feet in slope length. Installation of fiber rolls placed on contour should be considered for all slopes steeper than 4H:1V, with slope lengths greater than 20 feet. Fiber rolls or silt fencing should be installed at the toe of all slopes steeper than 4H:1V. Fiber rolls shall be installed per the detail

Wet Weather Measures:
If a protective ground cover is not established by October 15, down areas shall be protected through the winter with straw mulch and fiber rolls. Straw mulch shall be applied at a rate of 3,000 lb./ac. or equal fiber if hydroseeded 2,000 lb./ac. Fiber rolls shall be installed per the detail.

General Site Protection:
Stockpiles of earth, sand and other construction related materials must be protected from being transported from the site by the forces of wind or water. This includes dirt for stucco, drywall demolition debris, drywall mud packaging etc.

Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage system.

Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the site.

Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a solid waste. See Erosion Control Plan for designated Concrete Washout Area. The concrete washout area shall consist of a plastic-lined dumpster, or plastic lined earthen, or straw bales containment area.

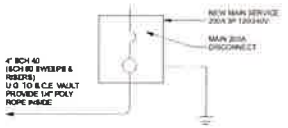
Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind

Staining, Construction Fencing, and other Site Safety:
The responsibility for design to meet site conditions, and maintenance of the construction site safety remains with the construction contractor. Any assistance engineering and permitting of staining or other safety devices is the responsibility of the contractor. Construction fencing shown on this plan is for bike and vegetation protection only

Prevention Measure Removal:
The erosion prevention and sediment control measures shall remain in place and be maintained in good condition until all disturbed soil areas are permanently stabilized by installation and establishment of landscaping (grass, mulching or are otherwise covered and protected from washout.

NEW 200 AMP PANEL

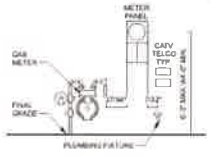
NEW LOCATION OF 200 AMP ELECTRIC SERVICE PANEL
PROVIDE BONDING & LATER GROUND 6 C.E.M.S.R.# XXXXXXX



GROUNDING SHALL BE REQUIRED AND THE ELECTRICAL SERVICE GROUNDING ELECTRODE SHALL BE:

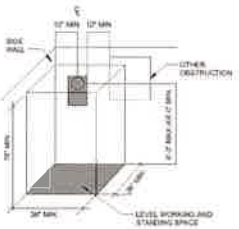
1. OF THE CONCRETE ENCASED TYPE
2. LOCATED IN THE BOTTOM THREE (3) INCHES OF THE FOOTING
3. NOT LESS THAN TWENTY (20) FEET IN LENGTH
4. BARE COPPER CONDUCTOR, SIZED IN ACCORDANCE WITH THIS CODE, TABLE 250.66, BUT NOT SMALLER THAN NO. 4 A.W.G.
5. PANEL LOCATION NEEDS TO BE COORDINATED WITH EDISON CO

METER ASSEMBLY SEPARATION 6



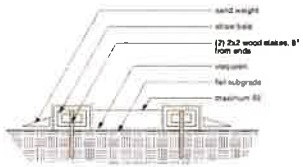
1. SIZE AND DIMENSIONS OF PANELS WILL VARY. DRAWINGS ARE NOT TO SCALE.
2. THIS DRAWING PERTAINS TO BOTH OVERHEAD AND UNDERGROUND ELECTRIC SERVICE APPLICATIONS.
3. MAINTAIN A 3-FOOT CLEAR LEVEL AND UNOBSTRUCTED WORKSPACE IN FRONT OF ELECTRIC SERVICE EQUIPMENT.
4. PLUMBING FIXTURES THAT EXTEND MORE THAN 6 INCHES OUT FROM WALL SURFACE MUST BE LOCATED 15-INCHES MINIMUM FROM THE OUTSIDE EDGE OF THE METER PANEL.
5. FOR NEW CONSTRUCTION ONLY, RICE IS NOT APPLY FOR UPGRADES

ELECTRICAL SERVICE PANEL 5



1. THE HORIZONTAL CLEARANCE FROM THE CENTERLINE OF THE METER TO THE NEAREST SIDE WALL OR OTHER OBSTRUCTION SHALL BE 10 INCHES MINIMUM. A HORIZONTAL CLEARANCE FROM THE EDGE OF THE METER PANEL TO THE EDGE OF A WINDOW OR DOORWAY (INCLUDING SLIDING GLASS DOORS) SHALL BE 10 INCHES MINIMUM. A GAS METER OR PLUMBING FIXTURE THAT DOES NOT PROTRUDE MORE THAN 6 INCHES OUT FROM THE WALL OR EXTEND LESS THAN 15 INCHES HORIZONTALLY FROM THE OUTSIDE EDGE OF THE METER PANEL, SHALL NOT BE CONSIDERED AN OBSTRUCTION.
2. A LEVEL, WORKING AND STANDING SURFACE, CLEAR AND UNOBSTRUCTED, ENTIRELY ON THE PROPERTY OF THE CUSTOMER, SHALL BE PROVIDED. THE MINIMUM WIDTH OF THE WORKSPACE SHALL BE 30 INCHES OVERALL, BUT NEED NOT BE CENTERED BENEATH THE METER. THE MINIMUM DEPTH OF THE WORKSPACE SHALL BE 36 INCHES. WHERE METERS ARE ENCLOSED IN A CLOSET OR RECESSED IN AN ENCLOSURE, THE DEPTH OF THE WORKSPACE IS MEASURED FROM THE OUTER FACE OF THE CLOSET OR RECESS. THE MINIMUM HEIGHT OF THE WORKSPACE SHALL BE 78 INCHES

ELECTRICAL METER INSTALL 4



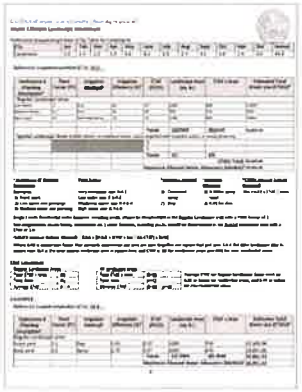
CONCRETE WASHOUT 3

SUPERSEDED

LEGEND

- PROPERTY LINE
- SETBACK
- (N) ACCESSIBLE ROUTE
- G — GAS LINE
- E — ELEC LINE
- S — SEWER LINE
- W — WATER LINE
- BF — BACKFLOW PREVENTER
- Minimum 6% slope for a minimum of 10' away from structure (2% if surface is impervious) or to approved drainage system. SBCO Grading Ordinance #4788

MWELO WORKSHEET



SETBACK EXHIBIT 1

e of Pavement

DORRANCE WAY

SITE PLAN 1

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
P.O. BOX 4281
MAMMOTH LAKES, CA 93546
805.338.4760

COORDINATION SET
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CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE DUPLEX

4949 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELEMENARY SUBMITTAL 12/01/2023

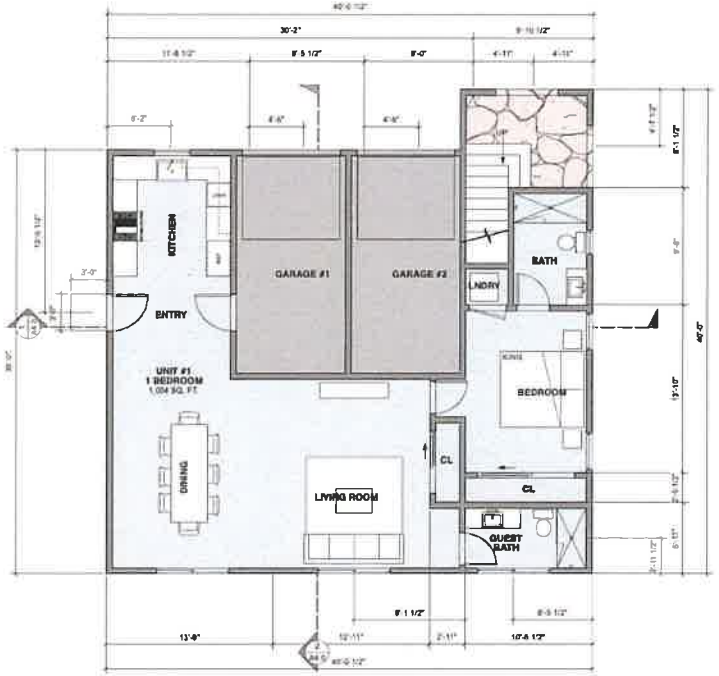
REVISION		
NO	DESCRIPTION	DATE

SITE PLAN

A1.0

SUPERSEDED

2ND FLOOR PLAN 1



1ST FLOOR PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE DUPLEX

4949 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELEMENARY SUBMITTAL 12/01/2023

REVISION

NO	DESCRIPTION	DATE

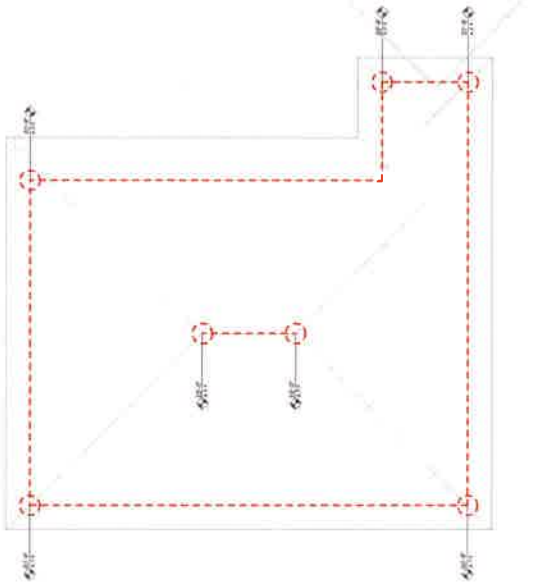
PLANS

A2.0

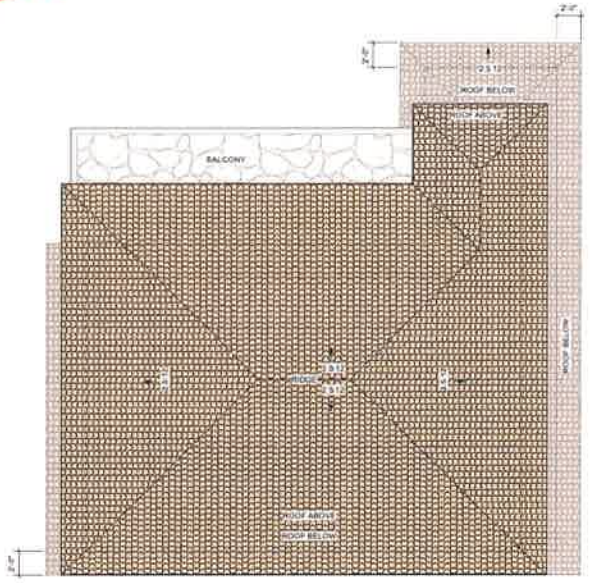
CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
P.O. BOX 4201
MAMMOTH LAKES, CA 93546
805.852.1677

CITY CASE NUMBER
PLN2023-2233

SUPERSEDED



STORY POLE PLAN 2



ROOF PLAN 1

4949 DORRANCE DUPLEX

4949 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELEMENARY SUBMITTAL 12/01/2023

REVISION

NO	DESCRIPTION	DATE

ROOF PLAN

A2.1

SUPERSEDED

SOUTH ELEVATION 4

EAST ELEVATION 2

NORTH ELEVATION (STREET) 3

WEST ELEVATION 1

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.962.1677

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
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4949 DORRANCE DUPLEX

4949 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELEMENARY SUBMITTAL 12/01/2023

REVISION

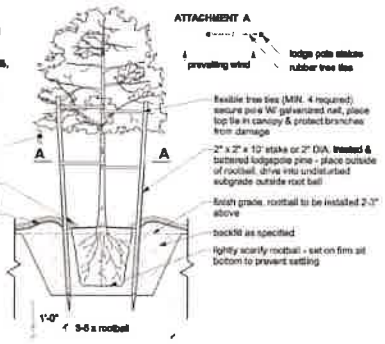
NO	DESCRIPTION	DATE

ELEVATIONS

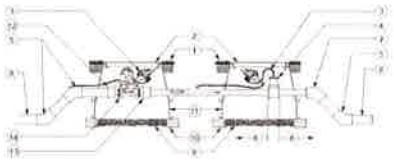
A3.0

SUPERSEDED

Note:
1. Do not damage main roots or destroy root ball when installing tree stakes.
2. Add water, backfill 50%, irrigate, then complete backfill.
3. Trees planted too wh will be replaced.



TREE PLANTING 5

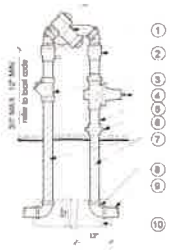


1. FINISH GRADE
2. JUMBO VALVE BOX AND COVER
3. CONTROL WIRES 18" 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS WIRE COLORS PER SPEC 'S'
4. FLOW SYMBOL PER SPECIFICATIONS
5. PVC 45 DEGREE ELL, TYP
6. MINIMUM 10x PIPE DIA. UPSTREAM AND MIN. 5X PIPE DIA. DOWNSTREAM OF STRAIGHT PIPE
7. PVC 45 DEGREE ELL (TYP.) BUSH DOWN TO FLOW METER SIZE AS NECESSARY
8. PVC MAIN LINE-LENGTH AS REQUIRED
9. GRAVEL (1 CU. FT.)
10. CONTINUOUS BRICK SUPPORTS
11. VALVE BOX EXTENSIONS AS REQUIRED.
12. PVC MALE ADAPTER
13. PVC MALE ADAPT REDUCE DOWN TO FLOW METER SIZE AS NECESSARY
14. MASTER VALVE PER SPECIFICATIONS

MASTER VALVE 4

1. 30" LENGTH OF WIRE, COILED, W/WATERPROOF CONNECTION
2. BALL VALVE
3. PVC SCH 80 NIPPLE, LENGTH AS REQUIRED
4. PVC SCH 40 ELL, OR TEE
5. PVC MAINLINE PIPE
6. FINISH GRADE TOP OF MULCH
7. WYE FILTER
8. CONTROL ZONE VALVE
9. PRESSURE REGULATOR
10. VALVE BOX WITH COVER
11. LATERAL PIPE
12. BRICK, 4 TOTAL
13. 3" MIN. DEPTH OF 3/4 GRAVEL

DRIP VALVE 3



1. REDUCED PRESSURE TYPE BACKFLOW PREVENTER
2. SHUT-OFF BALL VALVE
3. BRASS WYE STRAINER
4. BRASS PRESSURE REGULATOR (IF SOURCE PRESSURE IS OVER 100 PSI)
5. BRASS THREADED NIPPLE
6. BRASS UNION
7. 6 MIL. PIPE WRAP
8. BRASS ELBOW, TYP
9. PVC MAINLINE-CONNECT TO BRASS ELBOWS WITH PVC MALE ADAPTERS (BOT SHOWN)
10. 1 CF CONCRETE SUPPORT, POUR IN PLACE AROUND BRASS PIPE

BACKFLOW PREVENTER 2

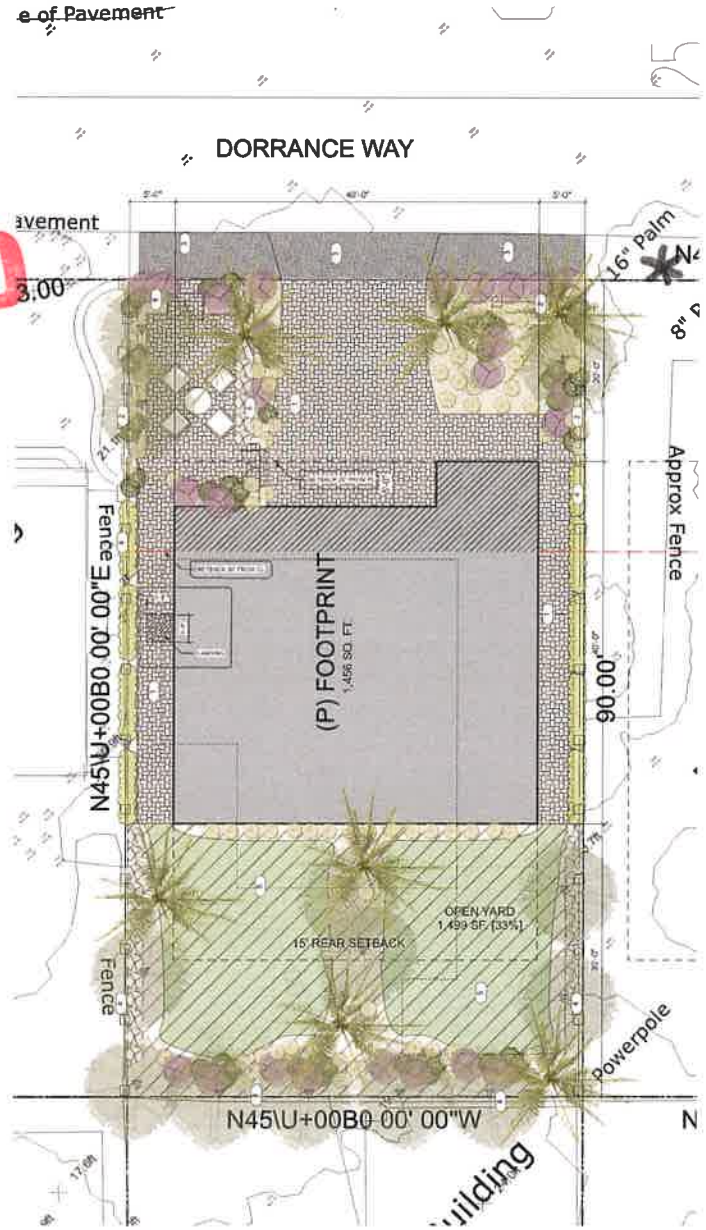
KEY NOTES

1. PERMEABLE PAVER: ANDESUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA, ASHLAR PATTERN
2. 42" MAX. HEIGHT PICKET FENCE.
3. STABALIZED DG:
4. 6' TALL WOODEN FENCE OR PROPERTY LINE: NATURAL FINISH
5. LAWN: MARATHON II LAWN WITH STEEL EDGE
6. STUCCO SITE WALL: 32" TALL SMOOTH STUCCO SITE WALL COLOR MATCH HOUSE

PLANTING LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
AGAVE BLUE FLAME	BLUE FLAME AGAVE	5	24" BOX	3" Mulch min. Irrigation by Drip Line
OLEA EUROPAEA 'MONTRA'	MONTRA OLIVE	14	24" BOX	3" Mulch min. Irrigation by Drip Line
ORIGANUM OCCIDENTALIS 'HERMAN'S PRIDE'	LAVENDER STAR	24	15 GAL	3" Mulch min. Irrigation by Drip Line
AGAVE ATTENUATA	FOX TAIL AGAVE	25	15 GAL	3" Mulch min. Irrigation by Drip Line
EUPHORBIA MICROPHYLLA 'LEPTOCLADA' 'TURNER BEAUTY'	BOXWOOD	30	5 GAL	3" Mulch min. Irrigation by Drip Line
LYMONIUM MARGARITAE	SILVER CARPET	54	1 GAL	3" Mulch min. Irrigation By Drip Line
BAMBOO SERPENS	BLUE CHALK STICKS	30	1 GAL	3" Mulch min. Irrigation By Drip Line

PLANTING LEGEND



SITE PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE DUPLEX

4949 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELEMENARY SUBMITTAL 12/01/2023

REVISION		
NO	DESCRIPTION	DATE

LANDSCAPE PLAN

L1.0

CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of May 1, 2025

Agenda Item #3

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

Project: 23-2234-DP/CDP/ARB
Address: 4934 Dorrance Way
APN: 003-440-010
Zoning: Planned Residential Development (PRD-20)
Applicant: Dylan Chappell for Peter and Barbara Coeler

Planner: Syndi Souter

Project Review:
☐ Conceptual
☑ Preliminary
☐ Final

PROJECT DESCRIPTION

This is a preliminary review of a revised proposal to construct a new 3,312 square-foot two-story single-family residence with an attached 437 square-foot two-car garage, for a resultant size of 3,749 square feet. The proposal includes an unenclosed 62 square-foot front entry porch and a 396 square-foot covered loggia at the rear. The maximum roof ridge height of the proposed residence would be 25-feet above the finished grade. New landscaping, hardscape (including a new driveway), and fencing are proposed as part of the project. One triple-trunk palm and a non-native ornamental tree would be removed as part of the project. The existing 1,275 square-foot single-family residence and accessory structures on the property would be demolished. Access would be via a new driveway off of Dorrance Way.

Preliminary architectural plans are included in Attachment A and the proposed colors and materials board is provided as Attachment B. Story poles for a prior duplex proposal were erected on February 1, 2024, and are substantially similar in height and locations as the current proposal. Photographs of the story poles from different vantages are provided as Attachment C.

PROJECT SETTING

The subject parcel is 5,582 square feet in size and is located on the north side of Dorrance Way between Linden Avenue and Elm Avenue. The property is currently developed with a single-story residence, a detached garage, and a shed. There are no building permits on file for the original structures. The Santa Barbara County Assessor's Office data indicates that the property was developed in 1910, prior to the implementation of any building codes or permit requirements in the area and therefore the existing structures are considered legal-nonconforming. The project site is located in the Beach Neighborhood (Community Design Subarea 1), which is comprised of a mix of single- and multi-family residences. The site is immediately surrounded by City-owned property and the UPRR railroad tracks to the north; The Spot restaurant parking lot to the east; one- and two-story residences to the south (across Dorrance Way); and a single-story single-family residence to the west.

The property is zoned Planned Residential Development (PRD-20) and has a Medium Density Residential (MDR) land use designation. The project site is not currently located in any overlay districts. The site is, however, located in an area identified as being vulnerable to future sea level rise impacts as discussed in the City's Sea Level Rise Vulnerability Assessment and Adaptation Plan (SLRVAAP).[1]

PROJECT HISTORY

Concept Review

A prior proposal for a duplex (Project #22-2179-CON) was reviewed by the Architectural Review Board (ARB) at a conceptual level on December 15, 2022. At that meeting, the ARB had the following summarized comments:

- The architecture is very "Santa Barbara" style; instead of Spanish, consider a bungalow or Monterey style of architecture,
- Lower the plate heights and step in the second story to bring the massing down as viewed from the street,
- Use colors that add variety to better fit the neighborhood,
- Push the duplex back to comply with the front setback and reduce the overall massing, and
- The garage doors facing the street were acceptable, but narrow the driveway width.

Preliminary Review

A formal project application for a new 2,120 square-foot two-story duplex with two attached garages totaling 533 square-feet, for a total project size of 2,772 square feet and a maximum height of 23.25 feet was submitted on July 13, 2023. While the overall scope of the project was unchanged from the concept review (i.e., a duplex with same general site layout, same unit arrangements, and same project square footage), the project had been revised in response to the ARB's conceptual review comments in several ways:

- The architectural style was revised from Spanish/Mediterranean to Craftsman style;
- Overall height reduced approximately 2.9 feet;
- First floor plate height was reduced from 10 feet to 9 feet;
- Second floor plate height was reduced from 9 feet to 8 feet;
- Tower entry/stair element was reduced in height approximately 3 feet;
- Driveway width reduced to 16 feet;
- Clarification of pad and finished floor heights (FF approx. + 2 ft. from existing grade); and
- Preliminary landscape/hardscape plan was provided.

On February 15, 2024, the duplex proposal received preliminary review by the ARB. At that meeting, three members of the public spoke with similar comments regarding the two-story height,

[1] The City's SLRVAAP can be found on the website here: https://carpinteriaca.gov/city-hall/community-development/planning/general-plan-local-coastal-plan-update/

size, privacy, parking, and pedestrian safety. The ARB reviewed the project and voted 4-0 to recommend preliminary approval to the Planning Commission with the following comments on the design:

- Appreciation for the change to Coastal Craftsman style architecture and lower height,
- Support for the front yard setback Modification to allow the entry tower to be located 20-feet from the street, but within 50-feet of the centerline,
- Consider pushing the duplex farther back on the lot to minimize view and privacy impacts,
- The high windows on the second story help to mitigate privacy concerns,
- Add more visual cues to locate the entrance to the first-floor unit,
- The proposed exterior colors and materials are appropriate, and
- The landscaping plan should be more developed to soften the architecture and provide screening.

Copies of the approved Minutes from the December 15, 2022 and February 15, 2024 ARB meetings are included in Attachment D, excerpted sheets from the conceptual plans are included as Attachment E, and excerpted sheets from the preliminary plans for the duplex are included in Attachment F.

