



Architectural Review Board Meeting Agenda

Thursday, May 15, 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: Brown Residence Addition, Project 24-2325-CDP/ARB
Address: 600 Arbol Verde Street
Applicant: Tom Brown, property owner
Planner: Syndi Souter

Request of Tom Brown, property owner, to consider Project 24-2325-CDP/ARB for preliminary/final review of a proposal to construct a new 127 square-foot “Four Seasons Room” addition and modify the front entry on an existing single-family residence. The resultant residence would be 1,721 square feet with an attached 441 square-foot two-car garage, for a total size of 2,162 square feet. The site is 6,300 square feet in size and is zoned Single Family Residential (6-R-1), shown as APN 003-292-001, addressed as 600 Arbol Verde Street.

2. Project: Carpinteria Advanced Purification Project, Project 24-2313-CUP/CDP/ARB
Address: 5451 Olive Avenue, 1532 Linden Avenue, & 1500 Meadow View Lane
Applicant: Carpinteria Valley Water District
Planner: Bret McNulty

Request of Christopher Malejan, WSC, Inc. agent on behalf of the Carpinteria Valley Water District (CVWD), to consider Project 24-2313-CUP/CDP/ARB for preliminary/final review of certain elements of the proposed Carpinteria Advanced Purification Project (CAPP). The CAPP is an advanced water purification facility (AWPF) that will treat wastewater from the Carpinteria Sanitary District's (CSD) existing wastewater treatment plant and convey purified water from the AWPF to two injection wells to replenish the groundwater basin and to be available for future potable reuse. The ARB is asked to review site lighting associated with the proposed AWPF, and fencing and landscape screening associated with the proposed injection well sites. The AWPF site is zoned Community Facility District (CF), shown as APN-003-370-014, and addressed as 5451 Olive Avenue. The injection well sites are proposed to be located at: 1.) 1532 Linden Avenue (APN 004-005-007), zoned Community Facility District (CF); and 2.) 1500 Meadow View Lane (adjacent to APN 004-005-008), zoned Single Family Residential District (7-R-1).

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 29, 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, May 8, 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 15, 2025**

Agenda Item #1

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 25-2325-CDP/ARB
Address: 600 Arbol Verde Street
APN: 003-292-001
Zoning: Single Family Residential (6-R-1)
Applicant: Tom Brown

Planner: Syndi Souter

Project Review: ☐ Conceptual
☒ Preliminary
☒ Final

PROJECT DESCRIPTION

This is a preliminary/final review of a request to construct a new 127 square-foot “Four Seasons Room” addition and modify the front entry on an existing single-family residence. The resultant residence would be 1,721 square feet with an attached 441 square-foot two-car garage, for a total size of 2,162 square feet. New gray exterior shake siding and plaster are proposed as part of the project. The maximum height of the residence would remain unchanged at 12 feet above finished grade.

Preliminary/final plans are included as Attachment A, and the proposed colors and materials board is in Attachment B.

PROJECT SETTING

The project site is located at 600 Arbol Verde Street on the east side of the street at the intersection of Fiesta Drive and Arbol Verde Street. The lot is approximately 6,300 square feet in size, and is presently developed with a single-family dwelling with an attached garage that was originally constructed in 1957, according to the Santa Barbara County Assessor’s Office. According to the City permit records, an interior remodel with additions totaling approximately 275 square feet was approved in 1983 under building permit #2556, and building permit #3185 was issued in 1985 for a swimming pool and retaining walls in the rear yard.

The project site is located in the Concha Loma Neighborhood (Community Design subarea 5), in the Carpinteria Park Subdivision, which is a residential neighborhood composed of single-family dwellings. The subject property is bordered by one-story single-family dwellings to the north, south, and across the street to the west. To the east, the property is bordered the vacant Chevron property. The site is zoned Single Family Residential (6-R-1) and has a Low-Density Residential land use designation (LDR). The project is located in the Coastal Appeals (CA) Overlay district.

The CA Overlay district means that any future final local action by the City on this project may be appealed to, or by, the California Coastal Commission (CCC).

The project site is also located in an area known to contain sensitive cultural resources. As such, any future ground disturbances would be required to be monitored by both an archeologist and a Native American representative to determine the presence and/or significance of any onsite cultural resources that could potentially be impacted by development. Depending upon the presence of any sensitive cultural resources onsite, project revisions and/or mitigation measures may be required.

PROJECT ANALYSIS

Carpinteria Municipal Code

The project is located in the 6-R-1 Single Family Residential zoning district and is subject to the requirements of Carpinteria Municipal Code (CMC) §14.12. Single family residences, including additions, are a permitted use in this zone district subject to approval of a Coastal Development Permit and the development standards of CMC §14.12. The following table and discussion identify the project's conformance with the applicable Municipal Code requirements:

Standard	Requirement/Allowance	Proposal
Setbacks		
Front (West/ Arbol Verde)	50 feet from centerline of street or 20 feet from property line, whichever is greater	Existing residence: 50 feet from centerline; 20 feet from property line Proposed addition: 60 feet from centerline; 30 feet from property line
Side (North)	10% of lot width (6.3 feet)	Existing residence: 7 feet
Side (South)	10% of lot width (6.3 feet)	Existing residence: 9 feet Proposed addition: 9 feet
Rear (West)	15 feet min.	Existing residence: 25.5 feet
Building Height	30 feet max.	Residence: 12 feet
Building Coverage	35% max. (2,205 square feet)	34.3% (2,162 square feet)
Parking	2 garage spaces	2 garage spaces

Design Review

The proposed project includes a new 127 square foot “Four Seasons Room” addition at the front of the residence, modifications to the front entry, and new exterior colors and materials. The “Four Seasons Room” would maintain the eight-foot plate height of the existing residence and would have three large windows across the front and two large windows on the south side to allow light into the room. The addition would have an open gable roof, with a new smaller intersecting gable roof over the front entry. New doors and windows would be installed at the front entry. The proposed Door and Window Schedules can be found on Sheet A3, and the details can be found on Sheets S4 and S5 of the plans in Attachment A.