PROJECT ANALYSIS

Carpinteria Municipal Code (CMC), Title 14- Zoning

Planned Residential Development district, CMC § 14.14

A single-family residence is a permissible use in this district, subject to specific development standards, and approval of a Development Plan and Coastal Development Permit by the Planning Commission. The following table identifies the project's conformance with applicable PRD District and other CMC requirements:

Standard	Requirement/Allowance	Proposal
Setbacks		
Front (Dorrance Way)	50 feet from centerline of street or 20 feet from property line, whichever is greater.	47.5 feet from centerline of street; 27.5 feet from property line*
Side (East)	5 feet min., 10 feet max.	5 feet
Side (West)	5 feet min., 10 feet max.	5 feet
Rear (North)	15 feet min.	28 feet
Height	30 feet max.	24 feet 11 inches max.
Building Coverage	50% max. (2,791square feet)	36% (2,026 square feet)

Standard	Requirement/Allowance	Proposal
Open Space & Landscaping	20% min. (1,116 square feet)	34% (1,899 square feet)
Density	2 units max. (20 units/acre)	1 unit
Parking	2 garage spaces	2 garage spaces
Driveway Width	16 feet max.	16 feet

**See setback modification discussion below.*

Setback Modification

A modification would be necessary for a reduction to the front yard setback. Portions of the proposed foyer and the bedroom above, comprising a total of approximately 73 habitable square-feet, are proposed to be located 27.5-feet from the front property line, which meets the required minimum setback as measured from the property line but not as measured from street centerline. The front yard setback requirement in the PRD zone is 50-feet from the street centerline *or* 20-feet from the property line, whichever is greater. In this case, the Dorrance Way right-of-way is only 40-feet wide (20-feet on each side of the centerline), so the more restrictive front yard setback would be the 50-foot setback from the street centerline, which equates to a 30-foot setback from the front property line (20 feet in the ROW + 30 feet on the property = 50 feet total). The existing residence is set back approximately 68 feet from the front property line, and thus complies with the current setback requirements. However, other residential structures in the area exhibit front yard setbacks of 20-feet or less from the front property line, so such a request is not without precedent. There is precedent for approval of setback modifications for minor encroachments of covered porches in the Beach Neighborhood, so this request could be found compatible with the neighborhood. Notably, the existing residence occupies nearly the entire 15-foot rear setback and the proposed project would cure this nonconformity as the proposed project would be set back approximately 28-feet from the rear property line.

The Carpinteria Municipal Code (CMC) §14.50.120 provides the following provision to allow for modifications to zoning district requirements, *"In reviewing a development plan, the planning commission or city council may consider modification of requirements of the base zoning district in which the proposed development is located, including building height, yard setback, parking, building coverage or landscaping, if it is determined that such modification is necessary to accommodate an innovative project which will result in at least one of the following public benefits:*

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

Granting of the above-described modification would require the Planning Commission to make at least one of the findings noted above.

The Board should provide input on the appropriateness of the proposed front yard setback modification for the Planning Commission's consideration.

Design Review

The project has been revised from a 2,772 square-foot duplex to a 3,749 square-foot single-family residence, and the grading and drainage plans have been revised to eliminate the filled pad. The design of the project remains in the Coastal Craftsman architectural style. The exterior materials have been updated to include white vertical board-and-batten siding in addition to the white simulated wood shingles. The updated plans now include windows with a variety of lite styles. The stone entry tower and second story balcony have been eliminated, and a covered front porch and covered back patio with Santa Barbara stone column bases are now part of the design. The main roof pitch has been increased from 3:12 to 4:12, and would remain gray dimensional shake with gray standing seam metal roofing on the lower roof. The garage door would be a faux barn-style with stained wood. The second floor would be stacked above the first floor with offset distances ranging from 2.5 feet on the sides to 5 feet on the front in an effort to reduce the apparent massing.

In response to the ARB comments on February 15, 2024, the following revisions have been included in the design for the new single-family residence:

- The front of the residence has been pushed back from the street by approximately 5-feet,
- The landscaping plan has been updated to include three olive trees with planters in the front, and fruit trees with a synthetic lawn in the rear yard, and
- The front entry to the residence is now in a more obvious location facing Dorrance Way.

The proposed residence would face Dorrance Way, including the garage doors. A 2.5-foot-tall wooden picket fence would surround the portion of the front yard that does not interfere with the driveway. A landscaped planter would be located in front of the fence facing the street. The main entrance to the residence would be located under a covered porch with a shed roof.

As mentioned previously, this property is potentially vulnerable to future sea level rise (SLR), and could be impacted in the event of five-feet (or more) of SLR by 2100, according to the City's SLRVAAP. Although the City's Interim Sea Level Rise Guidance document does not apply to this site, the City is in the initial stages of crafting updated General Plan/Coastal Plan policies and zoning code standards that will require sea level rise considerations be taken into account for all new development in identified vulnerable areas. Accordingly, staff recommends that applicants take SLR adaptation into consideration for development applications, as the potential impacts from SLR could occur during the economic lifetime of any new development on the site. The revised project plans have eliminated the two-feet of fill over the site to raise the pad elevation and now show the finished floor elevation at approximately 8-inches above existing grade, which could cause the structure to be impacted by SLR sooner in the future.

The Board should provide comments on the overall architectural style, massing, and neighborhood compatibility of the project.

General Plan/Coastal Plan- Land Use and Design

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

Land Use Element

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

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

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

Policy LU-3l: *Land use designations established on the City's land use map that permit a range of residential densities should not be interpreted to permit development that is incompatible with the existing development pattern in an area. A density within the allowable range that is most compatible with the predominant pattern of development in the area should be used as the guide for determining the appropriateness of the proposed development.*

The proposed new residence represents an in-fill development project in an urbanized, developed part of the City's beach neighborhood that would replace an existing older dwelling unit. Such infill projects are generally encouraged by the above-stated Objective and Policies, provided they are executed in a manner that is consistent with other applicable City policies and regulations, as discussed below.

Citywide Community Design Element Objectives and Policies

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

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

The surrounding neighborhood contains primarily vernacular one- and two-story cottage and Craftsman style residences. The architectural style, size, and massing of the proposed residence is comparable to other two-story structures in the vicinity. While the proposed height would be considerably taller than the immediately adjacent single-story residence to the west, the project features primarily high windows on the second-floor elevations to minimize privacy impacts. Additionally, there are no adjacent residences to the north or east of the site, thus minimizing potential privacy concerns.

The Board should comment on the proposed architectural size, scale and form, and overall compatibility with the neighborhood.

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

Public views of the mountains are available from Dorrance Way. The proposed residence would interrupt, but not block, existing mountain views. Views to the mountains would still be available between the proposed structure and over adjacent parcels (especially considering the large open area of The Spot parking area to the east of the site). Views of the ocean are not available from the site. Main public view corridors towards the beach and mountains from within the Beach Neighborhood occur along the north-south oriented streets and from public open spaces (e.g., Carpinteria Salt Marsh Park) and would not be impacted by this project.

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

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

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

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

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

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

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

The project site fronts on Dorrance Way, which is one of the three streets to access the Beach Neighborhood from Linden Avenue. The narrowly paved street does not have sidewalks or other improvements, and is regularly traveled by pedestrians and vehicles. Welcoming features to the proposed residence include a front porch facing Dorrance Way with landscaping and a 2.5-foot-tall wooden picket fence surrounding the front yard. The garage comprises 21-feet, or 53% of the front elevation's width. The garage door would be 16-feet wide to minimize the prominence of the garage as viewed from the street, and would have well-articulated, decorative materials and quality

detailing. The plans include an approximately 6-foot decomposed granite (DG) strip between the property line and the existing rolled curb. The intent is to provide a buffer from the proposed picket fence and landscaping along the Dorrance Way property line to provide adequate line-of-sight and for pedestrian safety. The DG strip also allows for public on-street parking on the road shoulder.

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

Objective CD-13: *Ensure that lighting of new development is sensitive to the character and natural resources of the City and minimizes photo-pollution to the maximum extent feasible.*
Policy CD-13b: *Lighting shall be low intensity, and located and designed so as to minimize direct view of light sources and diffusers and to minimize halo and spillover effects.*

A fully shielded and hooded exterior light fixture and landscaping pathway lights are proposed for the new residence, as shown on the colors and materials board in Attachment B. The Board should review the proposed exterior lighting for consistency with this Objective and Policy.

The Board should comment on the proposal's consistency with the City's lighting design objectives and policies.

Objective CD-14: *Protect and preserve natural resources by reducing energy consumption.*

Policy CD-14a: *To ensure the effective utilization of energy resources, design measures shall be incorporated into project design that allow for development projects to comply with and exceed the minimum energy requirements of the City's Uniform Codes.*

CD-14-Implementation Policy 7: *Building orientation shall be designed to maximize natural lighting and passive solar heating and cooling.*

CD-14-Implementation Policy 8: *Landscaping shall be designed to maximize the use of native drought-tolerant species and deciduous trees to shade buildings in summer and allow for passive solar heating in winter.*

The project would be required to, at minimum, comply with current building and Title 24 code requirements for energy efficiency and conservation measures, including the provision of roof-mounted solar panels. Proposed landscaping appears to comply with the applicable design policies and water conservation requirements promoting the use of low water use and locally adapted species.

Subarea 1 (Beach Neighborhood) Objectives and Policies

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

Objective CDS1-3: *Ensure that the scale and character of new development is consistent with the existing small-scale character of the residential neighborhood and that it is consistent with the*

neighborhood "small beach town" image. Discourage new development of large, "boxy" buildings, with ground floors primarily devoted to garages.

CDS1-Implementation Policy 1: *New buildings should discourage the ground floor being dominated by garage doors or "boxy" building design.*

CDS1-Implementation Policy 2: *To avoid blank ground floor facades that discourage pedestrian life on the street, the ground floors of the residence should be between one and five feet in height above the public sidewalk, unless a greater height is mandated by flood prevention policies.*

CDS1-Implementation Policy 4: *No more than 50 percent of the facade width should be occupied by garage doors.*

CDS1-Implementation Policy 5: *The front door should face the street. Pedestrian-oriented transitional spaces should be provided from the public sidewalk to the front door. Such spaces may include landscaped front yards, landscaped and/or hardscaped forecourts, and raised front porches and dooryards. These spaces should be designed to accommodate uses such as children's play areas and/or sitting areas.*

CDS1-Implementation Policy 7: *To create a picturesque skyline, visible pitched roofs are recommended, rather than flat roofs with parapets or mansard fascias. On three-story elements, visible pitched roofs should be required to prevent the buildings from "walling off" the beach from the town.*
CDS1-Implementation Policy 8: *Building articulation is encouraged: e.g., balconies, bay windows, dormers, porches and pergolas.*

CDS1-Implementation Policy 10: *New buildings on streets with existing one-story bungalows should include porches and other one-story elements that are compatible in scale and spacing with the existing development.*

The proposed design would be articulated with a combination of hip, gable, and shed roofs, with portions of the front and side elevations stepped back in various locations. The covered front porch and rear covered patio add further depth to the proposal. Picket fencing and landscaping would separate the private front yard area from the street and provide a welcoming street presence. The garage encompasses 53% of the lower front elevation' width, however the garage door comprises only 40% of the width of the proposed residence. The revised project plans now reflect a finished floor elevation of approximately eight-inches above the existing grade.

The Board should comment on the scale and character of the project consistent with the above Beach Neighborhood objectives and policies.

Beach Neighborhood Residential Design Guidelines

DG 1: *The primary dwelling should not be located beyond a side yard encroachment plane defined as follows: a 15-degree angle measured from the vertical at a point beginning six feet above the existing grade along the interior side property line(s). For street side yards, the standard setback*

shall be applied. Encroachments consistent with those defined in CMC Section 14.50.070, General Yard Regulations, (i.e., sills, belt courses, buttresses, cornices, chimneys, eaves, ornamental features and uncovered landings) are permitted.

The proposed residence does not encroach into the side yard encroachment plane and would be compliant with DG 1, as shown on the south elevation drawing on Sheet A3.0.

DG 2: *New or modified buildings should be compatible with surrounding buildings and with the character of the Beach Neighborhood. The small beach town charm should be reflected in the scale and form of the building.*

The size, bulk, and scale of the revised project is generally similar to, and compatible with, other two-story buildings in the Beach Neighborhood, although if the plate heights were reduced slightly, the home could be slightly scaled down to better relate to the neighboring residence to the west. The Craftsman-style architecture of the proposed project is compatible with the Beach Neighborhood and "small beach town" charm of the City.

DG 3: *Buildings should be composed of varying masses. Variety in the shape, scale and design of buildings is encouraged throughout the neighborhood.*

DG 5: *Second floor frontages should be stepped in at least three feet from the ground floor façade in order to maintain single story elements along the street frontage and reduce the prominence of second floors.*

The massing of the proposed residence is varied in the front between the one- and two-story portions, in addition to the front porch and covered rear patio providing additional "stepping" to break up the massing. The front of the proposed second-story is stepped back up to five-feet from the lower ground floor façade, therefore the proposed residence complies with DG 5.

DG 7: *Maximum building heights over 26 feet for two-story structures are discouraged.*

The maximum height of the proposed residence is 25 feet, which complies with the recommended maximum height in DG 7.

DG 10: *Building facades longer than 20 feet should incorporate design features such as larger windows or off-set wall planes.*

The revised project elevations incorporate off-set wall planes, wooden garage doors, and a variety of window and door sizes in compliance with this Design Guideline.

DG 12: *Large roof masses should be avoided. Roofs should feature varied and articulated roof planes, which may include but are not limited to front-facing gables, cross gables or hipped roofs. Flat roofs and side-facing gables are discouraged.*

As discussed previously, the roof of the proposed residence incorporates hip, gable, and shed roof elements. An open gable roof with a 10:12 pitch would accent the front entry area. Portions of the

side elevations would have open gables; however, these variations would break up the roof mass and appear to comply with the intention of DG 12.

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

DG 15: *Dwellings should include a pathway separate from the driveway to lead pedestrians from the front door to the street or sidewalk.*

The front yard would be surrounded by a 2.5-foot-tall wooden picket fence with landscaping in front along Dorrance Way. The low fence would create an open feeling between the public and private spaces while also welcoming and directing visitors from the street.

DG 17: *Garages and driveways should not dominate the habitable frontage of the dwelling. Garages that are placed out of view (such as detached garages placed at the rear of a lot) and accessed via a driveway or alley are preferred. Garages included as part of the frontage design are acceptable but should include measures to reduce their prominence (see DG 18).*

DG 18: *Garage design may include windows, trellises, separate doors, decorative trim and other architectural elements to enhance the aesthetics of the garage. When placed at the front of a house, garages should be set back from the main frontage and entry.*

The driveway and garage are located at the front of the residence facing the street. The garage has been designed with 16-foot-wide wooden door. The face of the garage wall is set back 2.5-feet from the front entry porch, and is animated by a metal roof with exposed wooden beams, rafter tails and supports. These design features help to reduce the visual impact of the garage facing the street.

DG 20: *The selected architectural style should include the primary identifying features indicative of that style.*

DG 21: *Elements such as windows and doors should be consistent in design with the architectural style, and when appropriate, should draw from elements in the existing neighborhood.*

DG 22: *Bay windows, dormers, balconies, covered porches and other decorative elements are encouraged when appropriate to the architecture of a building, particularly when these elements are oriented toward a public street, public space or open space.*

DG 23: *Fenestration should be provided to add architectural interest when facades are visible from the public realm.*

DG 24: *Exterior architectural detail and treatment should be carried around all sides of the building.*

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

DG 26: *Second floor balconies, windows and decks that are oriented toward the public realm are preferred. When these features face adjacent private properties, they should be located and designed to protect privacy.*

The proposed project includes low-pitched roofs, wide eaves, simulated wood shingles, vertical board-and batten siding, exposed wood rafter tails, and wood garage doors; all traits typical of Craftsman architecture. The body would be white with painted white trim. The main roof would be a gray dimensional shake, with a gray metal shed roof on first story. Wooden columns with Santa Barbara stone bases would support the front and rear porches. The second floor would be stacked above the first floor with offset distances ranging from 2.5- to 5-feet to help reduce the apparent massing from the street. High windows on the sides of the second story are incorporated to reduce potential privacy impacts on the adjacent neighbor to the west.

The Board should comment on the architectural style, detailing, and color scheme.

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

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

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

DG 31: *Permeable materials are encouraged for all driveways and parking areas to reduce runoff.*

The updated landscaping plan includes low shrubs in front of the picket fence along Dorrance Way, three fruitless olive trees and planters in the front yard, low hedges along the sides of the property, and a planter with fruit trees and a synthetic lawn in the back yard. The driveway, side pathway, and rear patio are proposed to be comprised of permeable pavers, with a flagstone pathway along the western side of the residence.

DG 33: *Fences should be finished on both sides to create a uniform appearance as viewed from either side.*

DG 34: *Along street frontages, open fence types such as picket, wrought iron or post and rail are preferred. Chain-link and solid fencing materials are discouraged but if they are used, should be screened with landscaping to the height of the top of the fence or wall.*

As discussed previously, a 2.5-foot-tall wooden picket fence is proposed to enclose the front yard and a landscaped planter is proposed in front of the fence to provide screening and softening from the street views.

DG 36: *Outdoor lighting should include:*

- *Fully shielded fixtures positioned so that light is not visible above the horizontal plane of the fixture;*
- *Motion sensor and timers to keep lights off when not in use;*
- *Energy efficient light types with low watts and lumens;*
- *Fewest number of fixtures possible at minimum heights necessary; and*
- *Cutoffs for fixtures to prevent spillover onto neighboring properties.*

A fully shielded and hooded exterior light fixture and landscaping pathway lights are depicted on the provided colors and materials board, and the proposed exterior light fixture is indicated as dark sly compliant.

The Board should comment on the proposed landscape, hardscape, and lighting design of the project consistent with the above Design Guidelines.

Circulation Element

Policy C-3c: *Review new development proposals to improve neighborhood circulation patterns and enhance the inter-neighborhood routing characteristics of the City's master plan.*

Policy C-3h: *Require all new projects to demonstrate safe traffic flow integration with the Master Plan of Streets as well as street/drainage improvements function. This shall include construction traffic and the designation of construction routes.*

Policy C-8f: *Encourage pedestrian movement by providing pedestrian facilities that are direct and convenient, particularly in the beach and downtown areas.*

Policy C-9o: *Require well-designed walkways as a condition to new development approval.*

The site fronts on Dorrance Way, which is one of the three streets that provide access into the Beach Neighborhood from Linden Avenue. The narrowly paved street does not have sidewalks or other improvements, and is regularly traveled by pedestrians and vehicles. The proposal would introduce a new picket fence and a driveway with a garage that would back-out onto Dorrance Way. The updated plans include an approximately 6-foot decomposed granite (DG) strip between the property line and the existing rolled curb. The intent is to provide a buffer from the proposed picket fence and landscaping along the Dorrance Way property line to provide adequate line-of-sight and for pedestrian safety. The DG strip also allows for public on-street parking on the road shoulder.

Safety Element

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

Although the project site is not currently located in the designated 100-year floodplain, and nor is it proposed be on the forthcoming updated FIRM maps, it is located in an area projected to become increasingly vulnerable to flooding impacts. These vulnerabilities, as discussed above, are likely to become more pronounced in the future as a result of rising sea levels, as discussed in the City's SLRVAAP, which shows the subject property as being vulnerable to flooding impacts resulting from five-feet or more of sea level rise by 2100.

Although the City's Interim Sea Level Rise Guidance document does not apply to this site, the City is in the initial stages of crafting updated General Plan/Coastal Plan policies and zoning code standards that will require sea level rise considerations be taken into account for all new development in identified vulnerable areas. The proposed project could voluntarily incorporate SLR adaptation measures (such as using a raised foundation) into the design to reduce potential impacts from SLR that may occur during the economic lifetime of any new development on the site.

SUMMARY OF ISSUES

- Proposed architectural style and overall design;
- Requested front setback modification as related to neighborhood compatibility;
- The architectural details and color scheme, including doors and windows;
- The street frontage design;
- Planning for future sea level rise impacts;
- Proposed exterior lighting;
- Proposed landscape and hardscape design; and
- Compatibility with the beach neighborhood and "small beach town" character;

RECOMMENDATION

The Board should receive public testimony and provide comments on the proposal to the applicant and staff. If the Board finds the project consistent with the applicable design criteria, the Board may recommend preliminary approval to the Planning Commission.

ATTACHMENTS

Attachment A- Preliminary Architectural Plans
Attachment B- Preliminary Colors and Materials Board
Attachment C- Story Pole Photographs
Attachment D- ARB Meeting Minutes from December 15, 2022 and February 15, 2024
Attachment E- Conceptual Architectural Plans (Superseded)
Attachment F- Preliminary Duplex Architectural Plans (Superseded)

Attachment A
Preliminary Architectural Plans

Coeler New Residence #2- 4934 Dorrance Way
Project #23-2234-DP/CDP/ARB
Preliminary ARB Review
May 1, 2025

4934 DORRANCE

BIRDSEYE VIEW

FEMA FIRM

STORMWATER

4934 DORRANCE WAY
#22 2178 CON

SFR

VICINITY MAP

CODE COMPLIANCE

FIRE SPRINKLER SYSTEM TO BE INSTALLED UNDER SEPARATE PERMIT

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE PROTECTION CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA HISTORICAL BUILDING CODE
CITY OF CARPINTERIA MUNICIPAL CODE

SPECIAL INSPECTIONS

THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THE T-24 ANALYSIS

1 MINIMUM AIRFLOW
2 VERIFIED EER / SEER
3 VERIFIED REFRIGERATION CHARGE
4 FAN EFFICACY WATTS/CFM
5 DUCT LEAKAGE TESTING

SPECIAL INSPECTIONS: SEE SHEET S1 (STRUCTURAL OBSERVATION PROGRAM) FOR REQUIRED SPECIAL INSPECTIONS

PROJECT TEAM

OWNER	PETER AND BARBARA COBLER PB LIVING TRUST 1278 HOVENDEN DRIVE VALLEY VILLAGE, CA 91607
ARCHITECT	DYLAN CHAPPELL DYLAN CHAPPELL ARCHITECTS PO BOX 8291 MAMMOTH LAKES, CA 93546

FIRE DEPARTMENT NOTES

1 ADDRESS NUMBERS APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER. IF NUMBERS ARE ON THE EXTERIOR, NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.

2 SMOKE ALARMS/DETECTORS. SMOKE ALARMS/DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH BATTERY BACKUP, AND BE A SIGNAL WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS

3 CARBON MONOXIDE ALARMS/DETECTORS. SHALL COMPLY WITH UL2034 AND BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND CALIFORNIA HEALTH AND SAFETY CODE SECTION 17926. CARBON MONOXIDE ALARMS/DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM AND BE EQUIPPED WITH BATTERY BACKUP. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS

LAND DEVELOPMENT NOTES

1 PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN A CITY EASEMENT, THE APPLICANT SHALL APPLY FOR AND OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY ENGINEERING DIVISION (CITY PUBLIC WORKS INSPECTORS REQUIRE 48-HOUR NOTICE FOR INSPECTION.)

2 STORM WATER RUNOFF SHALL NOT DISCHARGE FROM THE CONSTRUCTION SITE TO THE CITY STREETS OR MUNICIPAL STORM DRAIN SYSTEM WITHOUT TREATMENT BY A SUITABLE POLLUTION CONTROL DEVICE. STORM WATER RUNOFF DISCHARGES WITHOUT TREATMENT IS A VIOLATION OF THE CITY'S STORM WATER RUNOFF ORDINANCE. DISCHARGING ANY MATERIAL OTHER THAN UNCONTAMINATED STORM WATER RUNOFF TO THE CITY STREETS OR TO THE MUNICIPAL STORM DRAIN SYSTEM IS PROHIBITED AND IS A VIOLATION OF THE MUNICIPAL CODE.

SITE MANAGER TO CONTACT:
NAME
PHONE

CONDITIONS OF APPROVAL

UNDER SEPARATE PERMIT

1 FIRE SPRINKLERS
2 ALL WORK IN THE RIGHT-OF-WAY TO BE COMPLETED UNDER SEPARATE PUBLIC WORKS PERMIT

GOVERNING AGENCY

CITY OF CARPINTERIA

PROJECT INFORMATION

PROJECT ADDRESS	4934 DORRANCE WAY CARPINTERIA, CA 93013
ASSESSOR'S PARCEL NUMBER	[illegible]
LOT AREA	8,583 SQ FT
ZONE	PRD-20
OCCUPANCY	R-3, U
BUILDING TYPE	V-N
CONSTRUCTION TYPE	VB
FIRE HAZARD	NO
FIRE SPRINKLERS REQUIRED	YES
GENERAL PLAN	[illegible]
FLOOD ZONE DESIGNATION	X
SLOPE	0%
STORMWATER MANAGEMENT PLAN	[illegible]
MAX ALLOWABLE HEIGHT	30'
PROPOSED BUILDING HEIGHT	25.3'
SETBACKS	FRONT 20 FROM EDGE OF STREET, SIDE 5, REAR 15
PARKING	2 GARAGE SPACES PROVIDED

PROJECT AREAS

SQUARE FOOTAGE	EXISTING (SF)	PROPOSED (SF)
	GROSS	GROSS
1ST FLOOR [LC]	1,275	1,589
2ND FLOOR		1,723
HOUSE TOTAL	1,275	3,312
GARAGE [LC]		437
1ST FLOOR ENTRY PORCH		52
1ST FLOOR COVERED PORCH		398

LOT COVERAGE DATA

	PROPOSED (SF)	
SITE	5,562	100%
BUILDING FOOTPRINT (LOT COVERAGE)	2,028	36%
MAX LOT COVERAGE ALLOWED	2,791	50%
HARDSCAPE (PERMEABLE)	1,240	22%
LANDSCAPE	2,502	45%
COMMON OPEN SPACE	1,869	34%

GRADING STATS:

0 CY: CUT, 0 CY: FILL, 50 CY IMPORT (FOR RECOMPACTION) REMOVAL AND RECOMPACTION: 583

SCOPE OF WORK

TO DEMO, 864 THE EXISTING 1,275 SQ FT HOUSE AND OTHER STRUCTURES ON SITE, AND REPLACE WITH A NEW TWO STORY 899 SF & 1,313 SQ. FT. WITH AN ATTACHED TWO CAR GARAGE OF 437. THERE WILL BE ELECTRICAL, MECHANICAL, PLUMBING AND SITE WORK.

SHEET INDEX

GENERAL
G1.0 TITLE SHEET
G2.0 SITE PHOTOS

CIVIL
C0.0 SURVEY
C1 COVER SHEET
C2 FINE GRADING PLAN
C3 EROSION CONTROL PLAN
C4 EROSION CONTROL DETAILS

ARCHITECTURAL
A1.0 SITE PLAN / GRADING AND DRAINAGE PLAN
A2.0 FLOOR PLANS
A2.1 ROOF PLAN / STORY POLE PLAN
A3.0 ELEVATIONS
A4.0 SECTIONS

LANDSCAPE
L1.0 LANDSCAPE PLAN

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
PO BOX 8291
MAMMOTH LAKES, CA 93546
805.832.1877

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN23-2234

4934 DORRANCE SFR

4934 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELIMINARY SUBMITTAL 02-24-2025

REVISION		
NO	DESCRIPTION	DATE

TITLE SHEET

G1.0

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
[redacted]
805.852.1677

COORDINATION SET
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OR CONSTRUCTION

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PLN23-2234

4934 DORRANCE SFR

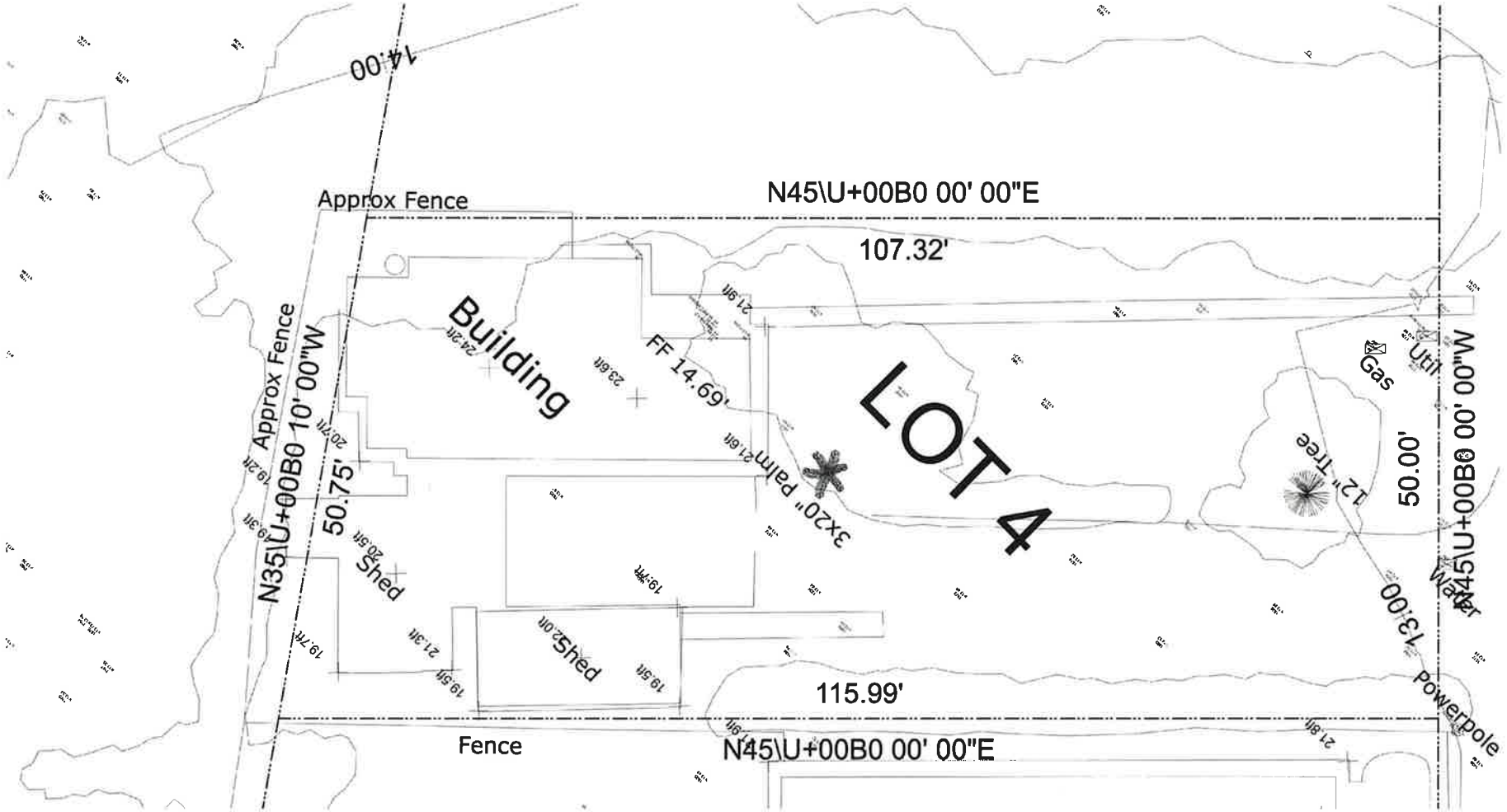
4934 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELIMINARY SUBMITTAL 02-24-2025

REVISION		
NO	DESCRIPTION	DATE

SITE PHOTOS

G2.0



SURVEY 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN23-2234

4934 DORRANCE SFR

4934 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELIMINARY SUBMITTAL 02-24-2025

REVISION

NO	DESCRIPTION	DATE

SURVEY

C0.0

CITY OF CARPINTERIA

4934 DORRANCE WAY

LEGAL DESCRIPTION:

APN 003-440-026
Lot 2 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, as the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County

APN 003-440-027
Lot 1 and Lot 5 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, as the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County

APN 003-440-026
Lot 6 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, as the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County

APN 003-440-010
Lot 4 in Block "B" of the J.W. Dorrance Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, in the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, according to the map thereof recorded in Book 9, Page 95 of Maps and Surveys, in the Office of the County Recorder of said County

LEGEND/SYMBOLS

EXISTING INDEX CONTOUR
EXISTING INTERMEDIATE CONTOUR
CONSTRUCTION CENTERLINE
EXISTING SAN SEW
EXISTING WATER LINE
EXISTING SEWER LINE
EXISTING STORM DRAINAGE
EXISTING COMMUNICATIONS
GAS LINE
FIRE HYDRANT
WATER METER
STORM DRAIN MANHOLE
SEWER MANHOLE
MAILBOX
GAS METER
COMMUNICATION PEDESTAL
ELECTRICAL PEDESTAL
STREET LIGHT POLE

ABBREVIATIONS

AB	AGGREGATE BASE	IRR	IRRIGATION CONTROL VALVE
AC	ASPHALT CONCRETE	INV	INVERT
AG	AGGREGATE SUBBASE	IRR	IRRIGATION
APPROX	APPROXIMATELY	LP	LOW POINT
ABOVE	ASPHALT RUBBER BINDER	MB	MAIL BOX
BC	BEGIN CURVE	NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
BCR	BEGIN CURVE RETURN	OHW	OVERHEAD WIRE
BLDG	BUILDING	PB	PULL BOX
BVC	BEGIN VERTICAL CURVE	PC	POINT OF CURVATURE
BW	BOTTOM OF WATER	PCC	POINT OF COMPOUND CURVE
	BACK OF WALK	PIV	PLANTER LINE
CB	CATCH BASIN	PMB	PROPOSED MONUMENT BASE
CF	CUBIC FEET	PVC	POINT OF VERTICAL CURVE
CMP	CORRUGATED METAL PIPE	RCB	REINFORCED CONCRETE BOX
CG	CURB AND GUTTER	RCP	REINFORCED CONCRETE PIPE
CL	CENTERLINE	RET	RETAINING WALL
CLF	CHAIN LINK FENCE	RD	ROAD
CONST	CONSTRUCTION	R O W	RIGHT OF WAY
CONC	CONCRETE	R/W	RIGHT OF WAY
CP	CONTROL POINT	SCE	SOUTH CALIFORNIA EDISON
DI	DROP INLET	SD	STORM DRAIN
EC	END CURVE	SDMH	STORM DRAIN MANHOLE
ECR	END CURVE RETURN	SMH	SEWER MANHOLE
ELEC	ELECTRIC	SMB	STATE MONUMENT BOLT
EMH	ELECTRIC MANHOLE	SS	SANITARY SEWER
EP	EDGE OF PAVEMENT	SW	SIDEWALK
EVC	END VERTICAL CURVE	TC	TOP OF CURB
EX	EXISTING	TEL	TELEPHONE
FG	FINISH GRADE	TG	TOP OF GRATE
FH	FIRE HYDRANT	TMH	TELEPHONE MANHOLE
FL	FLOW LINE	TS	TRAFFIC SIGNAL
FS	FINISHED SURFACE	TYP	TYPICAL
GB	GRADE BREAK	WLK	WALK
GM	GAS METER	WM	WATER METER
GV	GAS VALVE	WV	WATER VALVE
HP	HIGH POINT		

GENERAL NOTES

1. ALL WORK SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION, SUPPLEMENTS, AND ERRATA THERETO, WRITTEN AND PROMULGATED BY PUBLIC WORKS STANDARDS, INC., AND ADDITIONS AND AMENDMENTS BY THE CITY OF CARPINTERIA.

2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE SURVEY CONTROL AS SHOWN ON THESE PLANS. IF THE SURVEY CONTROL IS DESTROYED OR DISTURBED DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE FOR RESETTING THEM AND THE APPROPRIATE TIE SHEETS WITH THE COUNTY OF SANTA BARBARA AT THE DIRECTION OF THE ENGINEER.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY, INCLUDING ALL IMPROVEMENTS, AS OR AFFECTED BY THESE OPERATIONS.

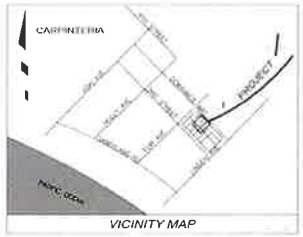
5. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED BY DUST FROM CONSTRUCTION.

6. THE CONTRACTOR SHALL COMPLY WITH NPDES REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL DURING AND AFTER CONSTRUCTION.

7. STAGING AND STORAGE OF MATERIALS AND EQUIPMENT SHALL BE AT A LOCATION APPROVED BY THE ENGINEER. NO MATERIALS OR EQUIPMENT SHALL BE STORED WITHIN THE CITY RIGHT OF WAY.

8. ALL GRADING SHALL CONFORM TO CARPINTERIA MUNICIPAL CODE CHAPTER 8.30, THE SOILS REPORT, AND AS DIRECTED BY THE ENGINEER.

LOCATION MAP



VICINITY MAP

PROPOSED EARTHWORK QUANTITIES

CUT 0 CU. YDS. EXPORT 0 CU. YDS. DISPOSAL SITE N/A
FILL 0 CU. YDS. IMPORT 50 CU. YDS. SOURCE TBD
REMOVAL & RECOMPACTION 580 SQ. YDS. AVERAGE NATURAL SLOPE IN THE AREA OF GRADING 16

811 Know what's below. Call before you dig.

APN: 003-440-010
FILE NO:

SHEET INDEX

1 COVER SHEET
2 FINE GRADING PLAN

COELER RESIDENCE

ROBERT WILLIAM COMPANY

CITY OF CARPINTERIA
APPROVED BY
PUBLIC WORKS DIRECTOR / CITY ENGINEER DATE

CITY OF CARPINTERIA
4934 DORRANCE WAY
GRADING COVER SHEET

PROJECT NO. 10513.0
SHEET 1 OF 2
PLAN DATE 11-17-2023

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
PO BOX 891
MAMMOTH LAKES, CA 93546
805.332.1877

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COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN23-2234

4934 DORRANCE SFR
4934 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELIMINARY SUBMITTAL 02-24-2025

REVISION

NO	DESCRIPTION	DATE

GRADING COVER SHEET

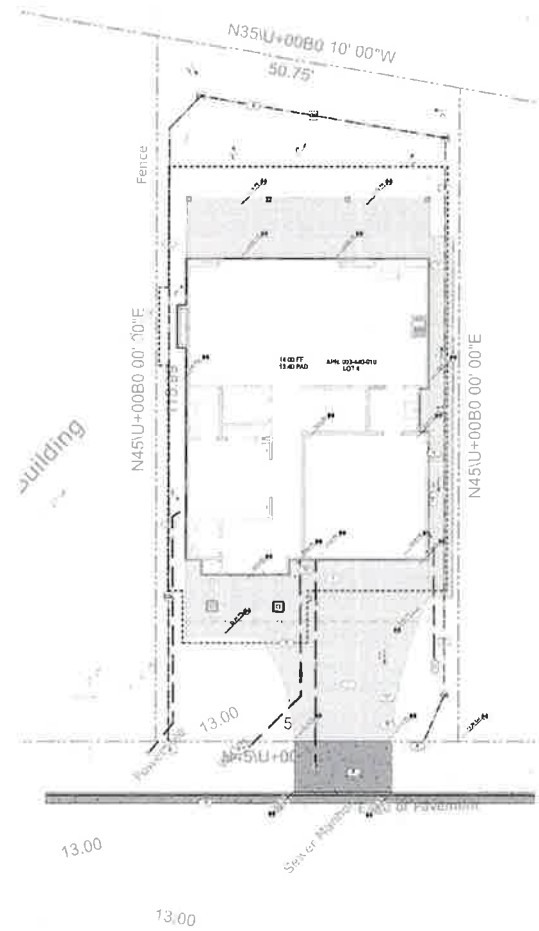
C1.0

LEGEND

	PROPERTY LINE
	SETBACK
	4" STORM DRAIN
CB	8" SQUARE STORM DRAIN CATCH BASIN
G	GAS LINE
E	ELEC LINE
S	SEWER LINE
W	WATER LINE
BF	BACKFLOW PREVENTER
	Minimum 5% slope for a minimum of 10' away from structure (2% if surface is impervious) or to approved drainage system SBCO Grading Ordinance #4766

GRADING KEY NOTES

1. PERMEABLE PAVER: ANGELUS PERMEABLE COURTYARD PAVERS. SAND-STONE-MOCHA, ASHLAR PATTERN. COORDINATE ON SITE IN CRZ OF SYCAMORE TREE
2. SITE DRAIN: 4" DIA. SCHEDULE 40 PVC DRAINLINE (S= 5% MIN)
3. NOT USED
4. DRAIN OUTLET:
5. DRIVEWAY APPROACH: INSTALL 8" PCC DRIVEWAY APPROACH W/ #4 @ 18" O.C. EACH WAY OVER 2' OF REMOVAL AND RECOMPACTION
6. LANDING: PER LANDSCAPE PLANS
7. (E) PALM TREE TO BE REMOVED:
8. (P) EXCAVATION: 1 BATS OF REMOVAL AND RECOMPACTION FOR STRUCTURE, 6 FEET OUTSIDE STRUCTURE AND 3 FEET BELOW FOOTING.
9. UTILITY BOX: TELECOMMUNICATION COMPANY TO RELOCATE
10. (E) WATER METER: 3/4" WATER METER. 1 1/2" MAIN WATER METER MED IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT
11. (E) GAS METER: TO BE RELOCATED 1 1/2" MAIN LINE TO BUILDING
12. (P) FIRE SPRINKLER RISER
13. (P) NINE AMP PANEL WORKING CLEARANCE: PROVIDE 36" WIDE X 36" DEEP WORKING CLEARANCE AT PANELS. CEC 110.26(A) & (B) PROVIDE 6' IF HEAD ROOM AT SERVICE PANEL. CEC 110.26(A) & (B)



FINE GRADING PLAN 1

NORTH

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
P.O. BOX 4201
MAMMOTH LAKES, CA 93546
805.832.1677

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

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4934 DORRANCE SFR

4934 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELIMINARY SUBMITTAL 02-24-2025

REVISION

NO	DESCRIPTION	DATE

FINE GRADING PLAN

C2.0

GENERAL NOTES:

1. BEST MANAGEMENT PRACTICES (BMPs) CONTAINED HEREIN REFLECT MINIMUM REQUIREMENTS FOR ACCEPTABLE BMPs REFER TO CALIFORNIA STORMWATER BMP HANDBOOKS
2. ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN ACCORDANCE WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) DEVELOPED AND IMPLEMENTED IN COMPLIANCE WITH REQUIREMENTS OF THE CURRENT SANTA BARBARA COUNTYWIDE STORMWATER QUALITY MANAGEMENT PROGRAM MATERIAL FOR LOW DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT BEFORE A GRADING PERMIT IS ISSUED, THE CITY OF CARPINTERIA WILL REQUIRE PROOF OF RECEIPT OF A NOTICE OF INTENT FOR THE CURRENT STATE NPDES GENERAL CONSTRUCTION PERMIT FOR ALL CONSTRUCTION PROJECTS THAT DISTURB ONE ACRE OR MORE OR THAT ARE LESS THAN ONE ACRE BUT ARE SPLIT OFF FROM A LARGER COMMON AREA OF DEVELOPMENT TO TAKE
3. THE SWPPP SHALL:
   A. DESCRIBE POTENTIAL POLLUTANT SOURCES AND INCLUDE THE DESIGN AND PLACEMENT OF BMPs TO EFFECTIVELY PREVENT THE DISCHARGE OF POLLUTANTS FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION
   B. BE KEPT ON SITE AND ENFORCED TO REFLECT CHANGING CONDITIONS THROUGHOUT THE COURSE OF CONSTRUCTION
   C. BE KEPT ON SITE AND ADDITIONAL UPDATES REQUESTED BY AGENCY REPRESENTATIVE ARE TO BE MADE IMMEDIATELY
4. NON-STORMWATER DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM DRAIN SYSTEM AND/OR STREETS
5. DISCHARGES OF PUMPED GROUND WATER REQUIRE A DISCHARGE PERMIT FROM THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (RWQCB)
6. POLLUTANTS SHALL BE REMOVED FROM STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE (MEP) THROUGH DESIGN & IMPLEMENTATION OF BMPs
7. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCT 1 TO APR 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STORED AT CONVENIENT LOCATIONS TO ENSURE THE TIMELY CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT. [illegible]
   BE NOTIFIED AT (___) ___-____ IN CASE OF AN EMERGENCY
8. PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES AND STORM DRAIN INLETS
9. EMPLOYEES SHALL BE INSTRUCTED AND TRAINED ON ALL SPILL PREVENTION, CONTAINMENT, HANDLING AND DISPOSAL PROCEDURES
10. SEDIMENT CONTROL PRACTICES SHALL EFFECTIVELY CONTAIN AND NOT INCREASE OR "SEDIMENT LOAD" IN STORMWATER DISCHARGE
11. ANY DESIRE WITH EXPOSED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER
12. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED OR MODIFIED AS APPROVED BY THE INSPECTOR IN THEIR KEEPING WITH GRADING OPERATIONS OF THE GRADING OPERATION ARE PROTECTED TO THE POINT WHERE THEY ARE NO LONGER NEEDED
13. UNLESS AS OTHERWISE APPROVED BY THE INSPECTOR, ALL DEVICES SHOWN ON THE PLAN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS WHEN FOR 3 DAYS OR MORE PRECIPITATION EXCEEDS 40%
14. [illegible] AREAS ADJACENT TO ALL WORKS LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY
15. ALL LOOSE SOIL AND DEBRIS WHICH MAY EXCEED A HORIZONTAL INTERVAL TO CERTAIN INTEGRITY SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE INSPECTOR
16. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RUNOFF OR AS OTHERWISE DIRECTED BY THE INSPECTOR
17. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. NO DEVICE SHALL BE DRAINED OF POLLUTED DISCHARGE TO WITHIN 72 HOURS AFTER EACH RUNOFF, WITHOUT REMOVAL OF THE PARAMETER WITH THE STORM DRAIN SYSTEM OR
18. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE AS MAY BE REQUESTED BY THE SOILS ENGINEER
19. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN OCTOBER 1 AND APRIL 15 WITHOUT PRIOR APPROVAL OF THE INSPECTOR
20. THE UNDERGROUND UTILITY WILL SUPPLY THE EROSION CONTROL WORK IN ACCORDANCE WITH THE APPROVED PLANS

SIGNED _____ DATE _____

811 Know what's below. Call before you dig.

REFERENCE:

1. SANTA BARBARA COUNTY URBAN STORM WATER QUALITY MANAGEMENT PROGRAM (SWPPP) FOR SITES LESS THAN ONE ACRE DISTURBED, NPDES PERMIT NO. CAS000002 EXCEPT ON LOT?
2. CALIFORNIA STORM WATER GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES - WATER QUALITY ORDER NO. 97-03-DWQ
3. SANTA BARBARA COUNTY MUNICIPAL STORMWATER NPDES PERMIT NO. [illegible]

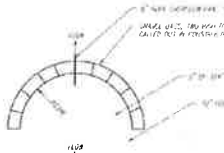
AIR QUALITY:

BMPs FOR EROSION SHALL CONTROL DUST AND POTENTIAL AIR QUALITY IMPACTS OF SITE PREPARATION ACTIVITIES

a. WHENEVER A REGULAR MATERIAL INTERFACE TO REGULATE FUGITIVE DUST
b. DURING SITE GRADING, A REGULAR WATERING PROGRAM SHALL BE IMPLEMENTED TO CONTROL WIND EROSION
c. SEED+MULCH SLOPES WITH FAST-GROWING NON-IRRIGATED PLANT MATERIALS
d. GRADING SUBJECT TO COMPLIANCE WITH THE SANTA BARBARA COUNTY WIDE DUST CONTROL MEASURES
e. ALL CONSTRUCTION EQUIPMENT USED FOR DUST CONTROL SHALL BE KEPT ON SITE UNTIL THESE PHASES OF DEVELOPMENT ARE COMPLETE
f. SITE ACCESS ROADS COVERED WITH GRAVEL OR CONSTRUCTION MATTING
g. THE GRADING CONTRACTOR SHALL BE CERTIFIED IN PERIODIC DUST CONTROL WHEN WINDS EXCEED 15 MILES PER HOUR (MPH) AND SHALL KEEP LOG OF
h. ALL MATERIAL HAUL ROUTES SHALL BE WATERED AND COVERED
i. PERIODIC APPLICATION OF WATER ON MATERIAL STOCKPILES
j. DAILY WATER TRUCK CHECK FOR CHEMICAL STABILIZERS ACCORDING TO MANUFACTURER'S SPECIFICATIONS TO ALL UNPAVED PARKING/STAGING AREAS OR UNPAVED ROADS
k. ON-SITE VEHICULAR TRAFFIC LIMITED TO 15 MPH MORE THAN FIFTEEN (15) TIMES PER HOUR
l. PERIODICALLY WASH OFF TRUCKS PUBLIC STREETS IN THE VICINITY OF THE SITE

ADDITIONAL REFERENCES:

1. CALIFORNIA STORM STANDARD MANUAL FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY - WATER QUALITY ORDER 2009-0009-DWQ
2. CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES - WATER QUALITY ORDER NO. 97-03-DWQ
3. SANTA BARBARA COUNTY STORMWATER MANAGEMENT PLAN



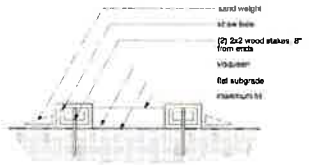
GRAVEL BAG DESILTING BASIN

LEGEND:

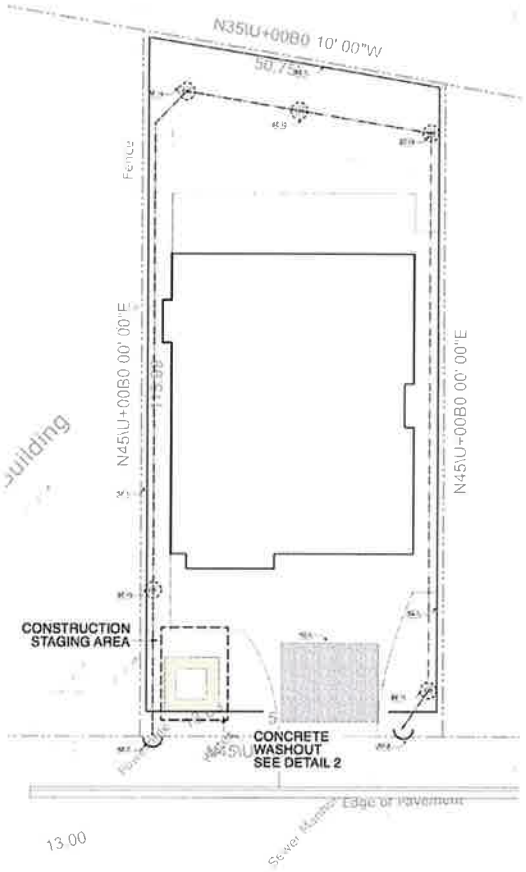
- [illegible] NOT SHOWN (OPTIONAL) - INSTALL PER CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-5 AND DETAIL "C" ON SHEET EC-2
- SILT FENCE LOCATION - INSTALL PER CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-1 AND DETAIL "B" ON SHEET EC-2
- STABILIZED CONSTRUCTION ENTRANCE - CONSTRUCT PER CALIFORNIA STORMWATER BMP HANDBOOK SE-1 AND DETAIL "A" ON SHEET EC-2
- GRAVEL BAG SEDIMENT BASIN - CONSTRUCT PER CALIFORNIA STORMWATER BMP HANDBOOK SE-2 AND DETAIL 3 HEREON
- CATCH BASIN INLET PROTECTION - CONSTRUCT PER CALIFORNIA STORMWATER BMP HANDBOOK SE-1 AND DETAIL "A" ON SHEET EC-2

NOTE:

1. CONTRACTOR SHALL NOT REDUCE INFILTRATION CAPACITY OF SOIL IN INFILTRATION BASIN THROUGH COMPACTION OR BY USING IT AS SEDIMENT TRAP. CARE MUST BE TAKEN TO KEEP SOILS OUT OF BASIN. FOR OTHER POST-CONSTRUCTION TREATMENT BMPs SEE LANDSCAPE CONSTRUCTION TO PREVENT CLOGGING
2. THE ENTIRE SITE IS CONSIDERED A SINGLE DRAINAGE AREA



CONCRETE WASHOUT 2



EROSION CONTROL PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
PO BOX 6317
MAMMOTH LAKES, CA 93546
805.832.1877

ALL DRAWINGS, CONCEPTS, DESIGNS, THE ARCHITECTURAL WORK AND ARRANGEMENTS EXHIBITED THEREIN ARE THE PROPERTY OF CHAPPELL ARCHITECTURE AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AGREEMENT OF CHAPPELL ARCHITECTURE. THE DEVELOPMENT PLANS AND SPECIFICATIONS ARE NOT TO BE LOANED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF CHAPPELL ARCHITECTURE.