The existing cream stucco and brown trim on the front of the residence would be replaced with gray shake siding with white trim, and the side of the addition would be finished with gray plaster. The exterior finishes of the remaining three sides of the residence have already been updated to the gray shake and plaster with white windows and trim. The proposed colors and materials can be found on Sheet A6 of the plans in Attachment A and in Attachment B. No exterior lighting details have been provided at this time, however light fixture details will be necessary prior to the Community Development Director’s review of the project to ensure consistency with the City’s dark sky lighting policy.

The Board’s comments on the proposed architectural style, detailing, and materials would be appreciated.

General Plan/Coastal Plan Neighborhood Policies

The project site has a General Plan/Local Coastal Plan designation of Low Density Residential (LDR). The City’s Community Design Element of the General Plan contains both general overarching citywide policies and specific subarea policies. The project site is in Design subarea 5 (Concha Loma Neighborhood).

Citywide Community Design Policies

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

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

The proposed addition and exterior alterations would be consistent with the architectural style found in the surrounding neighborhood, and the proposed residence would maintain the single-story character of the existing home. The project would result in a lot coverage of 34.3% (or 2,162 square feet) which remains just below the maximum lot coverage allowed of 35% (or 2,205 square feet). The new square footage would be located at the front of the property and visible from the street, however the addition would be substantially set back from the street and

would be located behind the footprint of the existing garage and generally in line with the pattern of development in the surrounding neighborhood. Overall, the residence would be compatible with the surrounding development pattern and its perceived scale would not be significantly changed by the project.

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

The maximum roof height of the proposed addition would be 12-feet, and the new roof would tie into the ridge of the existing residence and maintain the existing maximum height of 12-feet. As the residence would remain single-story and would not affect the public's view of the mountains or the ocean, and the proposed addition is no taller in height, the project would not impact public views of the mountains or the sea.

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-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 frontage designs should be maintained. New development should be carefully planned with frontage areas, which maintain and enhance the quality of Carpinteria's streetscape.*

The proposal includes a new addition at the front of the residence and improvements to the front entry area. The proposed open gable roofs create a lighter and brighter area to accentuate the front entry. The new gray exterior with white trim would update the color scheme to be more comparable to other recently renovated homes in the neighborhood. Overall, the proposal appears to fit with other homes in the neighborhood and results in a comprehensive architectural and landscape enhancement of the property.

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.*

New exterior lighting is not shown on the preliminary/final plans at this time. Prior to review by the Community Development Director, exterior light fixture details will need to be provided to ensure consistency with this Objective and Policy.

Subarea 5 Objectives and Policies

Objective CDS5-2: *Preserve the existing residential neighborhoods and their unique characteristics, and ensure that new development enhances the neighborhood character.*

Objective CDS5-3: *Ensure that new development is sensitive to the scale and character of the existing neighborhoods and consistent with the City's "small beach town" image.*

Implementation Policy 53: *The existing pattern of setbacks should be preserved. Additions to existing houses, or new houses, should match the front yard setbacks of the houses on adjacent lots, or the "string line" between them in the case of differing setbacks.*

The proposed residence generally fits the established style, layout and setbacks of the Concha Loma Neighborhood. The single-story cottage style of architecture would be compatible with neighboring residences. Overall, the project could be described as an enhancement of the existing residence and would not significantly alter the scale or character of the home.

Concha Loma Neighborhood Residential Design Guidelines

DG 3: *Low roof heights should be preserved when additions or alterations are proposed. New roof styles and materials should be consistent with those existing in the neighborhood.*

DG 4: *Front porches and street-facing entrances are encouraged as part of the ranch and cottage styles of architecture prevalent in the neighborhood.*

DG 8: *The size, scale and form of buildings, and their placement on a parcel, should be sensitive to the scale and character of the predominantly one-story character of the Concha Loma neighborhood.*

DG 11: *Windows and doors should be consistent in design with the theme of a house and when appropriate should draw from elements in the existing neighborhood.*

DG 12: *The use of bay windows, dormers, balconies, covered porches and other decorative elements providing building articulation is encouraged when appropriate to the architecture, particularly when these elements are oriented toward a public street or break up a façade of more than 20 feet.*

The proposed single-story addition to the existing single-story residence would be in scale with other homes in the area. The cottage theme is prevalent in the neighborhood, especially on more recent remodeling projects. The project includes a small addition and improvements to the front of the residence with a new open gable roof that would create a lighter, more welcoming presence when viewed from the street.

DG 13: *Muted or earth tones should be used to achieve consistency with surrounding residences.*

DG 15: *A cohesive mixture of materials is welcomed.*

DG 16: *Roofing materials and colors should be compatible with those in the existing neighborhood and with the architectural style of the residence.*

The proposed gray shake siding and plaster, white windows and trim, and brown composition shingle roof are all colors and materials that are prevalent in the Concha Loma Neighborhood, especially on recent remodels. The mix of shake siding and plaster are compatible with the cottage architectural style, and the proposed gray color is a muted tone. As such, the proposal includes a cohesive mixture of materials, consistent with surrounding residences.

DG 17: *The semi-rural charm of the neighborhood should be preserved.*

DG 19: *Main entrances should be oriented to the street. Porches, landings and walkways should be incorporated into the frontage design.*

As discussed previously, the proposal includes a small addition and improvements to the front of the residence with new exterior finishes. The proposed shake siding would enhance the cottage style of the residence. As such, the proposal would maintain the semi-rural charm of the neighborhood.

DG 29: *Outdoor lighting should be low intensity and designed to minimize direct view of light sources.*

DG 30: *Outdoor lighting should include:*

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

New exterior lighting is not shown on the preliminary/final plans at this time. Prior to review by the Community Development Director, exterior light fixture details will need to be provided to ensure consistency with these Design Guidelines.

SUMMARY OF ISSUES

- Proposed architectural style and details,
- Proposed colors and materials, and
- Consistency with the City's "small beach town" image.

RECOMMENDATION

The Board should comment on the proposal and the identified issue areas. If the Board feels the project meets the applicable design criteria, the Board may recommend preliminary approval to the Community Development Director. If the Board also feels the plans are fully developed as is appropriate for final design review, then the Board may recommend final approval with their comments attached.

ATTACHMENTS

Attachment A- Preliminary/Final Architectural Plans
Attachment B- Colors and Materials Board

Exhibit A
Preliminary/Final Architectural Plans

Brown Residence Addition
Preliminary/Final ARB Review
May 15, 2025

1. ALL WORK OF THIS PROJECT SHALL CONFORM TO ALL APPLICABLE LAWS, CODES, REGULATIONS AND ORDINANCES OF ALL AGENCIES THAT HAVE JURISDICTION OVER THE PROJECT INCLUDING, BUT NOT LIMITED TO, THE LATEST APPLICABLE EDITIONS OF CURRENT BUILDING CODES, THE 2002 EDITIONS OF THE CALIFORNIA BUILDING CODE, THE CODE, MECHANICAL CODE, PLUMBING CODE, RESIDENTIAL CODE, ENERGY CODE, GREEN BUILDING CODE, AND THE 2019 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE.

2. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS OF THE PROJECT AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES AND INCONSISTENCIES BETWEEN DRAWINGS, SPECIFICATIONS AND EXISTING CONDITIONS.

3. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT ABOUT ANY CONDITIONS REQUIRING A MODIFICATION OR CHANGE BEFORE PROCEEDING WITH THE WORK.

- [illegible]

IN A ADDRESS NUMBERS, APPROVED ADDRESS NUMBERS, BUILDING NUMBER OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS EASILY ACCESSIBLE 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 ALPHABETIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 1 INCHES (25.4MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.25 INCH (6.35MM) 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.

- SMOKE ALARM DETECTORS SHALL COMPLY WITH UL-720 AND BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND NFPA 72. BATTERY BACKUP SMOKE ALARM DETECTORS SHALL BE EQUIPPED WITH BATTERY BACKUP. SMOKE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.
- CARBON MONOXIDE ALARM DETECTORS SHALL COMPLY WITH UL-694 AND BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND CALIFORNIA HEALTH SAFETY CODE SECTION 17098. CARBON MONOXIDE ALARM DETECTORS SHALL BE WIRRED TO THE BUILDING ELECTRICAL SYSTEM, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.

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

BROWN RESIDENCE NEW ADDITION

SCOPE OF WORK

NEW FOUR SEASON ROOM UNCONDITIONAL SPACE (127 SQFT) WITH NEW WINDOWS (6 QTY), NEW GARAGE WINDOW (1 QTY), REPLACE EXISTING DOORS (3 QTY), WINDOW (1 QTY) AND NEW PARTIAL SINGLE ROOF, NEW EXTERIOR FINISHES TO MATCH EXISTING FINISHES. SEE LIST AS FOR EXISTING FINISHES PHOTOS OF WINDOWS AND TAKE SIDING