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN23-2234

4934 DORRANCE SFR

4934 DORRANCE WAY
CARPINTERIA, CA 93013

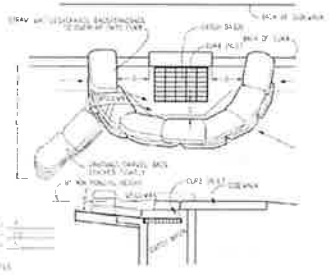
ARB PRELIMINARY SUBMITTAL 02-24-2025

△ REVISION	
NO	DESCRIPTION / DATE

EROSION CONTROL PLAN

C3.0

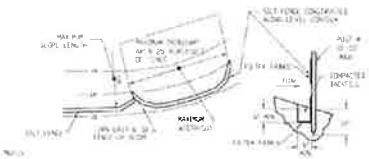
A CATCH BASIN/INLET PROTECTION



NOTES

1. CATCH BASIN/INLET PROTECTION SHALL BE INSTALLED WHENEVER THERE IS A POTENTIAL OF STORMWATER OR NON-STORMWATER BEING DISCHARGED INTO IT.
2. INLET PROTECTION IS TO BE USED ALONG WITH OTHER POLLUTION PREVENTION MEASURES SUCH AS EROSION CONTROL, SOIL STABILIZATION, AND MEASURES TO PREVENT TRACKING ONTO PAVED SURFACES.
3. INLET PROTECTION IS ALWAYS AT INLETS TO PAVED DRAINAGE SYSTEMS AND MAY ALSO BE USED AT INLETS TO UNPAVED DRAINAGE SYSTEMS.
4. INLET PROTECTION SHALL BE INSTALLED BEFORE ANY RAINFALL IS EXPECTED.
5. INLET PROTECTION SHALL BE INSPECTED AT REGULAR INTERVALS AND AFTER EACH RAINFALL. CLEANING SHALL BE PERFORMED AS NECESSARY TO ASSURE PROPER FUNCTIONING. SEDIMENT REMOVED SHALL BE DISPOSED OF PROPERLY AND IN A MANNER THAT ASSURES THAT THE SEDIMENT DOES NOT ENTER THE STORM DRAIN SYSTEM.
6. DAMAGED INLET SHALL BE REPAIRED IMMEDIATELY.
7. ADDITIONAL DETAILED REQUIREMENTS SHALL BE PROVIDED BY CITY ENGINEER AS REQUIRED ON SITE PLAN.

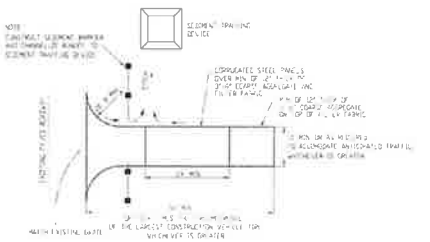
B SILT FENCE



NOTES

1. CONSTRUCT THE SILT FENCE A SMALL LEVEL DISTANCE.
2. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. PROVIDE SUFFICIENT ROOM FOR VEHICLES TO STAND BEHIND THE FENCE AND ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE ACCESS ROAD AND TOE OF SLOPE OR STREAM (DEPENDING ON WHICH SIDE OF THE ROADWAY AREA SHALL BE PROVIDED FOR LEVEL AREA DRAINING TO THE FENCE).
4. WHEN THE FENCE IS TO BE REMOVED, ALL SEDIMENT ACCUMULATED BEHIND THE FENCE SHALL BE REMOVED AND DISPOSED OF PROPERLY.
5. REMOVE THE FENCE AND ANCHORAGES WHEN THEY ARE NO LONGER NEEDED.
6. DO NOT PLACE FENCES ACROSS STREAMS OR INTERMITTENT DRAINAGE CHANNELS.
7. WHEN STANDARD FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPHILL SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST ONE INCH LONG. THE WIRE SHALL EXTEND INTO THE TRENCH.
8. WHEN NOTE TO BE REMOVED FROM 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION

C STABILIZED CONSTRUCTION ENTRANCE



NOTES

1. DRIVEWAYS AND OTHER WATERS SHALL NOT BE USED FOR VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAYS. SUBSTRATIONS MUST BE SWEPT OR WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
   A. CLEARED OF ANY MUDDY WATER TRAFFIC WILL BE CARRIED OR DRAINED ONTO PUBLIC WAYS OR INTO STREET FLOW. NO SEDIMENT OR RUNOFF MAY LEAVE THE SITE.
   B. A MINIMUM OF 6 INCH CRUSHED ROCK WITH WORK CLOTH OR GEOTEXTILE PLACED BENEATH WHERE PRACTICABLE AS NEEDED TO PERMANENTLY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP HAS BEEN FOUND TO EFFECTIVELY WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

STREET MAINTENANCE

NOTES

1. REMOVE ALL SEDIMENT DEPOSITS OUTSIDE ADJACENT PROPERTY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION WASTE WHENEVER SEDIMENT BECOMES VISIBLE.
3. DO NOT USE WATER TO WASH SEDIMENT INTO STORM DRAINS IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

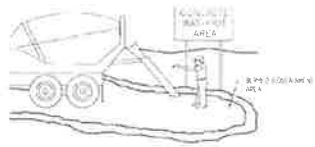
D MATERIAL STORAGE AND DELIVERY

BMP FACT SHEET FROM THE 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION AVAILABLE AT www.cabmphandbooks.com

MINIMUM REQUIREMENTS FOR WM-1

1. MATERIAL DELIVERY AND STORAGE AREAS SHOULD BE LOCATED NEAR THE CONSTRUCTION ENTRANCES AWAY FROM WATERWAYS OR DRAINAGE PATHS. ANTICIPATE METHOD OF MATERIAL STORAGE (IN ASSEMBLY WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE, OR A MINIMUM MATERIAL'S UNDER AREA SHALL BE SURROUNDED WITH PROTECTIVE BERM).
2. MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION.
3. MATERIALS SHOULD BE STORED IN PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. SECONDARY CONTAINMENT SHALL BE PROVIDED WHEN POSSIBLE. TO PROVIDE PROTECTION FROM WIND AND RAIN, MATERIALS SHOULD BE COVERED DURING NON-WORK DAYS AND PRIOR TO AND DURING RAIN OR WIND EVENTS.
4. EMPTY AND USED CONTAINERS SHALL BE TREATED AS HAZARDOUS WASTE. DISPOSE AND STORAGE PRACTICES AND IN ACCORDANCE WITH LOCAL REGULATIONS.

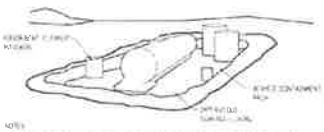
E CONCRETE WASTE MANAGEMENT



NOTES

1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED AND DISPOSED OF PROPERLY.
4. SEPARATE WASTEWATER AREA SHALL BE LINED WITH A MINIMUM 10 MIL VELETY VINYL SHEETING. REFER TO BMP WM-8 FROM THE 2015 CALIFORNIA CONSTRUCTION BMP HANDBOOK.

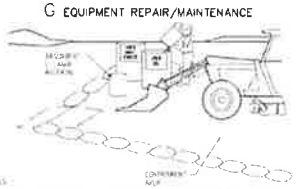
F VEHICLE/EQUIPMENT FUELING



NOTES

1. FUELING SHALL BE PERFORMED IN A DESIGNATED AREA AWAY FROM DRAINAGE COURSES.
2. APPROPRIATE ABSORBENT MATERIAL SHALL BE ON SITE AND USED IMMEDIATELY IN THE EVENT OF A SPILL.
3. REFER TO BMP NO. 9 FROM 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION.

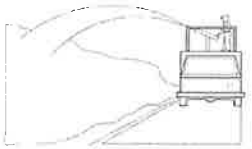
G EQUIPMENT REPAIR/MAINTENANCE



NOTES

1. LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON SITE. EQUIPMENT AND VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS AND SHALL BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS AND LEAKS PROMPTLY WITH APPROPRIATE MATERIALS (DO NOT FLUSH WITH WATER).
2. VEHICLES AND EQUIPMENT SHALL BE MAINTAINED AND REFUELED ON SITE ONLY IN DESIGNATED AREAS PREVENT RUN-ON AND RUNOFF FROM DESIGNATED AREAS. CONTAINMENT DEVICES SHALL BE PROVIDED AND MAINTAINED. SEE CHAPTER 7 FOR GUIDANCE.
3. DESIGNATE ON SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.
4. ALWAYS USE SECONDARY CONTAINMENT SUCH AS A DRAIN PAN OR DROP CLOTH TO CATCH SPILLS AND LEAKS WHEN REMOVING FLUIDS.
5. USE ALL OF SPENT OIL OR USED OIL FILTERS AND LUBRICANTS.
6. RECYCLE SPENT CONTAINMENT WATER OR SECONDARY CONTAINMENT WATER FROM OIL AND GAS CHANGES, DRUMS.
7. MAINTAIN AN ADEQUATE SUPPLY OF ABSORBENT SPILL CLEANUP MATERIALS IN DESIGNATED AREA.
8. REFER TO BMP NO. 9 FROM THE 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR NON-HAZARDOUS WASTE.

H EROSION CONTROL



NOTES

1. EROSION STABILIZATION PRACTICES SHALL BE INITIATED TO PROTECT EXPOSED VEGETATION WITHIN 7 DAYS AND TO PROVEGETATE DENUDED AREAS AS SOON AS FEASIBLE AFTER GRADING AND CONSTRUCTION PRACTICES SHALL INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, SOIL STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES OR OTHER SOIL STABILIZATION PRACTICES.
2. SOIL STABILIZATION SHALL BE IMPLEMENTED ON ALL INACTIVE SITES WHICH HAVE BEEN DISTURBED WITHIN 15 AND 45 DAYS OF INACTIVITY.
3. STABILIZATION MEASURES SHALL CONTINUE TO PREVENT EROSION FROM THE EFFECTS OF WIND AND WATER.
4. STABILIZATION PRACTICES SHALL BE IMPLEMENTED IN CONJUNCTION WITH SEDIMENT TRAPPING PERMANENT PRACTICES AND PROCEDURES TO REDUCE THE TRACKING OF SEDIMENT ONTO PAVED ROADS.
5. WHEN USING STRAW MULCHING, THE MINIMUM APPLICATION OF WOOD FIBER SHALL BE 2 TONS PER ACRE. MULCH MUST BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER.
6. WITH USING HYDROSEEDING, THE MINIMUM APPLICATION OF WOOD FIBER SHALL BE 2 TONS PER ACRE. EQUIPMENT THAT DOES NOT CONTAIN MORE THAN 10 PERCENT RECYCLED.
7. FOR EXISTING RECOMMENDATIONS, CONTACT YOUR NATURAL RESOURCES CONSERVATION SERVICE OR LOCAL AGRICULTURAL EXTENSION AGENT.
8. FOR DETAILED BMPS, SEE BMP EC-1 THROUGH EC-16 FROM 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION.

J

Know what's below. Call before you dig. 811

		ROBERT WILLIAM COMPANY		CITY OF CARPINTERIA APPROVED BY: PUBLIC WORKS DIRECTOR/CITY ENGINEER DATE	CITY OF CARPINTERIA 4934 DORRANCE WAY EROSION CONTROL DETAILS

PROJECT NO. 10613.000
SHEET NO. 2 OF 2
PLAN DATE 11-17-2023

EROSION CONTROL DETAILS 1
SCALE 1/4" = 1'-0"

CHAPPELL ARCHITECTURE
COMMERCIAL · RESIDENTIAL

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN23-2234

4934 DORRANCE SFR
4934 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELIMINARY SUBMITTAL 02-24-2025

REVISION	
NO	DESCRIPTION / DATE

EROSION CONTROL DETAILS
C4.0

EROSION CONTROL AND BMP NOTES

Owner

PETER GOOLSB
4934 DORRANCE WAY
CARPINTERIA, CA 93013

It shall be the Contractor's responsibility to maintain control of the entire construction operations and to keep the entire site in compliance with the Soil Erosion Control Plan.

Detailed Erosion Control Plan preparer

Dylan Chappell
Dylan Chappell Architects
388 PINECREST AVE. P.O. BOX 8391
MAMMOTH LAKES, CA 93546
(805.205.4780)

• The Plan is intended for use for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.

• The Contractor shall be responsible for maintaining erosion and sediment control measures prior, during, and after storm events. Maintaining includes maintaining a file documenting on-site inspections, problems encountered, corrective actions, and notes and a redline map of erosion control implementation measures.

•Wastewater care shall be taken when hauling any earth, sand, gravel, stone, debris or any hazardous substance over any public street, alley or other public place. Should any slime, spill, or track, dirt or mud upon such public or adjacent private property, immediate clean up shall occur.

• Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entrance/exit.

•Sanitary facilities shall be maintained on-site as appropriate.

• During the rainy season, all paved areas shall be kept clear of earth material and debris. All earth stockpiles over 2 C.Y. shall be covered by a tarp and ringed with straw bales or silt fencing. The site shall be maintained so as to minimize sediment-laden runoff to any storm drainage system including existing drainage ditches and water courses.

•Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.

• The facilities shown on this plan are designed to control erosion and sediment during the rainy season, November 1 to April 15. Facilities are to be operable prior to October 1 5 of any year.

• Grading operations during the rainy season which leave disrupted slopes shall be protected with erosion control measures immediately following grading on the slopes.
This will include use of straw mulch, blanket, and erosion control blankets.

•This plan covers only the first winter following grading with assumed site conditions as shown on the Detailed Erosion Control Plan. Prior to September 15, the completion
of site improvement shall be evaluated and revisions made to this Plan as necessary with the approval of the City. Plans are to be resubmitted for approval prior to August 15 of each subsequent year until site improvements are accepted by the County.

Construction Entrance:
The existing asphaltic concrete shared driveway acting as the construction entrance onto public way, shall be kept clean and free of mud and dirt that is tracked onto it.
A gravel construction entrance shall be installed where mobile traffic is anticipated off of unpaved areas. The responsibility for field design to meet site conditions, and
maintenance of the construction entrance remains with the construction contractor. The owner/contractor shall remain responsible for the clean up of any mud or dirt that is
tracked onto public streets or paved areas even with the installation of gravel construction entrances.

Catch Basin Protection:
A filter system shall be used on catch basins (drop inlets) in public and private streets or parking lots downstream of the project. See detail ON SITE PLAN

Sediment Filters/Barriers (Silt Fences and Straw Wattles):
Sediment filters such as silt fences or straw wattles shall be installed along the down slope edge of the disturbed area, prior to the commencement of grading. The sediment filter structures shall be located so that all runoff from the construction site is filtered prior to crossing a property line, or entering the City storm drain system. Sediment filter structures are to be inspected regularly by County inspection staff during inspections scheduled by the Contractor. Sediment shall be removed when the depth of sediment is one-third the functional height of the structure. Straw wattles should not remain in place more than 12 months after installation unless it can be determined by significant deterioration has not occurred. Sediment filters shall be maintained and repaired prior to, and after every storm event. Sediment filters shall be installed level along contours, and shall have ends tied into the slope for the full 5' Silt fences and straw wattles shall be installed per detail in locations identified on the Erosion Control Plan.

Plastic Sheeting/Tarps:
Plastic sheeting shall generally not be used as an erosion control measure over large areas. Plastic sheeting may be used to protect small, highly erodible areas or to protect temporary stockpiles of material. If plastic sheeting is used, the path of concentrated flow from the plastic must be protected.

Existing Vegetation and Revegetation:
As far as is practicable, existing vegetation shall be protected and left in place. In accordance with the clearing limits shown on the approved Building, Grading, Landscape and Erosion Control Plans. Work areas shall be carefully located and marked to reduce potential damage. Where existing vegetation has been removed, or the original land contours disturbed, the site shall be revegetated, and the vegetation reestablished, as soon as practicable, but no later than October 15. If vegetation is not established by said date, see Wet Weather Measures below.

Slope Protection:
Slopes greater than 4V:1H shall be protected using straw and blanket. The installation of erosion control blankets should be contracted for all cascades/ steeps steeper than 2.5H:1V and greater than 30 feet in slope length. Installation of fiber rolls utilized on contour should be contracted for all slopes steeper than 4H:1V, with slope lengths greater than 30 feet. Silt fence, straw or wattle fencing should be installed at the toe of all slopes steeper than 4H:1V. Fiber rolls shall be installed per the detail.

Wet Weather Measures:
If a protective ground cover is not established by October 15, open areas shall be protected through the winter with straw mulch and fiber rolls. Straw mulch shall be applied at a rate of 3,000 lb/ac, or second fiber if hydroseeded 2,000 lb./ac. Fiber rolls shall be installed per the detail.

General Site Protection:
Stockpiles of earth, sand and other construction related materials must be protected from being transported from the site by the forces of wind or water. This includes sand for stucco, drywall demolition debris, drywall mud packaging, etc.

Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage system.

Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the site.

Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a solid waste. See Erosion Control Plan for designated Concrete Washout Area. The concrete washout area shall consist of a plastic-lined dumpster or plastic lined earthen, or other wattle containment area.

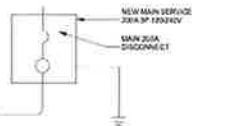
Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and transported by wind.

Sharing, Contamination Fencing, and other Site Safety:
The responsibility for design to meet site conditions, and maintenance of the construction site safety remains with the construction contractor. Any applicable engineering and permitting of shoring or other safety devices is the responsibility of the contractor. Construction fencing shown on this plan is for tree and vegetation protection only.

Protection Measure Removal:
The erosion prevention and sediment control measures shall remain in place and be maintained in good condition until all disturbed soil areas are permanently stabilized by installation and establishment of landscaping, grass, mulching or are otherwise covered and protected from erosion.

NEW 200 AMP PANEL

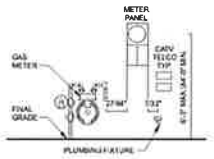
NEW LOCATION OF 200 AMP ELECTRIC SERVICE PANEL
PROVIDE BONDING & UFER GROUND 5 E.C.E. M&R ■ XXXXXXX



GROUNDING SHALL BE REQUIRED AND THE ELECTRICAL SERVICE GROUNDING ELECTRODE SHALL BE:

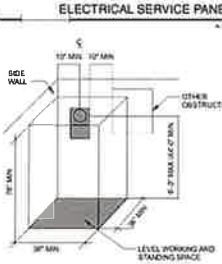
4. OF THE CONCRETE ENCASED TYPE
5. LOCATED IN THE BOTTOM THREE (3) INCHES OF THE FOOTING
6. NOT LESS THAN TWENTY (20) FEET IN LENGTH.
7. BARE COPPER CONDUCTOR, SIZED IN ACCORDANCE WITH THIS CODE, TABLE 250.66, BUT NOT SMALLER THAN NO. 4 AWG.
8. PANEL LOCATION NEEDS TO BE COORDINATED WITH EDISON CO

METER ASSEMBLY SEPARATION 6



1. SIZE AND DIMENSIONS OF PANELS WILL VARY. DRAWINGS ARE NOT TO SCALE.
2. THIS DRAWING PERTAINS TO BOTH OVERHEAD AND UNDERGROUND ELECTRIC SERVICE APPLICATIONS
3. MAINTAIN A 3-FOOT CLEAR, LEVEL, AND UNOBSTRUCTED WORKSPACE IN FRONT OF ELECTRIC SERVICE EQUIPMENT
4. PLUMBING FIXTURES THAT EXTEND MORE THAN 6 INCHES OUT FROM WALL SURFACE MUST BE LOCATED 15-INCHES MINIMUM FROM THE OUTSIDE EDGE OF THE METER PANEL.
5. FOR NEW CONSTRUCTION ONLY. RDES NOT APPLY FOR UPGRADES.

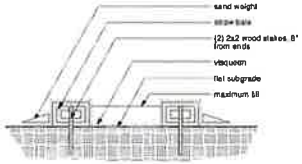
ELECTRICAL SERVICE PANEL 5



1. THE HORIZONTAL CLEARANCE FROM THE CENTERLINE OF THE METER TO THE NEAREST SIDE WALL OR OTHER OBSTRUCTION SHALL BE 10 INCHES MINIMUM A HORIZONTAL CLEARANCE FROM THE EDGE OF THE METER PANEL TO THE EDGE OF A WINDOW OR DOORWAY (NOT LIDING BLDING GLASS DOORS) SHALL BE 10 INCHES MINIMUM. A GAS METER OR PLUMBING FIXTURE THAT DOES NOT PROTRUDE MORE THAN 6 INCHES OUT FROM THE WALL, OR EXTEND LESS THAN 18 INCHES HORIZONTALLY FROM THE OUTSIDE EDGE OF THE METER PANEL, SHALL NOT BE CONSIDERED AN OBSTRUCTION.

2. A LEVEL WORKING AND STANDING SURFACE, CLEAR AND UNOBSTRUCTED, ENTIRELY ON THE PROPERTY OF THE CUSTOMER. SHALL BE PROVIDED. THE MINIMUM WIDTH OF THE WORKSPACE SHALL BE 30 INCHES OVERALL, BUT NEED NOT BE CENTERED IMMEDIATELY BENEATH THE METER. THE MINIMUM DEPTH OF THE WORKSPACE SHALL BE 36 INCHES. WHERE METERS ARE ENCLOSED IN A CLOSET OR RECESSED IN AN ENCLOSURE, THE DEPTH OF THE WORKSPACE IS MEASURED FROM THE OUTER FACE OF THE CLOSET OR RECESS. THE MINIMUM HEIGHT OF THE WORKSPACE SHALL BE 78 INCHES.