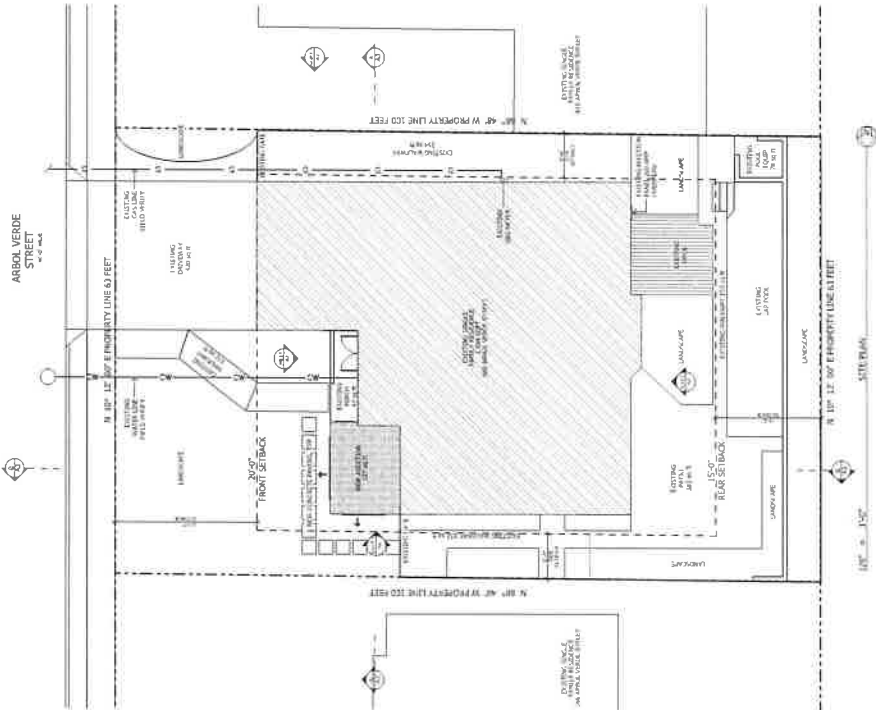
T BROWN BUILDER CONSTRUCTION

DATE	10/10/2010	TIME	10:00
NAME	JOHN J. JOHNSON	ADDRESS	12345 MAIN ST
CITY	SPRINGFIELD	STATE	MA
ZIP	01103	PHONE	(508) 555-1234
EMAIL	JOHN.JOHNSON@EXAMPLE.COM		
DOB	01/01/1980		
SSN	123-45-6789		
DRIVER LICENSE	MA 123456789		
VEHICLE REGISTRATION	MA 123456789		
VEHICLE IDENTIFICATION	1G1ZC5E867F001234		
VEHICLE MAKE	GM		
VEHICLE MODEL	CADILLAC		
VEHICLE YEAR	2007		
VEHICLE COLOR	BLACK		
VEHICLE TYPE	SUV		
VEHICLE VIN	1G1ZC5E867F001234		
VEHICLE TITLE	MA 123456789		
VEHICLE LICENSE	MA 123456789		
VEHICLE REGISTRATION	MA 123456789		
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VEHICLE DETAILS</			

PROJECT INFORMATION & SITE PLAN / I1
DEMOLITION PLANS, PARTIAL FLOOR PLAN & ROOF PLAN / I2
DOORS/WINDOWS SCHEDULE, SITE SECTION / I3
EXISTING CONDITION PHOTOGRAPHS / I4
3D VIEWS & MATERIAL BOARD / I5
GENERAL NOTES & DETAILS / S1
FOUNDATION PLAN / S2
ROOF FRAMING PLAN / S3
DETAILS / B4
DETAILS / B5
TITLE 24-ENERGY CALCULATIONS / T24
TITLE 24-ENERGY CALCULATIONS / T24

MARCH 16, 2025

AO



SITE PLAN NOTES

A1

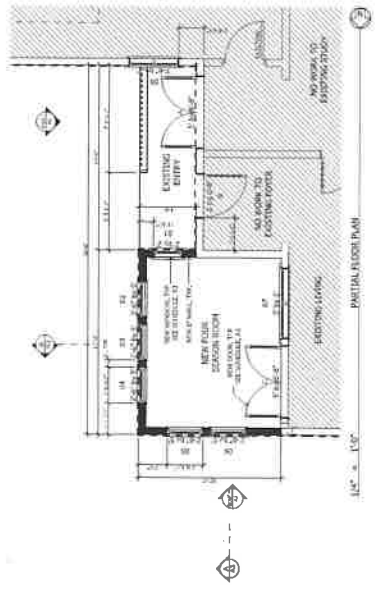
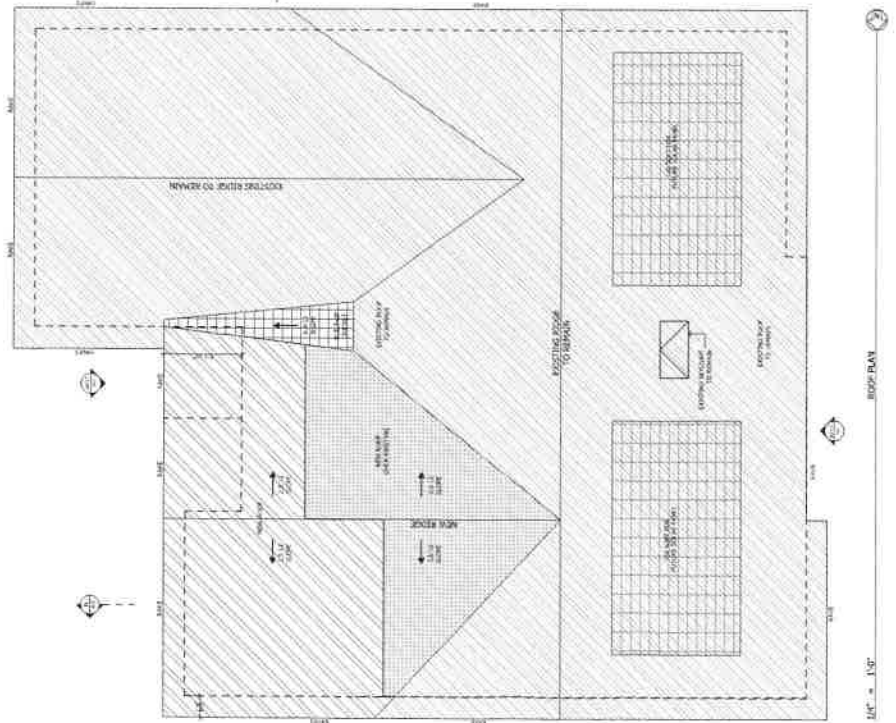
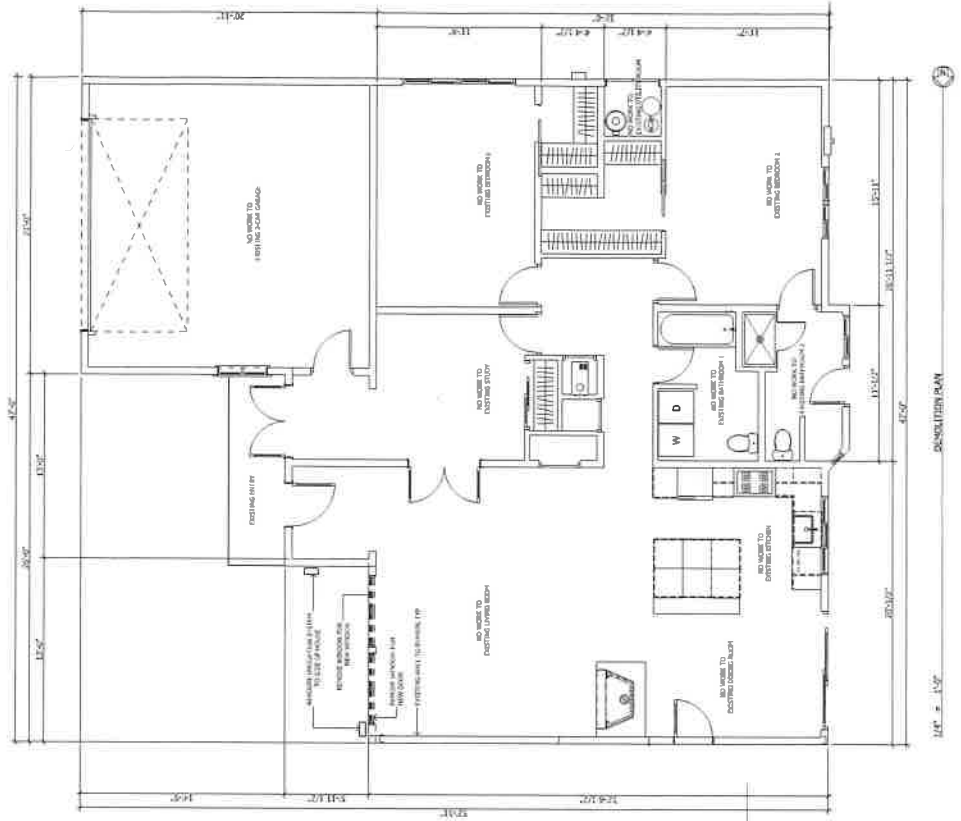
MARCH 16, 2025

DEMOLITION PLANS, PARTIAL
FLOOR PLAN & ROOF PLAN

REVISION

T BROWN BUILDER CONSTRUCTION
180 ARBOLE VERDE ST
CARPINTERIA, CA 91013
TOM BROWN
805.452.8890
TBROWN@TBBUILDERS.COM

BROWN RESIDENCE NEW ADDITION
003-292-001 APN
800 ARBOLE VERDE STREET CARPINTERIA, CA



EXTERIOR ELEVATIONS

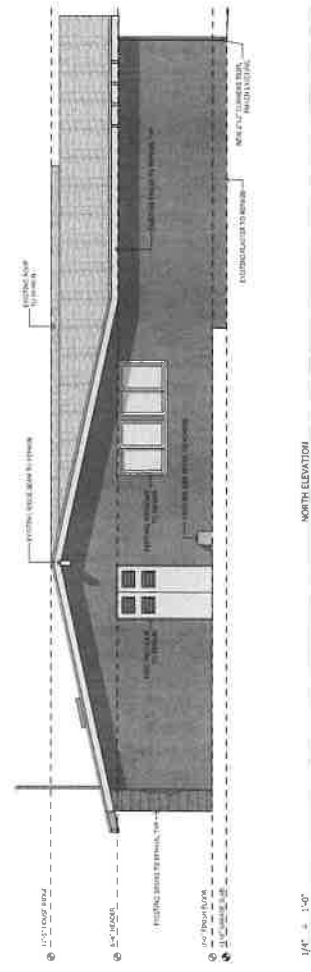
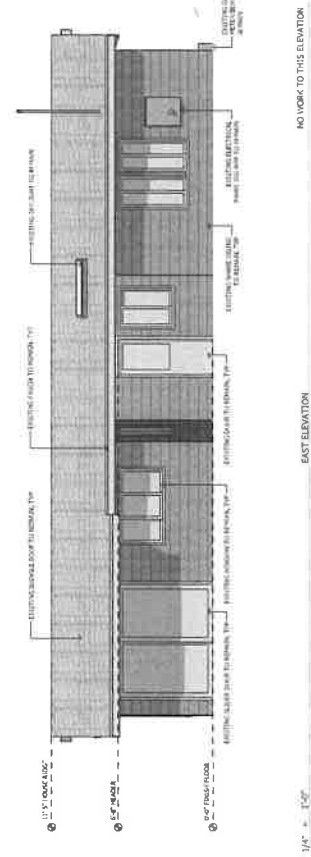
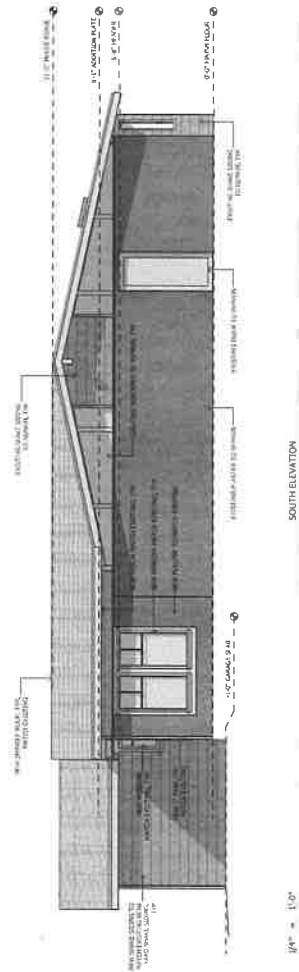
MARCH 16, 2025