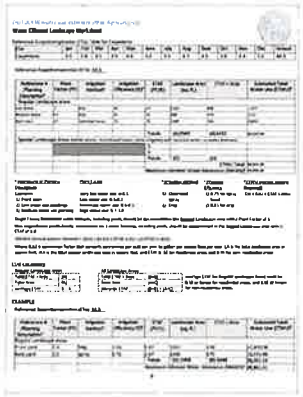
ELECTRICAL METER INSTALL 4



CONCRETE WASHOUT 3

SCALE 1/8" = 1'-0"

MWELO WORKSHEET

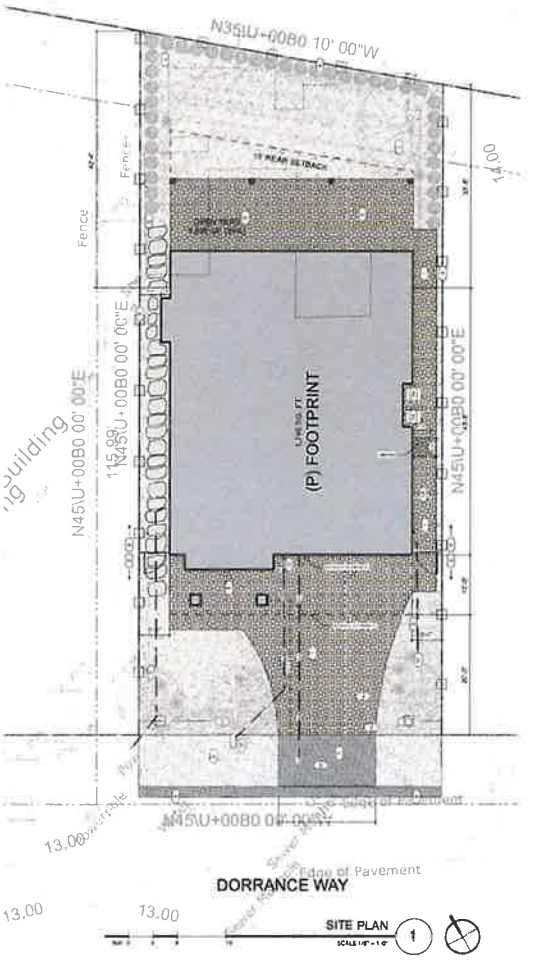


KEY NOTES

1. PERMEABLE PAVER: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA, ASHLAR PATTERN
2. 30" HEIGHT PICKET FENCE.
3. (E) ROLLED CURB AND GUTTER.
4. 6' TALL WOODEN FENCE ON PROPERTY LINE: NATURAL FINISH
5. DG: DECOMPOSED GRANITE SURFACE
6. PAVERS: PAVERS UNDER ROOFED AREAS TO BE ANGELUS COURTYARD PAVERS, SAND-STONE-MOCHA, ASHLAR PATTERN
7. (P) CONCRETE DRIVEWAY
8. DG: STABILIZED DG SURFACE
9. EXISTING METER: TO BE REMOVED
10. (E) WATER MATER: 3-4" WATER METER, 1 1/2" MAIN WITH METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT (PROTECT IN PLACE)
11. (N) GAS METER: TO BE RELOCATED 1 1/2" MAIN LINE TO BUILDING
12. (P) FIRE SPRINKLER RISER
13. (P) NEW AMP PANEL WORKING CLEARANCE. PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANELS. CEC SEC. 110.26 (A)(1). PROVIDE 6'-6" HEAD ROOM AT SERVICE PANEL. CEC 110.26 (E) & (3)
14. (P) A/C COMPRESSOR. WITH DISCONNECT SWITCH THAT IS INSTALLED WITHIN SIGHT OF AND NOT OVER 60 FT FROM AIR CONDITIONER PER CMC 304.2 F

LEGEND

- PROPERTY LINE
- SETBACK
- 4" STORM DRAIN
- CB — STORM DRAIN CATCH BASIN
- G — GAS LINE
- E — ELEC. LINE
- S — SEWER LINE
- W — WATER LINE
- BF — BACKFLOW PREVENTER
- Minimum 5% slope for a minimum of 10' away from structure (2% if surface is impervious) or to approved drainage system. SBCO Grading Ordinance #4768



SITE PLAN 1

SCALE 1/8" = 1'-0"

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
P.O. BOX 8391
MAMMOTH LAKES, CA 93546
805.932.1877

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN23-2234

4934 DORRANCE SFR

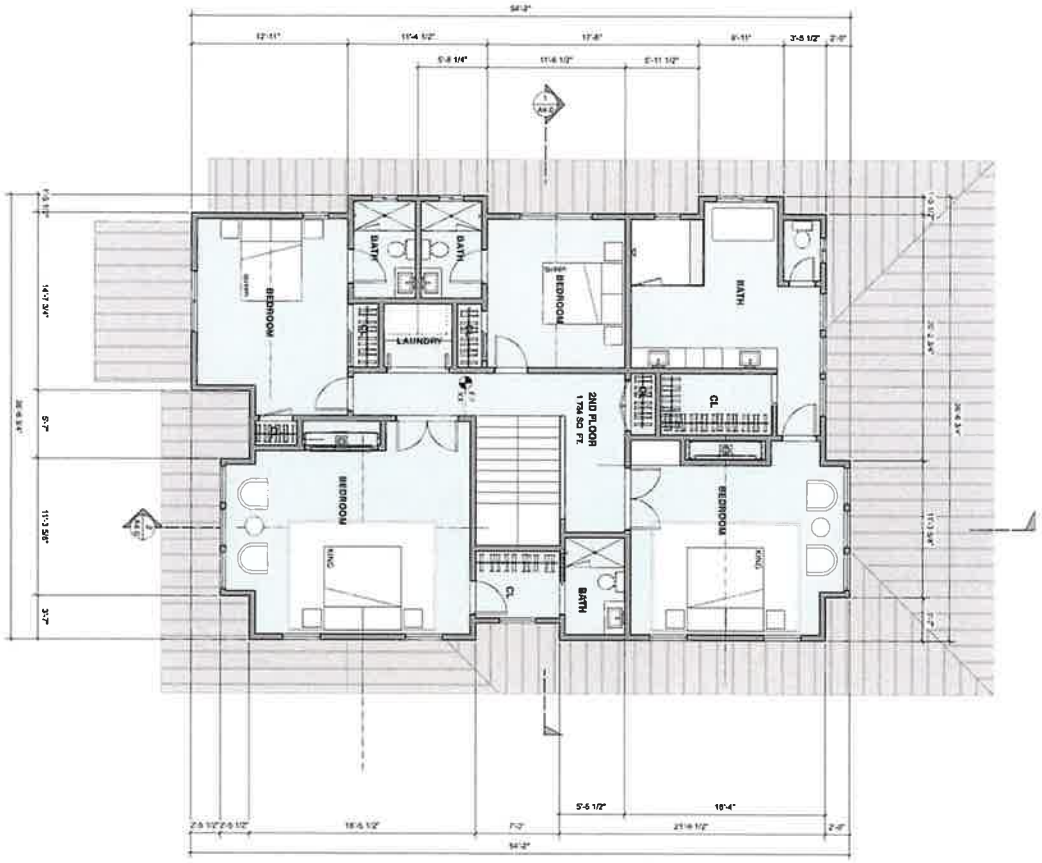
4934 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELIMINARY SUBMITTAL 02-24-2025

REVISION		
NO	DESCRIPTION	DATE

PROJECT SITE PLAN

A1.0



2ND FLOOR PLAN

2

1ST FLOOR PLAN

1

PLANS

A2.0

REVISION | NO. DESCRIPTION | DATE

4934 DORRANCE SFR

4934 DORRANCE WAY
CARPINTERIA, CA 93013

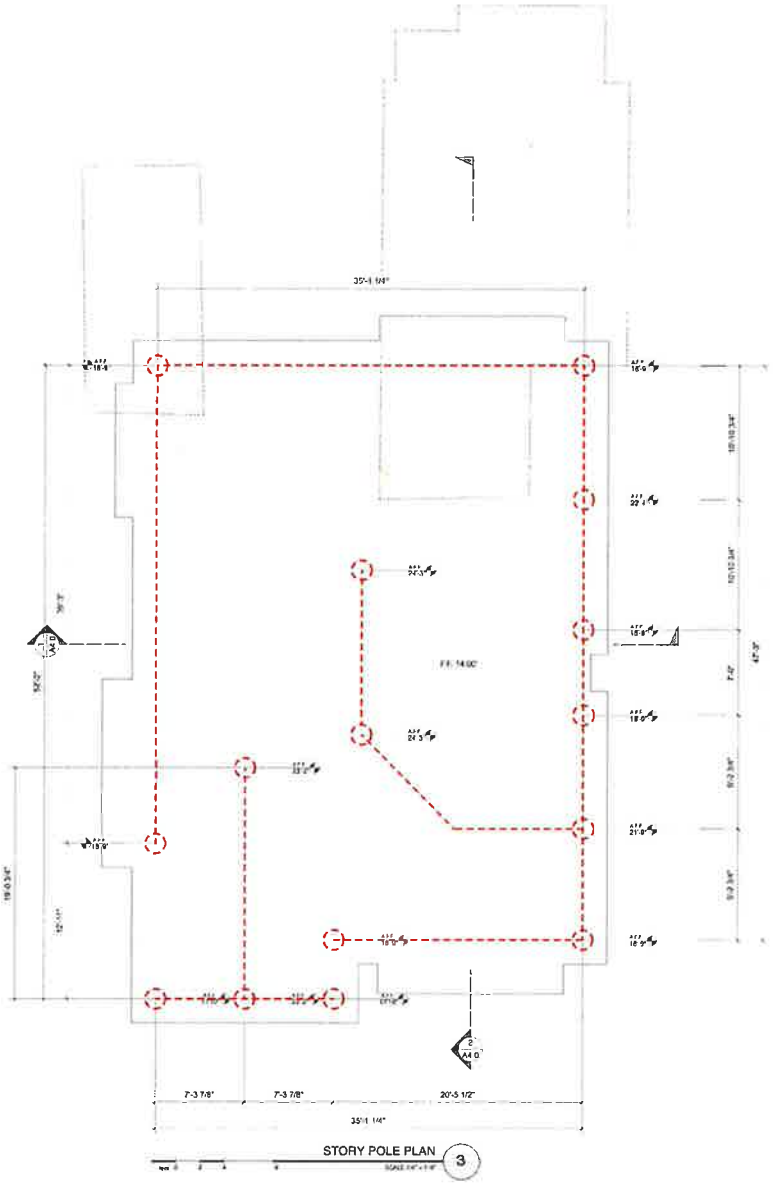
-

ARB PRELIMINARY SUBMITTAL 02-24-2025

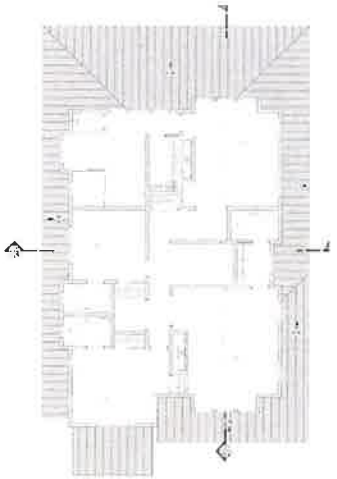
CITY CASE NUMBER
PLN23-0234

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

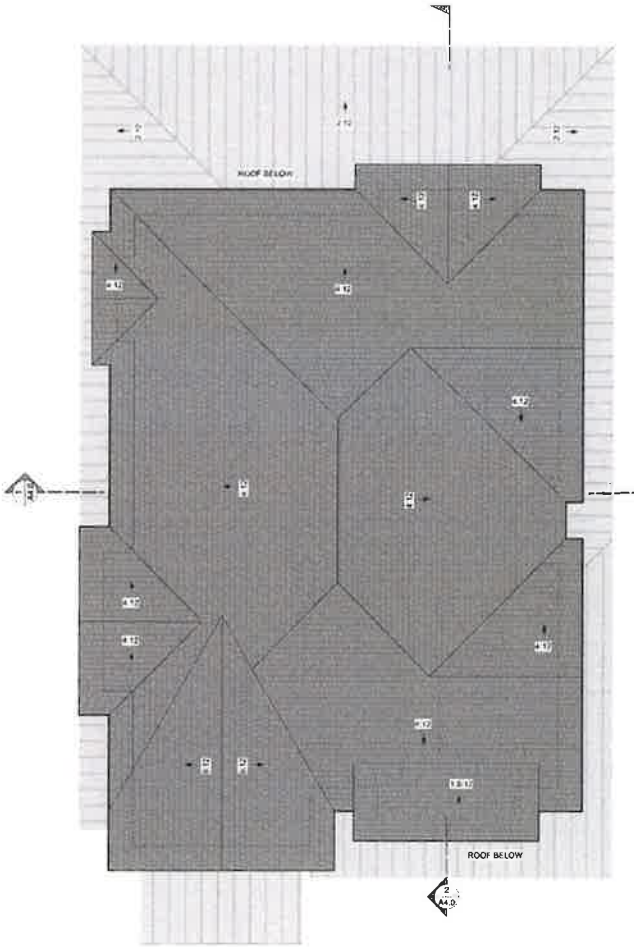
CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL



STORY POLE PLAN 3



1ST FLOOR ROOF PLAN 2



2ND FLOOR ROOF PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.832.1677

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN23-2234

4934 DORRANCE SFR

4934 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELIMINARY SUBMITTAL 02-24-2025

REVISION		
NO	DESCRIPTION	DATE

ROOF PLAN

A2.1

EAST ELEVATION 4

NORTH ELEVATION 2

KEY NOTES

1. EXT. FINISH: HARDIE BOARD AND BATTEN SIDING, CEDARMILL, COLOR ARTIC WHITE
2. EXT. FINISH: HARDIE SHINGLE SIDING, STAGGERED EDGE, COLOR ARTIC WHITE
3. WINDOWS AND DOORS: ANDERSON 4-SERIES, COLOR, BLACK
4. EXT. LIGHTING: DARKSKY COMPLIANT, SEE SPEC.GEO
5. EXT. WOOD AND TRIM FINISH: DUNN EDWARDS, CLASSIC WHITE, DEHWOR
6. ROOF: CLASS A, CERTAINTEED, PRESIDENTIAL SHAKE, COLOR, COUNTRY GRAY
7. ROOF: CLASS A, STANDING SEAM METAL, COLOR, GRAY
8. SANDSTONE VENEER: NATURAL SANDSTONE VENEER
9. EXT. WOOD GARAGE DOOR FINISH: WOOD, TRIM, CAULT NOLD STAIN, COLOR, CHARCOAL SEAL
10. DOWNSPOUT: ARTIC WHITE FINISH

WEST ELEVATION 3

SOUTH ELEVATION (STREET) 1

CHAPPELL ARCHITECTURE
COMMERCIAL · RESIDENTIAL
[illegible]
405.552.1677

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PLN23-2234

4934 DORRANCE SFR

4934 DORRANCE WAY
CARPINTERIA, CA 93013

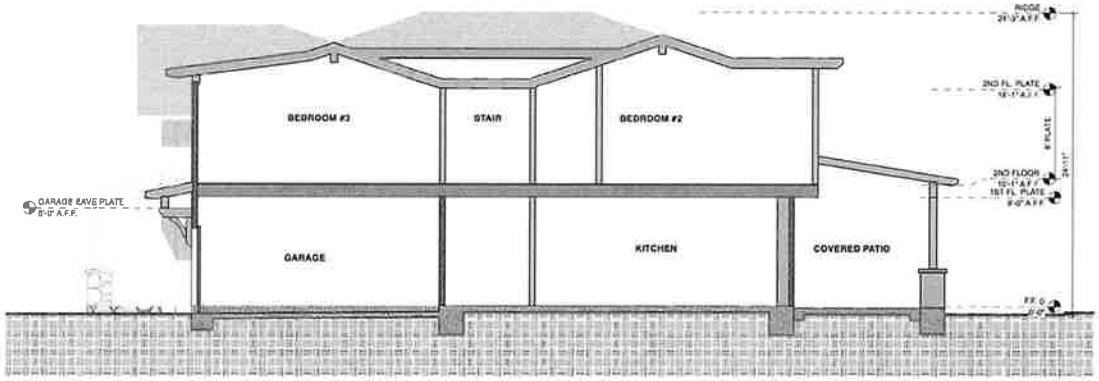
ARB PRELIMINARY SUBMITTAL 02-24-2025

REVISION

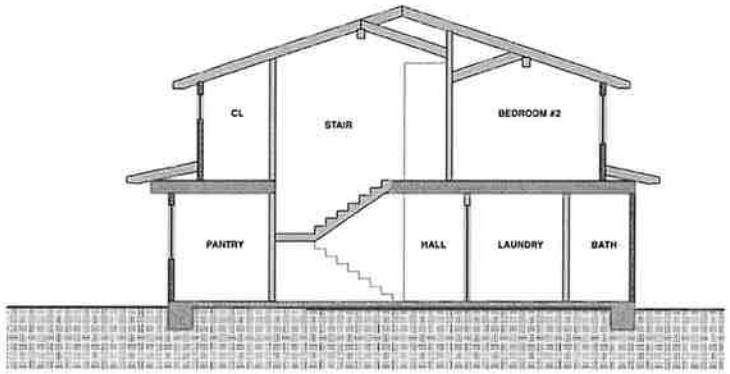
NO	DESCRIPTION	DATE

ELEVATIONS

A3.0



BUILDING SECTION 2



BUILDING SECTION 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PLN23-2234

4934 DORRANCE SFR

4934 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELIMINARY SUBMITTAL 02-24-2025

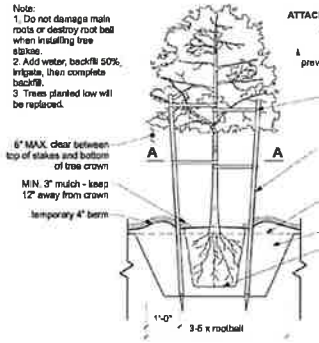
REVISION

NO	DESCRIPTION	DATE

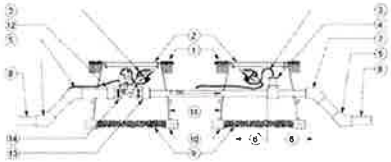
SECTIONS

A4.0

Note:
1. Do not damage main roots or destroy root ball when installing tree stakes.
2. Add water, backfill 50%, irrigate, then complete backfill.
3. Trees planted low will be replaced.



TREE PLANTING 5

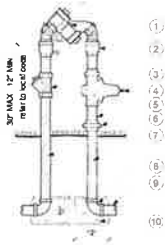


1. FINISH GRADE
2. JUMBO VALVE BOX AND COVER
3. CONTROL WIRES W. 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS. WIRE COLORS PER SPEC'S
4. FLOW SENSOR PER SPECIFICATIONS
5. PVC 45 DEGREE ELL TYP.
6. MINIMUM 10x PIPE DIA. UPSTREAM AND MIN. 5X PIPE DIA. DOWNSTREAM OF STRAIGHT PIPE
7. PVC 45 DEGREE ELL (TYP.) BUSH DOWN TO FLOW METER SIZE AS NECESSARY
8. PVC MAIN LINE LENGTH AS REQUIRED
9. GRAVEL (1 CU. FT.)
10. CONTINUOUS BRICK SUPPORTS
11. VALVE BOX EXTENSIONS AS REQUIRED
12. PVC MALE ADAPTER
13. PVC MALE ADAPTER BUSH DOWN TO FLOW METER SIZE AS NECESSARY
14. MASTER VALVE PER SPECIFICATIONS

MASTER VALVE 4

1. 30" LENGTH OF WIRE, COILED, WWATERPROOF CONNECTION
2. BALL VALVE
3. PVC SCH 80 NIPPLE, LENGTH AS REQUIRED
4. PVC SCH 40 ELL OR TEE
5. PVC MAINLINE PIPE
6. FINISH GRADE TOP OF MULCH
7. WYE FILTER
8. CONTROL ZONE VALVE
9. PRESSURE REGULATOR
10. VALVE BOX WITH COVER
11. LATERAL PIPE
12. BRICK, 4 TOTAL
13. 3" MIN. DEPTH OF 3/4 GRAVEL

DRIP VALVE 3



1. REDUCED PRESSURE TYPE BACKFLOW PREVENTER
2. SHUT-OFF BALL VALVE
3. BRASS WYE STRAINER
4. BRASS PRESSURE REGULATOR (IF SOURCE PRESSURE IS OVER 100 PSI)
5. BRASS THREADED NIPPLE
6. BRASS UNION
7. 6 MIL PIPE WRAP
8. BRASS ELBOW, TYP.
9. PVC MAINLINE-CONNECT TO BRASS ELBOWS WITH PVC MALE ADAPTERS (NOT SHOWN)
10. 1 CF CONCRETE SUPPORT, POUR IN PLACE AROUND BRASS PIPE

BACKFLOW PREVENTER 2

KEY NOTES

1. PERMEABLE PAVER: ANGELUS PERMEABLE COURTYARD PAVERS, SAND STONE-MOCHA, ASHLAR PATTERN
2. 50" HEIGHT PICKET FENCE
3. (E) ROLLED CURB AND GUTTER:
4. 6' TALL WOODEN FENCE ON PROPERTY LINE: NATURAL FINISH
5. DG: DECOMPOSED GRANITE SURFACE
6. PAVERS: PAVERS UNDER ROOFED AREAS TO BE ANGELUS COURTYARD PAVERS, SAND STONE-MOCHA, ASHLAR PATTERN
7. (P) CONCRETE DRIVEWAY
8. DG: STABILIZED DG SURFACE
9. EXISTING METER TO BE REMOVED
10. (E) WATER METER, 3/4" MAIN LINE TO A 1 1/2" MAIN WATER METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT (PROTECT IN PLACE)
11. (E) GAS METER - SIZE ACCORDING TO MAIN LINE TO BUILDING
12. (P) FIRE SPRINKLER RISER
13. (P) 100A MP PANEL (WORKING CLEARANCE: PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCE AT PANEL (CEC SEC 110.26(A)(1)). PROVIDE 6'-6" HIGH MIN AT SERVICE PANEL (CEC 110.26(A)(3)).
14. (N) A/C COMPRESSOR: WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN EIGHT (8) FEET (NOT DIRECTLY ABOVE OR BELOW) THE OUTDOOR AIR CONDITIONER FOR CMC 306.2.7

PLANTING LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE	AVG/DLS	NOTES
TREES					
OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE	3	24" BOX	VERY LOW	
CITRUS DWARF UNION MEYER IMPROVED'	Dwarf Improved Meyer Lemon	1	24" BOX	MED	
CITRUS X LATIFOLIA	BEARSS LIME	1	24" BOX	MED	
Avocado 'Hass'	Hass Avocado	1	15 GAL	MED	
SHRUBS					
FICUS 'GREEN GEM'	INDIAN LAUREL	29	15 GAL	MED	
GREVILLEA OCCIDENTALIS #SPALIER STALKED	LAVENDER STAR	20	15 GAL	MED	
BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY'	BOXWOOD	55	5 GAL	MED	
LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE	HIDCOTE BLUE ENGLISH LAVENDER	11	1 GAL	LOW	
ROSMARINUS OFFICINALIS	ROSEMARY	8	5 GAL	LOW	
AGAVE ATTENUATA	FOX TAIL AGAVE	5	15 GAL	LOW	
SYNADENIA MARGARETAE	SILVER CARPET	50	4"	LOW	6" FLAGSTONE JOINTS

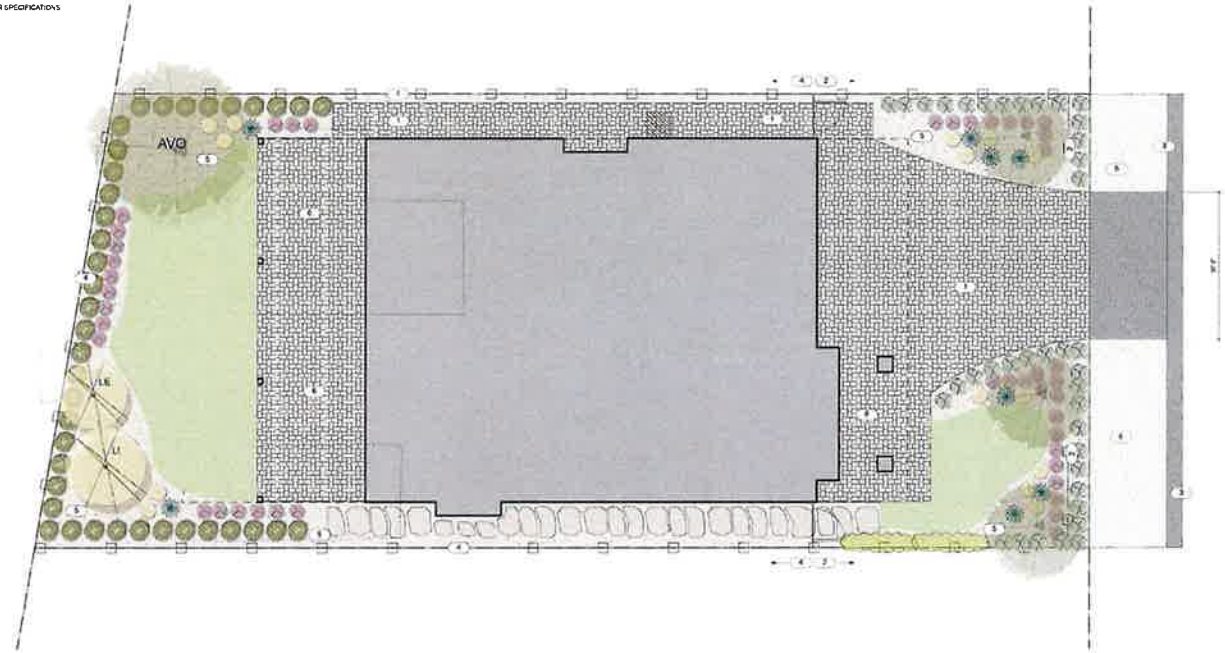
PLANTING LEGEND

MATERIAL LEGEND

DECOMPOSED GRATE
SYNTHETIC LAWN
FLAGSTONE: CHEROKEE CREEK
PERMEABLE PAVER: ANGELUS PERMEABLE COURTYARD PAVERS, SAND STONE-MOCHA, ASHLAR PATTERN
UNDER ROOF AREAS: ANGELUS COURTYARD PAVERS, SAND STONE-MOCHA, ASHLAR PATTERN