A2

BROWN RESIDENCE NEW ADDITION

T BROWN BUILDER CONSTRUCTION
600 ARBOL VERDE ST
CARPINTERIA, CA. 93013
TOM BROWN
805 452 8803
TBROWN.BUILDER@GMAIL.COM

REVISION



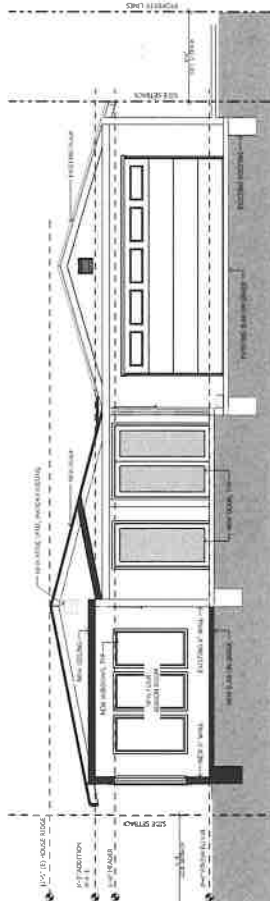
DOOR SCHEDULE

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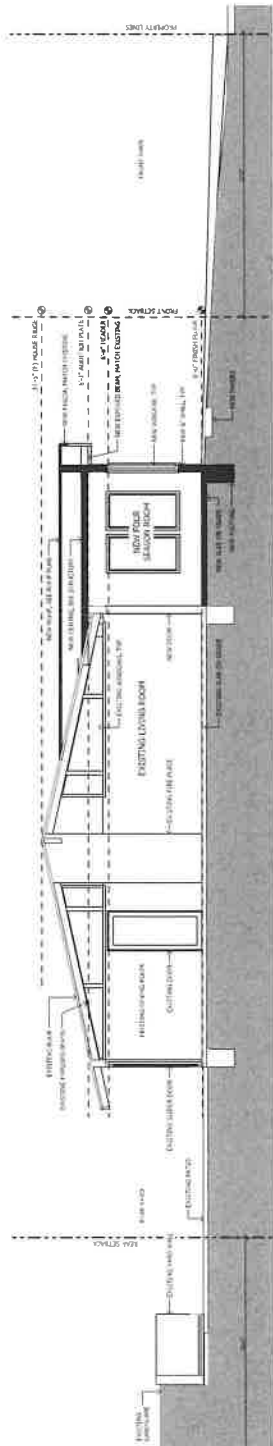
WINDOW SCHEDULE

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SITE SECTION A



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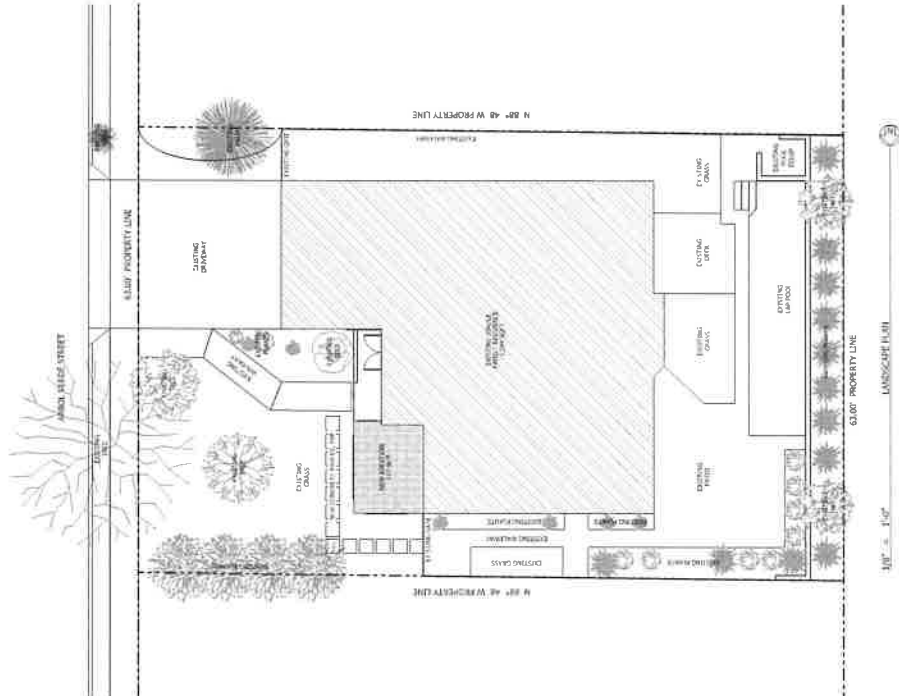


SECTION KEY



LANDSCAPE NOTES:

1. NO NEW PLANTS PROPOSED
2. NO PLANTS WITHIN THE VMA AREA WILL BE REMOVED AND RELOCATED TO THE EXISTING SYSTEM
3. REPAIRS TO EXISTING SYSTEM TO BE IN ACCORDANCE WITH THE STREET



SITE PHOTOGRAPHS

REVISION

T BROWN BUILDER CONSTRUCTION
600 ARBOL VERDE ST
CARPINTERIA, CA 93013
709 452 8003
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BROWN RESIDENCE NEW ADDITION
003-292-001 APN
600 ARBOL VERDE STREET CARPINTERIA, CA



586 ARBOL VERDE ST



600 ARBOL VERDE ST



616 ARBOL VERDE ST



SOUTH ARBOL VERDE ST



AERIAL VIEW



NORTH ARBOL VERDE ST



574 ARBOL VERDE ST



FIESTA DRIVE



586 FIESTA DRIVE



A



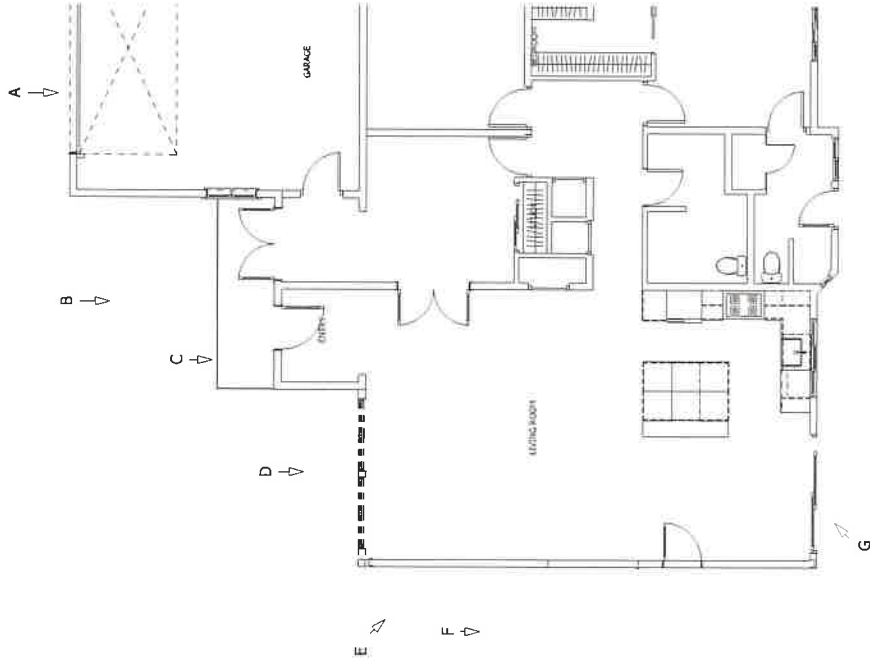
B



C



D



FLOOR PLAN KEY

1/4" = 1'-0"

EXISTING CONDITION PHOTOGRAPHS

REVISION

T BROWN BUILDER CONSTRUCTION
500 ARBOL VERDE ST
CARPINTERIA, CA 91013
805.432.8903
T@BROWNBUILDER.COM

BROWN RESIDENCE NEW ADDITION
800 ARBOL VERDE STREET CARPINTERIA, CA
805.432.8901 APN

MARCH 16, 2025

A5



E



F



NEW WINDOWS TO MATCH EXISTING WINDOWS

EXISTING FINISH AT REAR YARD
NEW SHAPE SIDING TO MATCH EXISTING SHAPE SIDING AT REAR YARD

3D VIEWS & MATERIAL BOARD

REVISION

T BROWN BUILDER CONSTRUCTION
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TBBROWN@GMAIL.COM
805.452.8800

BROWN RESIDENCE NEW ADDITION
003-282-001 APN
600 ANIBOL VERDE STREET CARPINTERIA, CA



NEW PLASTER TO MATCH EXISTING PLASTER



NEW SHAKE SIDING TO MATCH EXISTING SHAKE SIDING
SEE EXISTING PHOTO 'C' ON SHEET A5



NEW SHINGLE ROOF TO MATCH EXISTING SHINGLE



SOUTHWEST VIEW



SOUTHEAST VIEW

[illegible][illegible]

ONLY 2x STUD WALL PER ARCH.
SEE ARCH. FOR WALL THICKNESS

ONLY 2x STUD WALL TO REMAIN PER ARCH.
SEE ARCH. FOR WALL THICKNESS

ONLY 2x STUD WALL TO BE REMOVED PER ARCH.