IRRIGATION LEGEND

ID	MODEL	LENGTH	MANUFACTURER	PSI	NOTES
	NB" Polyethylene Drainline	AS NEEDED/PLACE	DURA PCA	40	



LANDSCAPE PLAN 1
SCALE 3/16" = 1'-0"

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
P.O. BOX 5091
SANTA BARBARA, CA 93150
805.852.1677

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COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN23-2234

4934 DORRANCE SFR

4934 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELIMINARY SUBMITTAL 02-24-2025

REVISION		
NO	DESCRIPTION	DATE

LANDSCAPE PLAN

L1.0

Attachment B

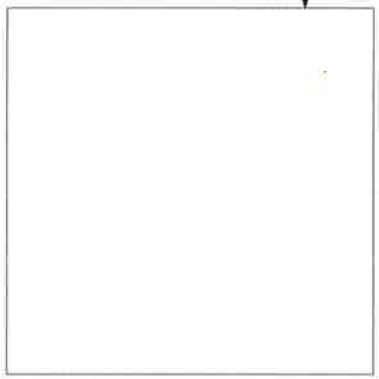
Preliminary Colors & Materials Board

Coeler New Residence #2- 4934 Dorrance Way

Project #23-2234-DP/CDP/ARB

Preliminary ARB Review

May 1, 2025



EXT. TRIM

MANUFACTURER:
DUNN-EDWARDS

COLOR:
CLASSIC WHITE
DEHWO8

ROOF SHINGLES

MANUFACTURER:
CERTAINTEED

PRESIDENTIAL
SHAKE

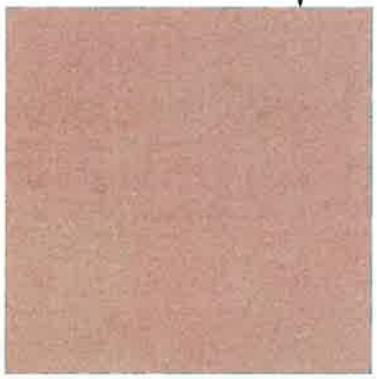
COLOR:
COUNTRY GRAY

DARKSKY
LIGHT FIXTURE

MANUFACTURER:
KICHLER

MODEL:
RIPLEY

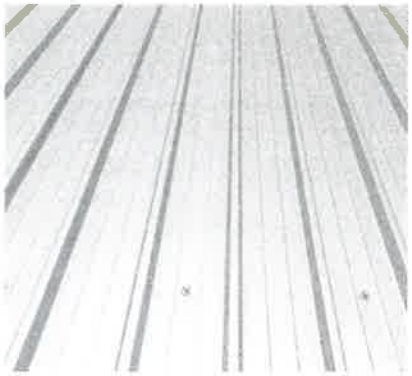
LED:
1-8 WATT INTEGRATED



EXT. WOOD
STAIN

MANUFACTURER:
CABOT

COLOR:
CHESTNUT
BROWN



METAL ROOF

MANUFACTURER:
MBCI

CRAFTSMAN SERIE

COLOR: SLATE
GRAY

PATH LIGHT

MANUFACTURER:
HAMPTON BAY

COLOR:
DARK BRONZE

2.3 WATT LED
PATH LIGHT

SANTA BARBAR
SANDSTONE

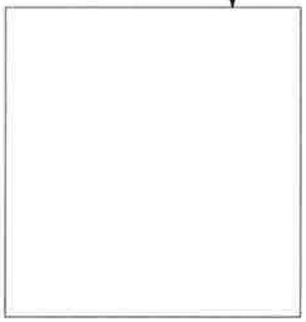
MANUFACTURER:
NATURAL STONE

5 POINT DESIGN

WINDOWS &
DOORS

MANUFACTURER:
ANDERSON A-SERIES

COLOR:
BLACK



HARDIE SHIGLES AND
SIDING

MANUFACTURER:
JAMES HARDIE

COLOR:

ARTIC WHITE

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4465 GRANITE DR.
ROCKLIN CA, 95677
805.852.1677

PROJECT: **4934 DORRANCE SFR**

LOCATION: 4934 DORRANCE, CARPINTERIA, CA 93013

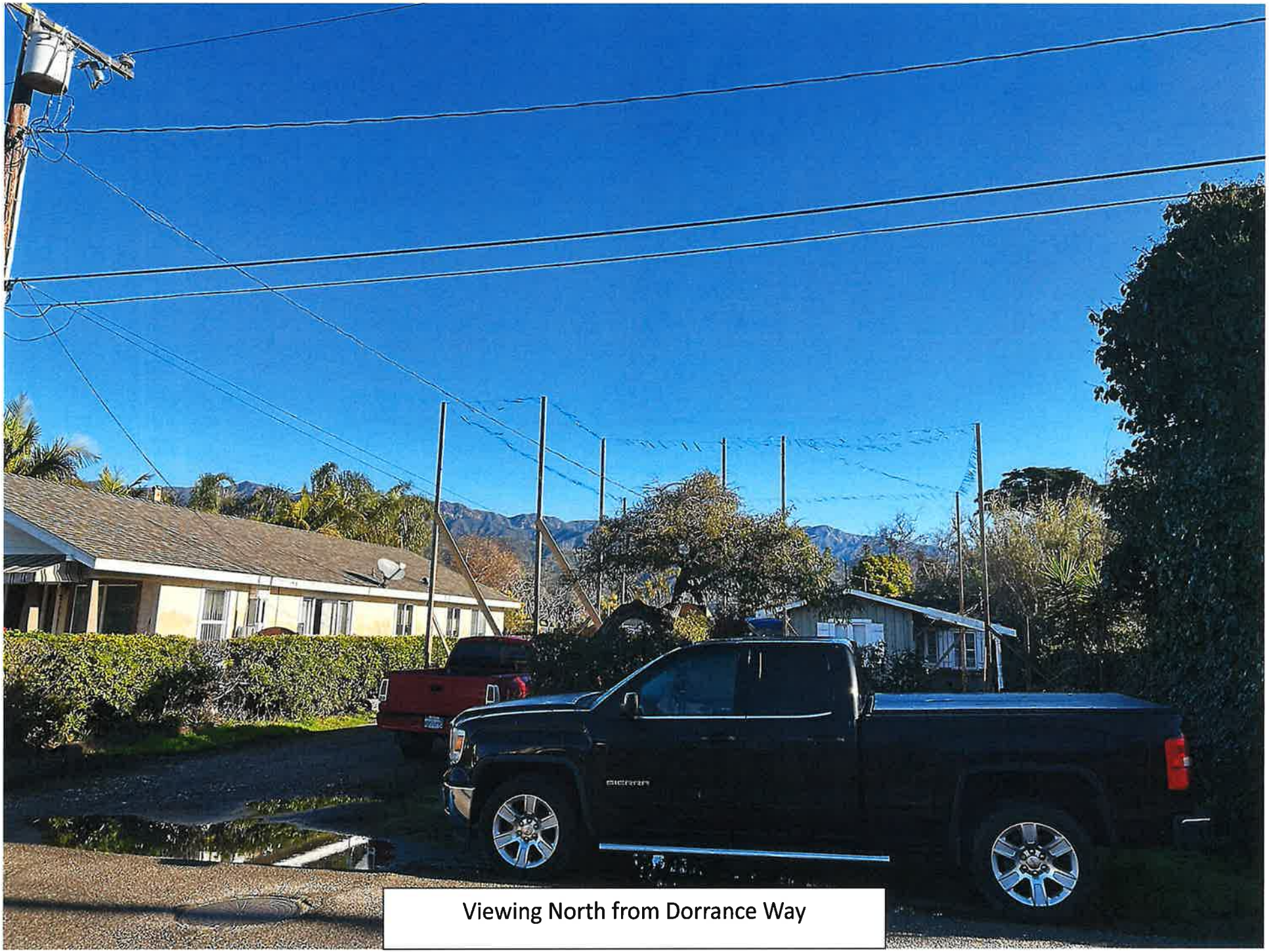
OWNER: PB LIVING TRUST

MATERIAL BOARD

12/18/2024

Attachment C
Story Pole Photographs

Coeler New Residence #2- 4934 Dorrance Way
Project #23-2234-DP/CDP/ARB
Preliminary ARB Review
May 1, 2025



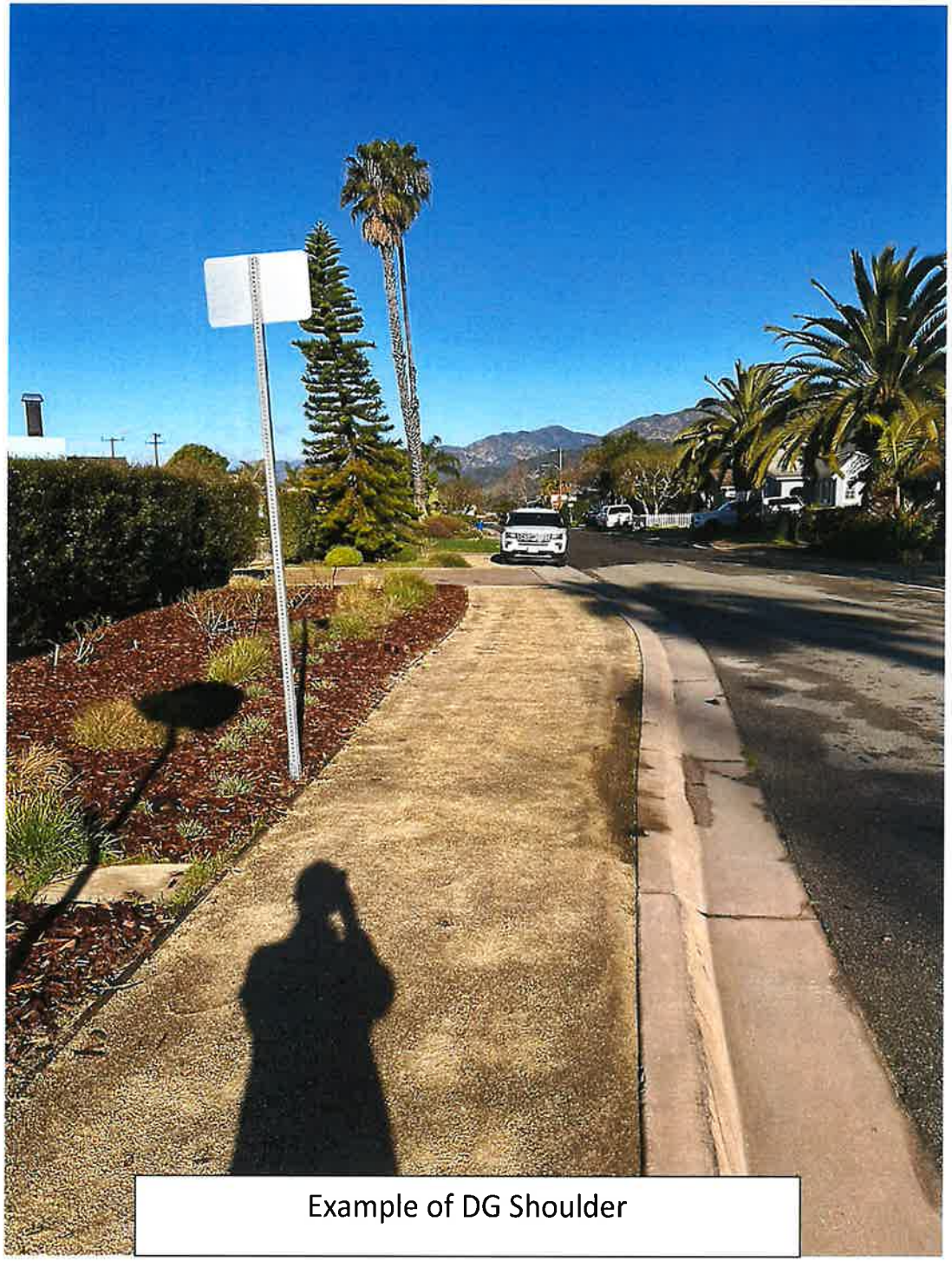
Viewing North from Dorrance Way

Viewing North from Dorrance Way

Viewing Northwest from The Spot Parking Lot

Viewing South from Parking Lot #3

Viewing West from Railroad Crossing at Linden Ave



Example of DG Shoulder

Attachment D

ARB Meeting Minutes from December 15, 2022
and February 15, 2024

Coeler New Residence #2- 4934 Dorrance Way
Project #23-2234-DP/CDP/ARB
Preliminary ARB Review
May 1, 2025

- Address Boardmember recommended changes to the landscape plan (i.e., Sycamore and Bay);
- Resolve property line fence issues with neighbor in a mutually agreeable manner and show the solution on the building plans;
- Revised plans to be reviewed and approved by Boardmember Reginato prior to building permit issuance.

VOTE: 4-0

2) Project: Coeler New Duplex Concept, Project 22-2177-CON
Address: 333 Linden Avenue
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 22-2177-CON for conceptual review of a proposal for a new 2,307 square foot two-story duplex with a maximum height of 24 feet and two attached one-car garages totaling 352 square feet, for a total size of 2,659 square feet. The site is 5,287 square feet in size and is zoned Planned Residential Development (PRD-20) shown as APN 003-440-028, addressed as 333 Linden Avenue.

Staff presented the conceptual plans for the three contemplated duplexes together (333 Linden Ave; 4949 Dorrance Way; and 4934 Dorrance Way), describing the particular details of each and some of the issue areas that staff wished for the Board and applicant to consider. These included various Zoning Code Modification requests needed for the concept designs as shown (driveway width; driveway exiting; front setback encroachments); architectural style, variety and neighborhood compatibility; and flood hazards / sea level rise considerations.

Architect Dylan Chappell described the three duplexes. He noted the chosen architectural style was intended to complement the main residence on the corner of Linden Avenue and Dorrance Way, but that the architectural styles could be changed or made more varied. He explained that the building layouts and floor plans was intended to make the buildings read like single family dwellings rather than duplexes in terms of entry placement and garage design. The buildings were placed forward on the lot to provide large usable rear yard spaces for the tenants and upper floor decks were oriented towards the street to avoid privacy impacts. He clarified that the driveways could be narrowed to meet City standards.

George Manuras, representing the owners, reiterated many of Dylan's comments. He noted the emphasis on provide usable rear yards was to give residents a respite from the busy streets of the Beach Neighborhood.

Public Comment:
Leah Dabney explained further the design rationale for the new duplexes and the desire to relate to, and complement, the main residence on the corner of Linden Ave and Dorrance Way. She explained when the property was for sale, the community was very fond of the existing residence and its style.

Boardmember Discussion:
Boardmember Johnson asked if the site plans for the two lots on Dorrance Way can be organized in such a way to only impact the minimum number of existing on-street parking spaces. He also asked whether the proposed duplexes on Dorrance Way could be pushed back farther into the lot to meet

required setbacks. He asked if there were many other examples of Spanish style architecture in the neighborhood, noting he thought of it as mostly a "cottage" or "bungalow" neighborhood. Introduce more variety into architecture; maybe trend more towards a bungalow style or soften the Spanish style architecture to something more Monterey in style. He commented that 10' plates on the front elevation are not very friendly to neighborhood. He recommended restudying to bring the massing down as viewed from street through lowering the scale (lower 2nd floor plate heights) of the building, stepping in the second floor massing, similar measures. He also recommended moving the buildings back to the front setback line and narrowing the driveway widths. Toning down colors/shades to better fit the neighborhood was also suggested.

Boardmember O'Connor inquired about the historic lotting patterns of the area and whether there was development potential of additional surrounding lots. He described the architecture as "muscular" and said it was very Santa Barbara in style. He related to the layout and organization of the surrounding properties and how that should influence the design of these duplexes. He thought the similar style and detailing of the duplexes was too uniform amongst the three, giving the impression of a gated or planned community. He agreed that backing out of the driveways raises safety concerns but seems somewhat inevitable.

Boardmember Reginato asked if the projects would require a full redesign if the structures were required to be elevated due to flood zone or sea level rise considerations. He described the architecture as beautiful but not the right fit for the neighborhood. At minimum, he thought the architecture could be toned down and some more colors/shades introduced. He noted his disagreement with the need for multiple zoning modifications and felt the projects could be revised to not need as many or perhaps any modifications.

Boardmember Blakemore overall noted she was in agreement with the others. She reiterated the need for more variety in style/appearance amongst the buildings. She also recommended building massing be reduced and setbacks increased.

The Boardmembers clarified that while they generally preferred the buildings to be set back farther into the lot and the driveways made narrower, they were not opposed to the garages facing the street.

ACTION: Public comment received and conceptual feedback provided.

VOTE: N/A

3) Project: Coeler New Duplex Concept, Project 22-2178-CON
Address: 4949 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 22-2178-CON for conceptual review of a proposal for a new 1,970 square foot two-story duplex with a maximum height of 26.17 feet and two attached one-car garages totaling 341 square feet, for a total size of 2,311 square feet. The property is a 4,500 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-026, addressed as 4949 Dorrance Way.

NOTE: This item was presented and discussed in conjunction with item no. 2, above. See Action Minutes for item no. 2.

4) Project: Coeler New Duplex Concept, Project 22-2179-CON
Address: 4934 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 22-2179-CON for conceptual review of a proposal for a new 2,221 square foot two-story duplex with a maximum height of 26.17 feet and two attached garages totaling 527 square feet, for a total size of 2,748 square feet. The property is a 5,582 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-010, addressed as 4934 Dorrance Way.

NOTE: This item was presented and discussed in conjunction with item no. 2, above. See Action Minutes for item no. 2.

OTHER BUSINESS:

CONSENT CALENDAR:

5. Action Minutes of the Architectural Review Board Meeting of October 27, 2022

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

VOTE: 4-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

- 1215 Vallecito Road shed: As a follow-up to an inquiry from Boardmember Blakemore at the last meeting, staff explained that contact had been made with the property owner about the highly visible shed in the rear yard and that the owner was working with CDD staff to determine what could be permitted.
- St Joseph's Church Fencing Project: Following up on an inquiry from the Board, staff explained that the landscaping would begin to be installed in early 2023 following the holiday season.
- 4772 Third Street Condominiums Paint Colors & Driveway Replacements: Staff shared the proposed new paint color scheme for the condominiums and replacing the turfblock driveways with standard concrete. The Board did not object to the change to the driveway materials. With respect to paint colors, they suggested the gray body color go a little darker to provide more contrast from the trim color. They also suggested the trim color should correlate to the window colors (or paint the windows to match the trim, if feasible).

Applicant Comments: Eric Newman, agent for the project, did not provide a presentation but was available to answer questions from the ARB. Mr. Newman answered questions from the Board regarding the proposed bullet lighting wattage/lumens and color temperature.

Public Comments: None.

Boardmember Discussion:

Boardmember Johnson expressed his overall support for the project, indicating "it is a great proposal" and that the applicant did a good job of covering the different types of signs available to future tenants. He further related that the colors were "great" and that the proposed lighting is fine if it is directed towards the tenant signs and not directed to the parking lot or to create lighting "hot spots." Boardmember Johnson also expressed support for the proposed painted wall signs.

Vice Chair Blakemore agreed with Boardmember Johnson's comments and indicated the proposed sign plan is a "great addition to the building." Vice Chair Blakemore's only concern was that there be consistency with the proposed lighting and rather than the proposed light fixtures being optional, commenting to the applicant "if you are going to do the lights; do all the lights" and "if you are not going to do all the lights; don't do the lights." She further commented that the proposed lights are acceptable in the downtown setting since there are no impacts to nearby residents. Vice Chair Blakemore concluded with comments that the colors and scale are acceptable, and that she appreciates the improvements to the building that are taking place.

Boardmember Little commented that he liked the standardized signs and agreed with Vice Chair Blakemore's comments that the lights should all be the same. He further commented that the proposed bullet style fixtures are "a little too modern" and that the applicant should propose a more traditional fixture considering the historic character of the building. Boardmember Little concluded his comments by stating that the proposed sign program is a "good addition" that "fits the building well."

Chair Stein agreed with Boardmember Little's comments and provided a brief history of his recollection of the building and changes over time. He expressed his overall support for the proposed sign plan; however, he expressed concern that the lighting should not be too bright and that it be just enough to "catch your eye from the sidewalk," or from the back of the building.

ACTION: Motion by Chair Stein, seconded by Vice Chair Blakemore, to recommend preliminary approval with the condition that the light fixture be modified to be more historically compatible, and that the lighting wattage/lumens be reduced.

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

2) Project: Coeler New Duplex Concept, Project 23-2234-DP/CDP/ARB
Address: 4934 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Brian Banks

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2234-DP/CDP/ARB for preliminary review of a proposal for a new 2,120 square foot two-story duplex

with a maximum height of 23.25 feet and two attached garages totaling 533 square feet, for a total size of 2,772 square feet. The property is a 5,582 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-010, addressed as 4934 Dorrance Way.

Ex Parte Communications Disclosure: Chair Stein disclosed that his family used to own the property but he has no current financial interest in the property.

Staff Comments: Brian Banks provided a presentation and described the overall scope of work. Mr. Banks reminded the ARB members that they had reviewed this project, along with a project across the street at 4949 Dorrance Way and at 333 Linden Avenue, at a conceptual level on December 15, 2022. Mr. Banks reminded the ARB members that the subject site is located in the Beach Neighborhood that is vulnerable to future Sea Level Rise, although not within Zone 1 or Zone 2. Mr. Banks described the changes to the project in response to the ARB's conceptual review comments and noted that while the driveway has been reduced in width to no longer require a modification, the applicant is still seeking a modification to allow backing-out onto Dorrance Way and for encroachment of a portion of the residence entry into the required front setback. Mr. Banks noted that the design has changed from a Spanish/Mediterranean style to a Coastal Craftsman style in response to the ARB's previous concerns that all three of the previously-reviewed designs (333 Linden, 4934 Dorrance and 4949 Dorrance) in the Spanish/Mediterranean style may not be compatible with the Beach Neighborhood. He went on to describe the story pole installation and provided photographs of the installed poles from various viewing locations in the presentation. Mr. Banks also noted the updates to eliminate the balcony wall in favor of a more transparent railing design to reduce the apparent massing; noted the use of high windows on the west elevation to reduce potential privacy impacts; lowering of the second-floor plate height, and noted the revisions to the street facing garage design and side elevations to offset the second story massing. Mr. Banks advised that staff was less supportive of the requested front setback modification for this project as opposed to the project at 4949 Dorrance Way because the applicant is requesting habitable portions of the structure within the front setback as opposed to just the entry tower element. Finally, Mr. Banks presented the hardscape and landscape plan and noted the inclusion of a decomposed granite strip on the street shoulder to address pedestrian safety and line of site, and to provide additional room for street parking. Mr. Banks concluded his presentation and asked the ARB for their comments related to the architectural review standards in following issue areas:

- Proposed architectural style and overall design;
- Requested front setback and backout modifications as related to neighborhood compatibility;
- The architectural details and color scheme;
- The street frontage design;
- Compatibility with the beach neighborhood and "small beach town" character;
- Project exterior lighting; and
- Project landscape and hardscape design.

Applicant Comments: Mr. Chappell noted that he would return with a more detailed landscape plan for final review. He went on to explain the rationale for the siting of the duplex on the lot relative to the setbacks and in relation to the adjacent residences; and how the window locations and balcony were purposefully designed to respect neighbor privacy. Finally, Mr. Chappell discussed the landscape plan and the desire to create a larger private backyard area for the project and answered questions from the ARB members related to finish floor elevation, flood hazard/sea level rise, and the project plate heights and roof design.

Public Comments:

Mona Duarte, who resides immediately to the west at 4922 Dorrance Way expressed concerns with view and privacy impacts of the proposed project and questioned why duplexes cannot be designed as single-story with one in front of the other, rather than two stories, and that the neighborhood is made up of single-family homes. Ms. Duarte further expressed concerns with parking in the beach neighborhood and that the site cannot accommodate the number of cars that would result from the tenants that would reside in the duplex. Ms. Duarte questioned if the hedge would remain and why the duplex could not be sited farther back on the lot. She concluded her comments by requesting that the applicant team work with her to come to an agreement on how her concerns can be addressed.

Patty DeVally, who resides directly across the street at 4935 Dorrance Way, expressed similar concerns as Ms. Duarte. She commented that her property is surrounded by two-story duplexes and by approving a two-story duplex directly across the street, she would lose her mountain view and privacy. Ms. DeVally further expressed concern with the architectural style and that it is not "beachy." She concluded that she doesn't mind progress, just not this proposed design.

Theresa Simber, who resides across the street at 4921 Dorrance Way, expressed similar concerns as Ms. Duarte and Ms. DeVally. She specifically noted that the garage looks too close to the street; the story poles look too high; and that the structure should be moved back on the lot. She also expressed concerns about parking and pedestrian safety as a result of the project.

Boardmember Discussion:

Boardmember Little commented that the proposed design results in a large distance from the duplex to the back yard and that a patio door from the rear of the lower unit to the backyard would better integrate the backyard area into the project. Boardmember Little also commented that if the entry was moved further back to where the currently proposed covered patio is located on the west side, it would offer better use of the proposed entry area as an office or some additional space. He concluded his comments by noting that he liked the architectural style very much.

Vice Chair Blakemore commented that she could support the requested modification to allow backing out to Dorrance and to allow the entry tower to be located within the front setback. She agreed with Boardmember Little that a door to the backyard would allow for better integration with the backyard space. She encouraged the applicant to explore moving the duplex back on the lot to help offset the location with Ms. Duarte's house and to lessen the view and privacy impacts for Ms. DeVally across the street. She further commented that the side entrance needed some additional visual cues from the landscape or hardscape to clarify where the first-floor unit entry is located. Vice Chair Blakemore concluded her comments by noting that the landscape plantings were "thin" and that additional plantings are needed, especially on the east side, to soften the architecture.

Boardmember Johnson agreed with Vice Chair Blakemore's comments. He noted that the second story element is located an appropriate distance from the street and appreciated the high windows to help mitigate privacy concerns, and noted that the property line landscaping will help. He suggested that additional landscaping is needed on the east side since once the existing vegetation along the shared property line with The Spot is removed, the site will be very visible from Linden Avenue. He concluded that the colors, garage doors, and hardscape materials are all appropriate.

Chair Stein commented that there is room on the lot to move the duplex back, and asked the applicant to find a way to move the structure back 5 feet to help with the concerns of the neighbors. Chair Stein concluded his comments by noting that he appreciated the relatively low height, and that the overall design is acceptable.

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

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

3) Project: Coeler New Duplex Concept, Project 23-2233-DP/CDP/ARB
Address: 4949 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Brian Banks

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2233-DP/CDP/ARB for preliminary review of a proposal for a new 1,970 square foot two-story duplex with a maximum height of 23.67 feet and two attached one-car garages totaling 341 square feet, for a total size of 2,311 square feet. The property is a 4,500 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-026, addressed as 4949 Dorrance Way.

Ex Parte Communications Disclosure: Chair Stein disclosed that his family used to own the property but he has no current financial interest in the property.

Staff Comments: Brian Banks provided a presentation and described the overall scope of work. Mr. Banks again reminded the ARB members that they had reviewed this project, along with a project across the street at 4934 Dorrance Way and at 333 Linden Avenue, at a conceptual level on December 15, 2022. Mr. Banks noted that unlike the project at 4934 Dorrance Way that was changed to a Craftsman style, this project has remained as a Spanish/Mediterranean style. Mr. Banks also reminded the ARB members that the subject site is located in the Beach Neighborhood that is vulnerable to future Sea Level Rise, although not within Zone 1 or Zone 2. Mr. Banks described the changes to the project in response to the ARB's conceptual review comments, especially related to lowering the entry tower, lowering of the second-floor plate height, and minimizing the visual presence of the garage doors. He noted that while the driveway has been reduced in width to no longer require a modification, the applicant is still seeking a modification to allow backing-out onto Dorrance Way and for encroachment of a portion of the residence and the entirety of the entry into the required front setback. He went on to describe the story pole installation and provided photographs of the installed poles from various viewing locations in the presentation. Mr. Banks also noted the updates to eliminate the balcony wall in favor of a more transparent railing design to reduce the apparent massing; noted the use of high windows on the east and south elevation to reduce potential privacy impacts, and noted the revisions to the street-facing garage design and side elevations to offset the second story massing. Finally, Mr. Banks presented the hardscape and landscape plan and noted the inclusion of a decomposed granite strip on the street shoulder to address pedestrian safety and line of site, and to provide additional room for street parking. Mr. Banks concluded his presentation and asked the ARB for their comments related to the architectural review standards in following issue areas:

Attachment E

Excerpted Sheets from the Conceptual Architectural Plans
(Superseded)

Coeler New Residence #2- 4934 Dorrance Way
Project #23-2234-DP/CDP/ARB
Preliminary ARB Review
May 1, 2025

4934 DORRANCE

BIRDSEYE VIEW

FEMA FIRM

VICINITY MAP

GOVERNING AGENCY

CITY OF CARPINTERIA

PROJECT INFORMATION

PROJECT ADDRESS	4934 DORRANCE WAY CARPINTERIA, CA 93013
ASSESSOR'S PARCEL NUMBER	003-440-010
LOT AREA	5,582 SQ. FT.
ZONE	PRD-22
OCCUPANCY	R-3 U
BUILDING TYPE	SFR
CONSTRUCTION TYPE	V-B
FIRE HAZARD	NO
FIRE SPRINKLER SYSTEM	YES
FLOOD ZONE DESIGNATION	X
SLOPE	2%
STORMWATER MANAGEMENT PLAN	
MAX BUILDING HEIGHT	30'
PROPOSED BUILDING HEIGHT	26'-6"
SETBACKS	FRONT 20' FROM R.O.W. OF STREET SIDE 5' REAR 15'
PARKING	3 GARAGE SPACES PROVIDED

CODE COMPLIANCE

"FIRE SPRINKLER SYSTEM TO BE INSTALLED UNDER SEPARATE PERMIT"

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE PROTECTION CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING CODE
2019 CALIFORNIA HISTORICAL BUILDING CODE
CITY OF SANTA BARBARA MUNICIPAL CODE

SPECIAL INSPECTIONS

THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THE T-24 ANALYSIS

1 MINIMUM AIR FLOW
2 VERIFIED EER / HSPF
3 VERIFIED REFRIGERATION CHARGE
4 FAN EFFICIENCY WATTS/CFM
5 DUCT LEAKAGE TESTING

SPECIAL INSPECTIONS: SEE SHEET S1 (STRUCTURAL OBSERVATION PROGRAM) FOR REQUIRED SPECIAL INSPECTIONS

PROJECT TEAM

OWNER	PETER AND BARBARA COOLER PB LIVING TRUST 1218 RIVERSIDE DRIVE VALLEY VILLAGE, CA 91607
ARCHITECT	DYLAN CHAPPELL DYLAN CHAPPELL ARCHITECTS PO BOX 5281 MAMMOTH LAKES, CA 93546

PROJECT AREAS

SQUARE FOOTAGE	EXISTING (SF) NET	EXISTING (SF) GROSS	PROPOSED (SF) NET	PROPOSED (SF) GROSS
1ST FLOOR	1,275			1,091
2ND FLOOR				1,025
HOUSE TOTAL	1,275			2,116
GARAGE				527
1ST FLOOR ENTRY PORCH				105
2ND FLOOR BALCONY				365

LOT COVERAGE DATA	PROPOSED (SF)	
SITE	5,582	100%
BUILDING FOOTPRINT (LOT COVERAGE)	1,744	31%
MAX LOT COVERAGE ALLOWED	2,791	50%
HARDSCAPE (PERMEABLE)	1,515	27%
LANDSCAPE	2,323	42%

GRADING STATS:
ON-SITE: 40 CY CUT, 35 CY FILL, 5 CY EXPORT

FIRE DEPARTMENT NOTES

1 FRONT NO BUILDING OR STRUCTURE SHALL BE LOCATED WITHIN FIFTY FEET OF THE CENTER LINE OF ANY STREET NOR TWENTY FEET OF THE PROPERTY LINE, WHICHEVER IS GREATER.

2 SIDE. THERE SHALL BE A SIDE YARD SETBACK ON EACH SIDE OF THE PARCEL OF NO LESS THAN FIVE FEET NOR MORE THAN TEN FEET

[illegible]

NO BUILDING SHALL BE LOCATED IN SUCH A POSITION ON THE PROPERTY AND HAVE SUCH CONFIGURATION AS TO PREVENT THE PLACEMENT OF A FIRE APPARATUS SO LOCATED THAT ANY PART OF ANY BUILDING OR ANTENNA SHALL BE MORE THAN 150 FEET (GRID 3 S 5 1 (PART), 88')

[illegible] - BUILDING COVERAGE

NO MORE THAN FIFTY PERCENT OF THE NET AREA OF THE PROPERTY SHALL BE COVERED WITH ANY PORTION OF A BUILDING CONTAINING DWELLING UNITS. (GRID 3 C 5 1 (PART), 188')

FIRE DEPARTMENT NOTES

1. ADDRESS NUMBERS: APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER (IF NUMBERS ARE ON THE EXTERIOR). MINIMUM HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.

2. SMOKE ALARM/DETECTORS. SMOKE ALARM/DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH BATTERY BACKUP, AND LIKE A SIGNAL WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.

3. CARBON MONOXIDE ALARM/DETECTORS. SHALL COMPLY WITH UL 2034 AND BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND CALIFORNIA HEALTH AND SAFETY CODE SECTION 17926. CARBON MONOXIDE ALARM/DETECTORS SHALL BE WIRED TO THE BUILDING'S ELECTRICAL SYSTEM AND BE EQUIPPED WITH BATTERY BACKUP. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS

LAND DEVELOPMENT NOTES

1. PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN A CITY EASEMENT, THE APPLICANT SHALL APPLY FOR AND OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY ENGINEERING DIVISION (CITY PUBLIC WORKS INSPECTOR REQUIRES 48-HOUR NOTICE FOR INSPECTION).

2. STORM WATER RUNOFF SHALL NOT DISCHARGE FROM THE CONSTRUCTION SITE TO THE CITY STREETS OR MUNICIPAL STORM DRAIN SYSTEM WITHOUT TREATING BY A SUITABLE POLLUTION CONTROL DEVICE. STORM WATER OR RUNOFF DISCHARGED WITHOUT TREATMENT IS A VIOLATION OF THE CITY'S STORM WATER RUNOFF ORDINANCE. DISCHARGING RAW MATERIAL OTHER THAN UNCONTAMINATED STORM WATER RUNOFF TO THE CITY STREETS OR TO THE MUNICIPAL STORM DRAIN SYSTEM IS PROHIBITED AND IS A VIOLATION OF THE MUNICIPAL CODE.

SITE MANAGER TO CONTACT:
NAME:
PHONE:

CONDITIONS OF APPROVAL

UNDER SEPARATE PERMIT

1. FIRE SPRINKLERS
2. ALL WORK IN THE RIGHT-OF-WAY TO BE COMPLETED UNDER SEPARATE PUBLIC WORKS PERMIT.

SCOPE OF WORK

A NEW TWO STORY DUPLEX OF 2,116 SQ. FT. WITH AN ATTACHED THREE CAR GARAGE OF 527, THERE WILL BE ELECTRICAL, MECHANICAL, PLUMBING AND SITE WORK

SHEET INDEX

GENERAL
G1.0 TITLE SHEET
G2.0 SITE PHOTOS

CIVIL
C1.0 SURVEY

ARCHITECTURAL
A1.0 SITE PLAN
A2.0 FLOOR PLANS
A3.0 ELEVATIONS

SUPERSEDED

CHAPPELL ARCHITECTURE
COMMERCIAL + RESIDENTIAL
P.O. BOX 5281
MAMMOTH LAKES, CA 93546
805.852.1677

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-XXXX

4934 DORRANCE DUPLEX

4934 DORRANCE WAY
CARPINTERIA, CA 93013

ARB CONCEPT SUBMITTAL 07-26-2022

REVISION

NO	DESCRIPTION	DATE

TITLE SHEET

G1.0

CHAPPELL ARCHITECTURE

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-XXXX

4934 DORRANCE DUPLEX

4934 DORRANCE WAY
CARPINTERIA, CA 93013

ARB CONCEPT SUBMITTAL 07-26-2022

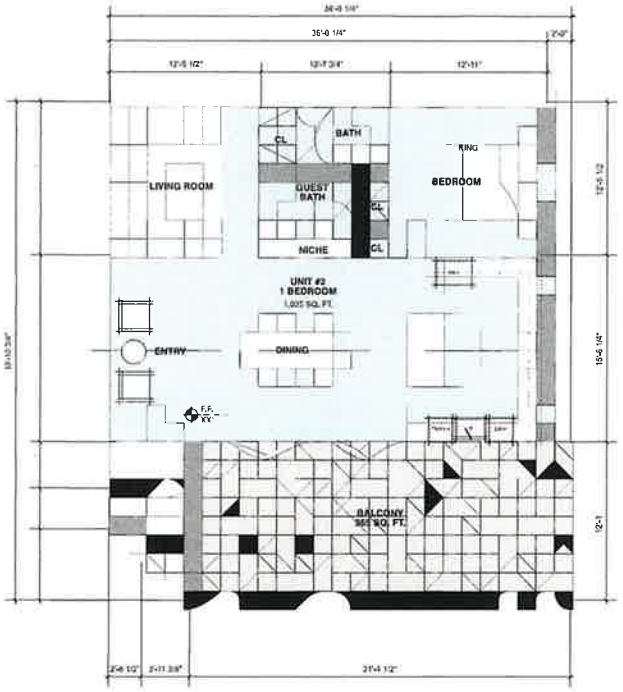
NO	REVISION DESCRIPTION	DATE

PROJECT SITE PLAN

A1.0

SUPERSEDED

SUPERSEDED



2ND FLOOR PLAN 2

1ST FLOOR PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL

CITY CASE NUMBER
PLN2022-XXXX

4934 DORRANCE DUPLEX

4934 DORRANCE WAY
CARPINTERIA, CA 93013

ARB CONCEPT SUBMITTAL 07-26-2022

REVISION NO	DESCRIPTION	DATE

PLANS

A2.0

SUPERSEDED

SOUTH ELEVATION (STREET) 1

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.852.1677

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-XXXX

4934 DORRANCE DUPLEX

4934 DORRANCE WAY
CARPINTERIA, CA 93013
-

ARB CONCEPT SUBMITTAL 07-26-2022

REVISION		
NO	DESCRIPTION	DATE

ELEVATIONS

A3.0

Attachment F

Excerpted Sheets from the Preliminary Duplex Architectural Plans (Superseded)

Coeler New Residence #2- 4934 Dorrance Way
Project #23-2234-DP/CDP/ARB
Preliminary ARB Review
May 1, 2025

4934 DORRANCE

BIRDSEYE VIEW

FEMA FIRM

STORMWATER

4934 DORRANCE WAY
#22-2179 CDN
4934 DORRANCE WAY
003-465-010

MFR

1,610

0

1,275

2,120

SUPERSEDED

FIRE DEPARTMENT NOTES

1. FRONT: NO BUILDING OR STRUCTURE SHALL BE LOCATED WITHIN FIFTY FEET OF THE CENTERLINE OF ANY STREET NOR TWENTY FEET OF THE PROPERTY LINE, WHICHEVER IS GREATER.

2. SIDE: THERE SHALL BE A SIDE YARD SETBACK ON EACH SIDE OF THE PARCEL OF NOT LESS THAN FIVE FEET AND MORE THAN TEN FEET.

3. REAR: THERE SHALL BE A REAR YARD SETBACK OF NO LESS THAN FIFTEEN FEET.

NO BUILDING SHALL BE LOCATED CLOSER TO THE OPPOSING WALLS OF ANOTHER BUILDING CONTAINING DWELLING UNITS ON THE PROPERTY THAN ONE-HALF THE SUM OF THE HEIGHTS OF BOTH SUCH BUILDINGS. THE DISTANCE BETWEEN TWO SUCH ADJACENT BUILDINGS SO LOCATED THAT THE WALLS OF ONE BUILDING DO NOT FACE THE WALLS OF THE OTHER BUILDING SHALL BE NOT LESS THAN TEN FEET. (ORD. 316 § 1 (PART), 1961)

NO MORE THAN FIFTY PERCENT OF THE NET AREA OF THE PROPERTY SHALL BE COVERED WITH ANY PORTION OF A BUILDING(S) CONTAINING DWELLING UNITS. (ORD. 316 § 1 (PART), 1961)

VICINITY MAP

CODE COMPLIANCE

FIRE SPRINKLER SYSTEM TO BE INSTALLED UNDER SEPARATE PERMIT

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE PROTECTION CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING CODE
2013 CALIFORNIA HISTORICAL BUILDING CODE
CITY OF CARPINTERIA MUNICIPAL CODE

SPECIAL INSPECTIONS

THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD VERIFIED BY A CERTIFIED HERS RATER, AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THE T-24 ANALYSIS:

1 MINIMUM AIRFLOW
2 VERIFIED CLR / SEER
3 VERIFIED REFRIGERATION CHARGE
4 FAN EFFICIENCY WATTS / CFM
5 DUCT LEAKAGE TESTING

SPECIAL INSPECTIONS: SEE SHEET S1 (STRUCTURAL OBSERVATION PROGRAM) FOR REQUIRED SPECIAL INSPECTIONS

PROJECT TEAM

OWNER: PETER AND BARBARA CIRELLI PS LIVING TRUST
1278 WHISPERING PINES DRIVE
SANTA YNEZ, CA 93460

ARCHITECT: DYLAN CHAPPELL
DYLAN CHAPPELL ARCHITECTS
PO BOX 6201
MAMMOTH LAKES, CA 93546

FIRE DEPARTMENT NOTES

1. ADDRESS NUMBERS: APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER OF NUMBERS ARE ON THE EXTERIOR. NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.

2. SMOKE ALARM/DETECTORS: SMOKE ALARM/DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH BATTERY BACKUP, AND HAVE A SIGNAL WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.

3. CARBON MONOXIDE ALARM/DETECTORS: SHALL COMPLY WITH UL2034 AND BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND CALIFORNIA HEALTH AND SAFETY CODE SECTION 17926. CARBON MONOXIDE ALARM/DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM AND BE EQUIPPED WITH BATTERY BACKUP. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.

LAND DEVELOPMENT NOTES

1. PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN A CITY EASEMENT, THE APPLICANT SHALL APPLY FOR AND OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY ENGINEERING DIVISION (CITY PUBLIC WORKS INSPECTOR REQUIRE 48 HOUR NOTICE FOR INSPECTION).

2. STORM WATER RUNOFF SHALL NOT DISCHARGE FROM THE CONSTRUCTION SITE TO THE CITY STREETS OR MUNICIPAL STORM DRAIN SYSTEM WITHOUT TREATMENT BY A SUITABLE POLLUTION CONTROL DEVICE. STORM WATER RUNOFF DISCHARGES WITHOUT TREATMENT IS A VIOLATION OF THE CITY'S STORM WATER RUNOFF ORDINANCE. DISCHARGING ANY MATERIAL OTHER THAN UNCONTAMINATED STORM WATER RUNOFF TO THE CITY'S INLETS OR TO THE MUNICIPAL STORM DRAIN SYSTEM IS PROHIBITED AND IS A VIOLATION OF THE MUNICIPAL CODE.

SITE MANAGER TO CONTACT
NAME
PHONE

CONDITIONS OF APPROVAL

UNDER SEPARATE PERMIT

1. FIRE SPRINKLERS
2. ALL WORK IN THE RIGHT-OF-WAY TO BE COMPLETED UNDER SEPERATE PUBLIC WORKS PERMIT

GOVERNING AGENCY

CITY OF CARPINTERIA

PROJECT INFORMATION

PROJECT ADDRESS	4934 DORRANCE WAY CARPINTERIA, CA 93013
ASSESSOR'S PARCEL NUMBER	003-465-010
LOT AREA	6,661 SQ FT
ZONE	PRD 20
OCCUPANCY	R-3, U
BUILDING TYPE	V-N
CONSTRUCTION TYPE	VB
FIRE HAZARD	NO
FIRE SPRINKLERS REQUIRED	YES
GENERAL PLAN	
FLOOD ZONE DESIGNATION	X
SLOPE	2%
STORMWATER MANAGEMENT PLAN	
MAX BUILDING HEIGHT	30'
PROPOSED BUILDING HEIGHT	23'-3"
SETBACKS	FRONT: 50' FROM C.L. OF STREET, SIDE: 5', REAR: 15'
PARKING	3 GARAGE SPACES PROVIDED

PROJECT AREAS

SQUARE FOOTAGE	EXISTING (SF) GROSS	PROPOSED (SF) GROSS
1ST FLOOR	1,275	1,095
2ND FLOOR		1,025
HOUSE TOTAL	1,275	2,120
GARAGE		533
1ST FLOOR ENTRY PORCH		119
1ST FLOOR COVERED PORCH		91
2ND FLOOR BALCONY		358

LOT COVERAGE DATA	PROPOSED (SF)	
SITE	6,582	100%
BUILDING FOOTPRINT (LOT COVERAGE)	1,838	33%
MAX LOT COVERAGE ALLOWED	2,791	50%
HARDSCAPE (PERMEABLE)	1,240	22%
LANDSCAPE	2,502	45%
COMMON OPEN SPACE	1,889	34%

GRADING STATS:
ON-SITE: 40 CY CUT, 35 CY FILL, 5 CY EXPORT

SCOPE OF WORK (ALL CALCULATIONS ARE IN GROSS)

TO DEMOLISH THE EXISTING 1,275 SQ FT HOUSE AND OTHER STRUCTURES ON SITE, AND REPLACE WITH A NEW TWO STORY DUPLEX OF 2,108 SQ FT WITH AN ATTACHED THREE CAR GARAGE OF 533. THERE WILL BE ELECTRICAL, MECHANICAL, PLUMBING AND SITE WORK.

SHEET INDEX

GENERAL
G1.0 TITLE SHEET
G1.1 SITE PHOTOS

CIVIL
C0.0 SURVEY
C1 COVER SHEET
C2 FINE GRADING PLAN
C3 EROSION CONTROL PLAN
C4 DETAILS

ARCHITECTURAL
A1.0 SITE PLAN / GRADING AND DRAINAGE PLAN
A2.0 FLOOR PLANS
A2.1 ROOF PLAN / STORY POLE PLAN
A3.0 ELEVATIONS
A4.0 SECTIONS

LANDSCAPE
L1.0 LANDSCAPE PLAN

CHAPPELL ARCHITECTURE
COMMERCIAL + RESIDENTIAL
PO BOX 6201
MAMMOTH LAKES, CA 93546
925.352.1677

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CITY CASE NUMBER
PLN23-2234

4934 DORRANCE DUPLEX

4934 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELIMINARY SUBMITTAL 12-01-2023

REVISION		
NO	DESCRIPTION	DATE

TITLE SHEET

G1.0

EROSION CONTROL AND BMP NOTES

Owner

PETER COOLER
4934 DORRANCE WAY
CARPINTERIA, CA 93013

It shall be the Contractor's responsibility to maintain control of this entire construction operations and to keep the entire site in compliance with the bid Erosion Control Plan

Detailed Erosion Control Plan prepared by

Dylan Chappell
Dylan Chappell Architecture
188 PINECREST AVE. P.O. BOX 8291
MAMMOTH LAKES, CA 93546
925.255.4780

• This Plan is intended for use for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.

• The Contractor shall be responsible for maintaining erosion and sediment control measures prior, during, and after storm events. Maintaining includes maintaining a file documenting on site inspections, problems encountered, corrective actions, and notes and a redline map of remedial implementation measures.

• Reasonable care shall be taken when hauling any earth, sand, gravel stone debris or any hazardous substance over any public street, alley or other public place. Should any blow, spill or track over and upon said public or adjacent private property, immediate clean up shall occur.

• Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entryway.

• Sanitary facilities shall be maintained on site as appropriate.

• During the rainy season, all paved areas shall be kept clear of earth material and debris. All storm conduits over 2 C.F. shall be covered by a bag and ringed with straw bales or silt fencing. The site shall be maintained so as to minimize sediment-laden runoff to any storm drainage system including existing drainage swales and water courses.

• Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.

The facilities shown on this plan are designed to control erosion and sediment during the rainy season. November 1 to April 15. Facilities are to be operable prior to October 15 of any year

• Grading operations during the rainy season which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
This will include use of straw mulch, tarpaulin, and erosion control blankets.

• This plan covers only the first winter following grading with assumed site conditions as shown on the Detailed Erosion Control Plan. Prior to September 15, the completion
of site improvements shall be evaluated and revisions made to this Plan as necessary with the approval of the City. Plans are to be resubmitted for approval prior to August 15 of each subsequent year until site improvements are accepted by the County.

Construction Entrance:
The existing asphaltic concrete shared driveway acting as the construction entrance onto public way, shall be kept clean and free of mud and dirt as it is used onto it.
A gravel construction entrance shall be installed where vehicle traffic is anticipated off of unpaved areas. The responsible for field design to meet site conditions, and
maintenance of the construction entrance remains with the construction contractor. The owner/contractor shall remain responsible for the clean up of any mud or dirt that is tracked onto public streets or permit areas even with the installation of gravel construction entrances.

Catch Basin Protection:
A filter system shall be used on catch basins (drop inlets) in public and private streets, or planting lots downstream of this project. See detail ON SITE PLAN

Sediment Filters Barriers (Silt Fences and Straw Mattes):
Sediment filters such as silt fences or straw wattles shall be installed along the down slope edge of the disturbed area, prior to the commencement of grading. The sediment filter structures shall be located so that all runoff from the construction site is filtered prior to crossing a property line, or entering the City storm drain system. Sediment filter structures are to be inspected regularly by County Inspection staff during inspections scheduled by the Contractor. Sediment shall be removed when the depth of sediment is no more than one half the height of the structure. Straw wattles should not remain in place more than 12 months after installation unless it can be determining significant deterioration has not occurred. Sediment filters shall be inspected and repaired prior to, and after every storm event. Sediment filters shall be installed level along contours, and shall have upturns into the slope for the last 6'. Silt fences and straw wattles shall be installed per detail in locations identified on the Erosion Control Plan.

Plastic Sheeting/Tarps:
Plastic sheeting shall generally not be used as an erosion control measure over large areas. Plastic sheeting may be used to protect small, highly erodible areas, or to protect temporary stockpiles of material. If plastic sheeting is used, the path of concentrated flow from the plastic must be protected.

Existing Vegetation and Revegetation
As far as is practicable, existing vegetation shall be protected and left in place in accordance with the planting limits shown on the approved Building, Grading, Landscape and Erosion Control Plans. Work areas shall be carefully located and marked to reduce potential damage. Where existing vegetation has been removed, or the original land contours disturbed, the site shall be revegetated and the vegetation established, as soon as practicable, but no later than October 15. If vegetation is not established by said date see Wet Weather Measures below

Slope Protection
Slopes greater than 4V:1H should be protected using mats and blankets. The installation of erosion control blankets should be considered for all cut/artificial slopes steeper than 2.5H:1V and greater than 30 feet in slope length. Installation of fiber rolls staked on contour should be considered for all slopes steeper than 4H:1V, with slope lengths greater than 20 feet. Fibre rolls or silt fencing should be installed at the toe of all slopes steeper than 4H:1V. Fiber rolls shall be installed per the detail

Wet Weather Measures.
If a protective ground cover is not established by October 15 open areas shall be protected through the winter with straw mulch and fiber mats. Straw mulch shall be applied at a rate of 3,000 lb./ac. or wood fiber if hydroseeded 2,000 lb./ac. Fiber rolls shall be installed per the detail

General Site Protection:
Stockpiles of earth, sand and other construction related materials must be protected from being transported from the site by the forces of wind or water. This includes sand for stucco, drywall demolition debris, drywall mud packaging, etc.

Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage system

Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the site.

Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a solid waste. See Erosion Control Plan for designated Concrete Washout Area. The concrete washout area shall consist of a plastic-lined dumpster or plastic lined earthen, or straw wattle contained area.

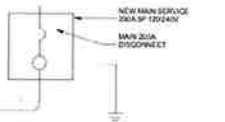
Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind

Shoring, Construction Fencing, and other Site Safety:
The responsibility for design to meet site conditions and maintenance of the construction site safety remains with the construction contractor. Any applicable engineering and permitting of shoring or other safety devices is the responsibility of the contractor. Construction fencing shown on this plan is for tree and vegetation protection only

Protection Measure Removal
The erosion prevention and sediment control measures shall remain in place and be maintained in good condition until all disturbed soil areas are permanently stabilized by installation and establishment of landscaping, grass, mulching, or are otherwise covered and protected from erosion

NEW 200 AMP PANEL

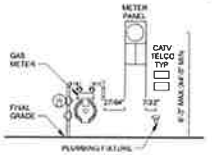
NEW LOCATION OF 200 AMP ELECTRIC SERVICE PANEL
PROVIDE BONDING & UFFER GROUND S.C.E. MSP # XXXXXXX



GROUNDING SHALL BE REQUIRED AND THE ELECTRICAL SERVICE GROUNDING ELECTRODE SHALL BE

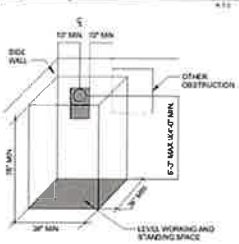
1 OF THE CONCRETE ENCASED TYPE
2 LOCATED IN THE BOTTOM THREE (3) INCHES OF THE FOOTING
3 NOT LESS THAN TWENTY (20) FEET IN LENGTH
4 BARE COPPER CONDUCTOR, SIZED IN ACCORDANCE WITH THIS CODE. TABLE 250.66, BUT NOT SMALLER THAN NO. 4 AWG
5 PANEL LOCATION NEEDS TO BE COORDINATED WITH EDISON CO

METER ASSEMBLY SEPARATION 6



1 SIZE AND DIMENSIONS OF PANELS WILL VARY. DRAWINGS ARE NOT TO SCALE.
2 THIS DRAWING PERTAINS TO BOTH OVERHEAD AND UNDERGROUND ELECTRIC SERVICE APPLICATIONS
3 MAINTAIN A 3-FOOT CLEAR, LEVEL, AND UNOBSTRUCTED WORKSPACE IN FRONT OF ELECTRIC SERVICE EQUIPMENT
4 PLUMBING FIXTURES THAT EXTEND MORE THAN 6 INCHES OUT FROM WALL SURFACE MUST BE LOCATED 15 INCHES MINIMUM FROM THE OUTSIDE EDGE OF THE METER PANEL.
5 FOR NEW CONSTRUCTION ONLY. DOES NOT APPLY FOR UPGRADES.

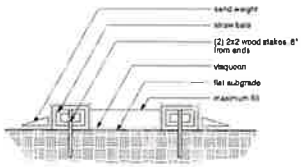
ELECTRICAL SERVICE PANEL 5



1 THE HORIZONTAL CLEARANCE FROM THE CENTERLINE OF THE METER TO THE NEAREST SIDE WALL OR OTHER OBSTRUCTION SHALL BE 12 INCHES MINIMUM A HORIZONTAL CLEARANCE FROM THE EDGE OF THE METER PANEL TO THE EDGE OF A WINDOW OR DOORWAY (INCLUDING BUILDING GLASS DOORS) SHALL BE 12 INCHES MINIMUM. A GAS METER OR PLUMBING FIXTURE THAT DOES NOT PROTRUDE MORE THAN 6 INCHES OUT FROM THE WALL, OR EXTEND LESS THAN 19 INCHES HORIZONTALLY FROM THE OUTSIDE EDGE OF THE METER PANEL, SHALL NOT BE CONSIDERED AN OBSTRUCTION

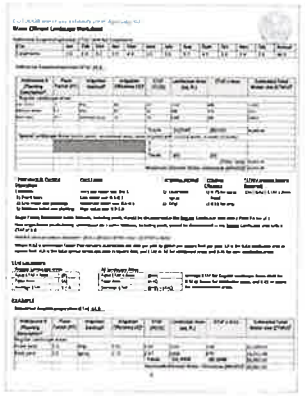
2 A LEVEL WORKING AND STANDING SURFACE, CLEAR AND UNOBSTRUCTED, ENTIRELY ON THE PROPERTY OF THE CUSTOMER, SHALL BE PROVIDED. THE MINIMUM WIDTH OF THE WORKSPACE SHALL BE 36 INCHES OVERALL, BUT NEED NOT BE CENTERED BENEATH THE METER. THE MINIMUM DEPTH OF THE WORKSPACE SHALL BE 36 INCHES. WHERE METERS ARE ENCLOSED IN A CLOSET OR RECESSED IN AN ENCLOSURE, THE DEPTH OF THE WORKSPACE IS MEASURED FROM THE OUTER FACE OF THE CLOSET OR RECESS. THE MINIMUM HEIGHT OF THE WORKSPACE SHALL BE 76 INCHES

ELECTRICAL METER INSTALL 4



CONCRETE WASHOUT 3

MWELO WORKSHEET



LEGEND

- PROPERTY LINE
- SETBACK
- 4" STORM DRAIN
- SCB — STORM DRAIN CATCH BASIN
- G — GAS LINE
- E — ELEC. LINE
- S — SEWER LINE
- W — WATER LINE
- BF — BACKFLOW PREVENTER
- Minimum 5% slope for a minimum of 10' away from structure (2% if surface is impervious) or to approved drainage system SBCO Grading Ordinance #4788

SUPERSEDED

SITE PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
P.O. BOX 8291
MAMMOTH LAKES, CA 93546
925.852.1677

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4934 DORRANCE WAY
CARPINTERIA, CA 93013

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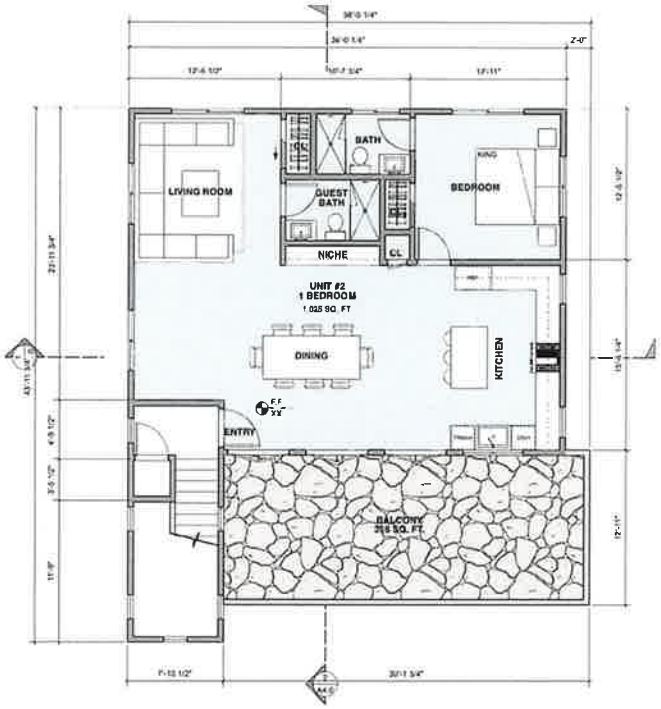
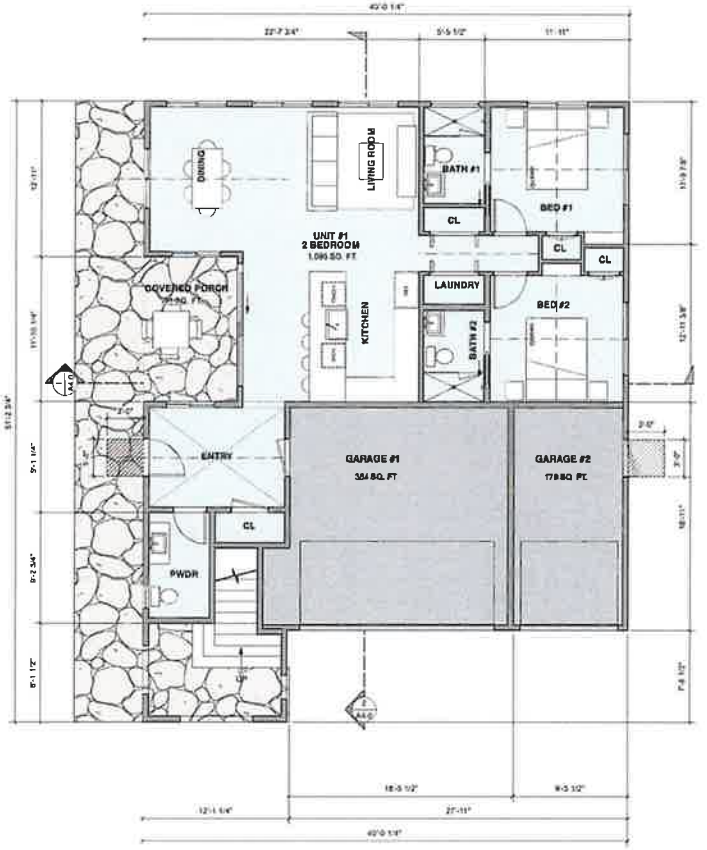
PROJECT SITE PLAN

A1.0

SUPERSEDED



2ND FLOOR PLAN 2



1ST FLOOR PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL

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CARPINTERIA, CA 93013
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REVISION		
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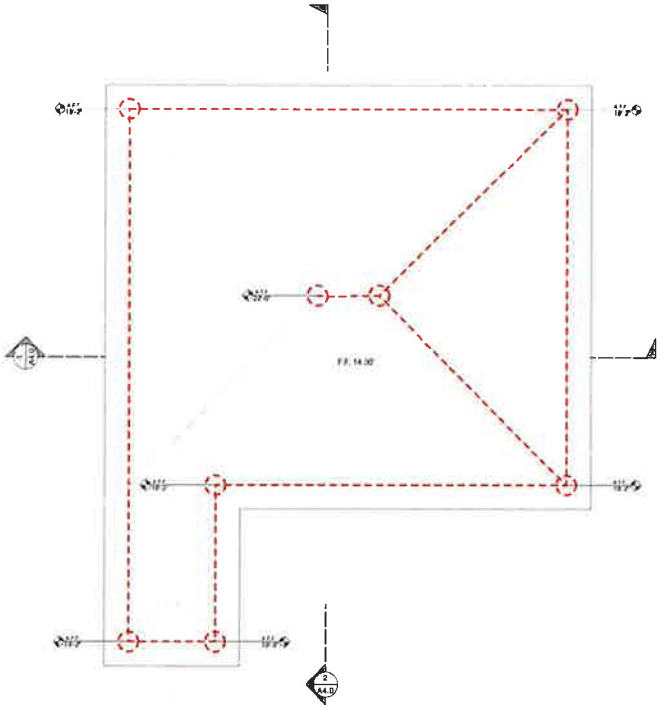
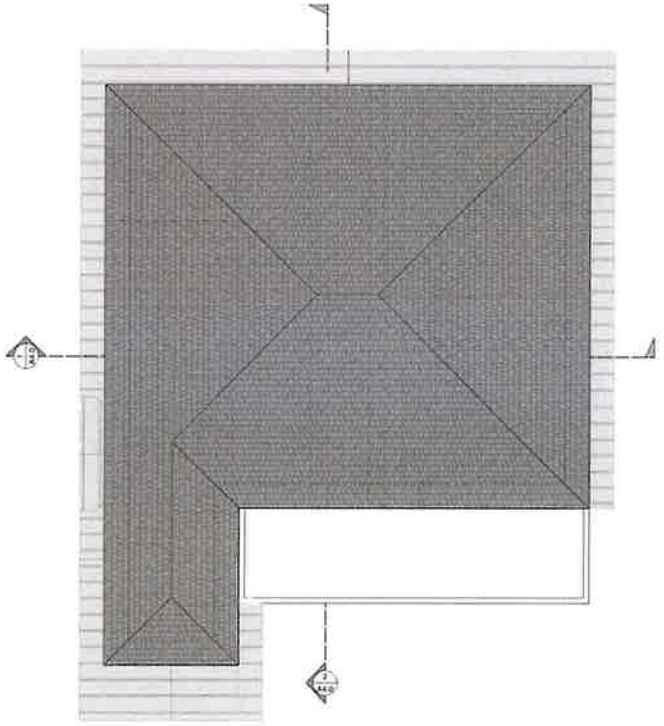
PLANS

A2.0

SUPERSEDED



STORY POLE PLAN 2



ROOF PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL · RESIDENTIAL
P.O. BOX 6201
MARMOTH LAKES, CA 93546
805.932.1677

CITY CASE NUMBER
PLN23-2234

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4934 DORRANCE WAY
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ROOF PLAN

A2.1

SUPERSEDED

EAST ELEVATION 4

WEST ELEVATION 2

NORTH ELEVATION 3

SOUTH ELEVATION (STREET) 1

CHAPPELL
ARCHITECTURE
COMMERCIAL · RESIDENTIAL
805.852.1677

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

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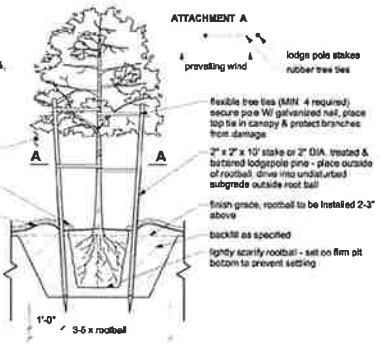
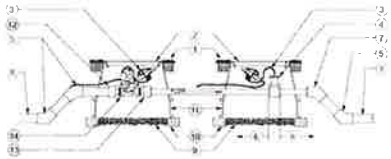
ELEVATIONS

A3.0

Note:
1. Do not damage main roots or destroy root ball when installing tree stakes.
2. Add water, backfill 50% irrigate, then complete backfill.
3 Trees planted low will be replaced.

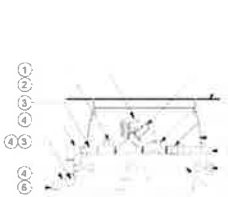


TREE PLANTING 5



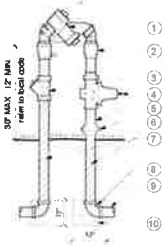
1 FINISH GRADE
2 RAIN VALVE BOX AND COVER
3 CONTROL WIRES W/ 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS. WIRE COLORS PER SPEC'S
4 FLOW SENSOR PER SPECIFICATIONS
5 PVC 45 DEGREE ELL, TYP
6 MINIMUM 10x PIPE DIA. UPSTREAM AND MIN. 5X PIPE DIA. DOWNSTREAM OF STRAIGHT PIPE
7 PVC 45 DEGREE ELL (TYP.) BUSH DOWN TO FLOW METER SIZE AS NECESSARY
8 PVC MAIN LINE LENGTH AS REQUIRED
9 GRAVEL (1 CU. FT.)
10 CONTINUOUS BRICK SUPPORTS
11 VALVE BOX EXTENSIONS AS REQUIRED
12 PVC MALE ADAPTER
13 PVC MALE ADAPTER-BUSH DOWN TO FLOW METER SIZE AS NECESSARY
14 MASTER VALVE PER SPECIFICATIONS

MASTER VALVE 4



1 30" LENGTH OF WIRE, COILED, W/WATERPROOF CONNECTION
2 BALL VALVE
3 PVC SCH 80 NIPPLE, LENGTH AS REQUIRED
4 PVC SCH 40 ELL, OR TEE
5 PVC MAINLINE PIPE
6 FINISH GRADE TOP OF MULCH
7 WYE FILTER
8 CONTROL ZONE VALVE
9 PRESSURE REGULATOR
10 VALVE BOX WITH COVER
11 LATERAL PIPE
12 BRICK, 4 TOTAL
13 3" MIN. DEPTH OF 3/4 GRAVEL

DRIP VALVE 3



1 REDUCED PRESSURE TYPE BACKFLOW PREVENTER
2 SHUT-OFF BALL VALVE
3 BRASS WYE STRAINER
4 BRASS PRESSURE REGULATOR (IF SOURCE PRESSURE IS OVER 100 PSI)
5 BRASS THREADED NIPPLE
6 BRASS UNION
7 6 MIL PIPE WRAP
8 BRASS ELBOW, TYP
9 PVC MAINLINE-CONNECT TO BRASS ELBOWS WITH PVC MALE ADAPTERS (NOT SHOWN)
10 1 CF CONCRETE SUPPORT, POUR IN PLACE AROUND BRASS PIPE

BACKFLOW PREVENTER 2

SUPERSEDED

KEY NOTES

1. PERMEABLE PAVER, ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA ASHLAR PATTERN
2. 42" MAX. HEIGHT PICKET FENCE IN FRONT YARD SETBACK
3. STABALIZED DG
4. 6' CALL WOODEN FENCE ON PROPERTY LINES. NATURAL FINISH
5. LAWN: MARATHON II LAWN WITH STEEL EDGE

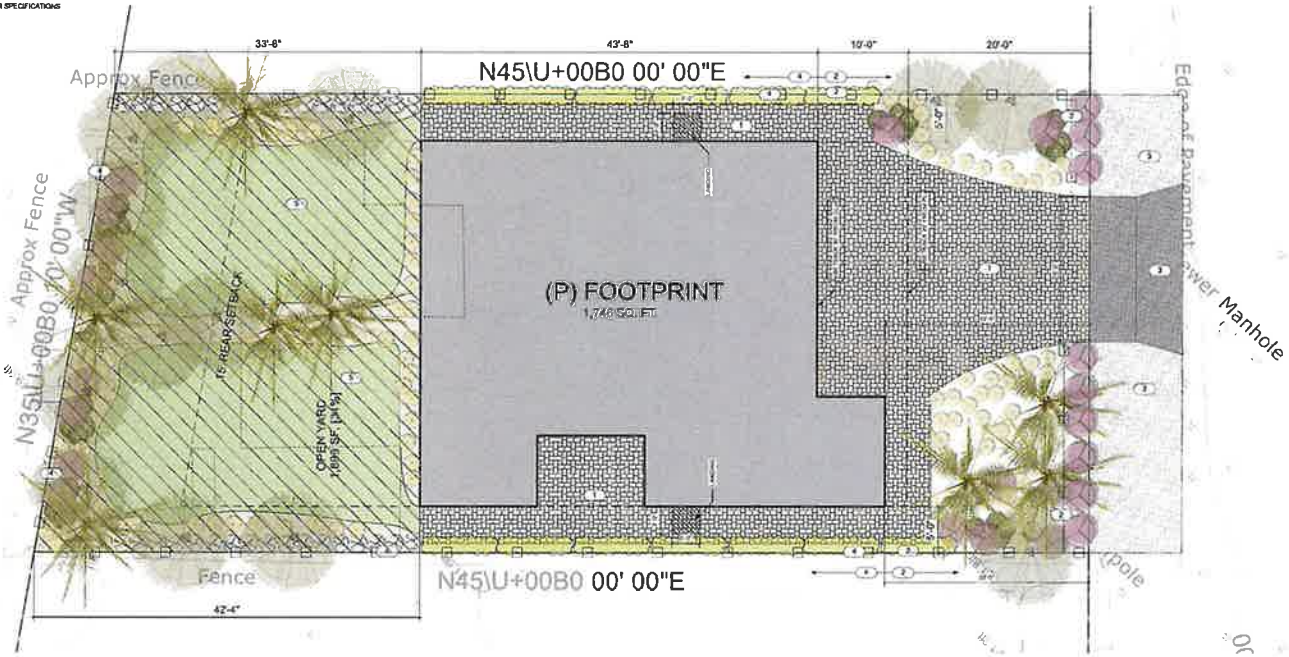
PLANTING LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
SYAGRUS ROMANZOFFIANA	QUEEN PALM	6	24" BOX	3" Mulch min. Irrigation by Drip Line
OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE	10	24" BOX	3" Mulch min. Irrigation by Drip Line
ORENIA OCCIDENTALIS ESPALIER STALKED	LAVENDER STAR	20	15 GAL	3" Mulch min. Irrigation by Drip Line
Limonium latifolium	SEA LAVENDER	14	5 GAL	3" Mulch min. Irrigation by Drip Line
BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY'	BOXWOOD	20	5 GAL	3" Mulch min. Irrigation by Drip Line
DYMONDIA MARGARETAE	SILVER CARPET	30	1 GAL	3" Mulch min. Irrigation by Drip Line

PLANTING LEGEND

IRRIGATION LEGEND

ID	MODEL	LENGTH	MANUFACTURER	PSI	NOTES
	5/8" Polyethylene Piping	500 LINEAR FEET	DURA-PCL	30	



LANDSCAPE PLAN 1
SCALE 3/16" = 1'-0"

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.852.1477

CITY CASE NUMBER
PLN23-2234

DORRANCE WAY

4934 DORRANCE DUPLEX

4934 DORRANCE WAY
CARPINTERIA, CA 93013
-
ARB PRELIMINARY SUBMITTAL 12-01-2023

REVISION		
NO	DESCRIPTION	DATE

LANDSCAPE PLAN
L1.0