FOUNDATION PLAN



1946-1947

S2

Date: 10/21/24

Revisions

FOUNDATION
OF AN

Brown Residence
Remodel / Addition
00 Arbol Verde St.
Carpinteria, CA 93013

ANACAPA ENGINEERING
ANACAPAENGINEERING@EARTHLINK.NET
805-901-8984

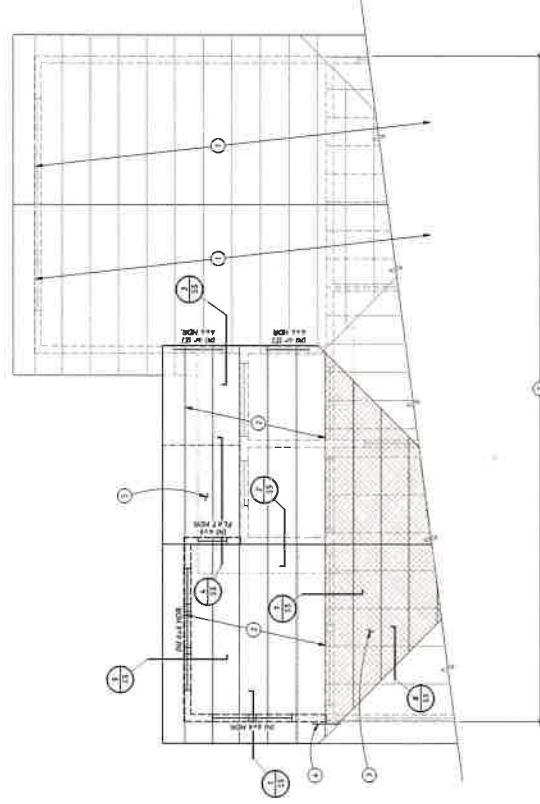
805-901-8984

KEYED NOTES

- [illegible]

ROOF FRAMING PLAN NOTES

- [illegible]



NOTE: SEE DET. 4/54
FOR R/I CEILING FRAMING INFO

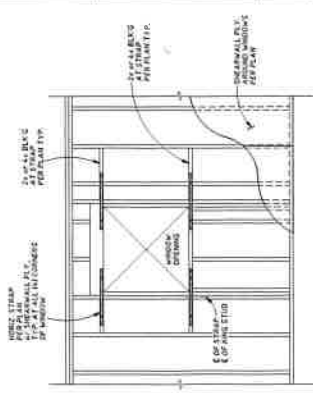
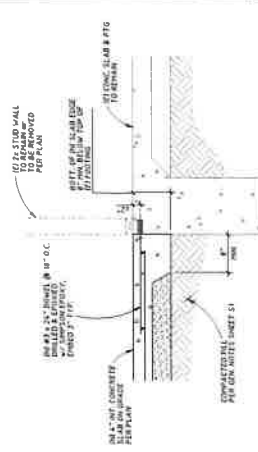
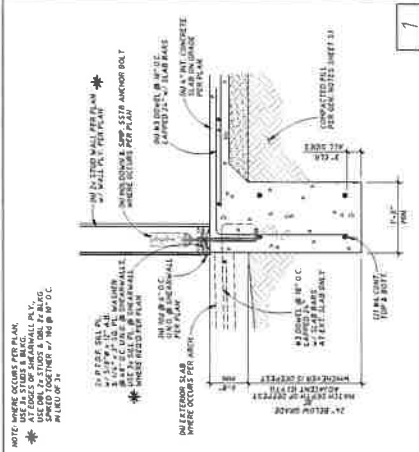
IN 2x STUD WALL ALLOW PER ARCH
LIVE ARCH FOR WALL THICKNESS

(E) 2" STUD WALL BELOW TO REMAIN PER ARCH
SEE ARCH. FOR WALL THICKNESS

LEGEND

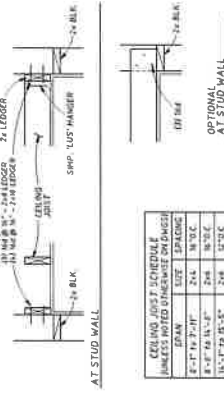
NOTE: ALL ON EXTERIOR WALLS TO RECEIVE
ON WALL PLY. FOR FOUNDATION PLAN NOTE IS U.N.O.

ROOF FRAMING PLAN



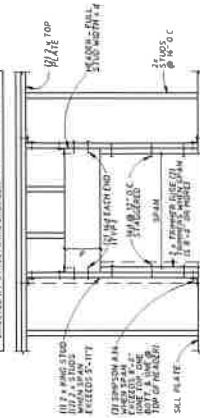
TYPICAL CEILING JOIST

CEILING JOIST SCHEDULE	SPAN	SIZE	SPACING
2'-1" TO 3'-0"	2x4	16" O.C.	
3'-1" TO 4'-0"	2x6	16" O.C.	
4'-1" TO 5'-5"	2x6	12" O.C.	
5'-6" TO 8'-4"	2x8	16" O.C.	
8'-5" TO 10'-0"	2x8	12" O.C.	
10'-1" TO 13'-0"	2x10	16" O.C.	
13'-1" TO 18'-0"	2x10	12" O.C.	



TYPICAL MINIMUM HEADERS FOR
EXTERIOR & BEARING WALLS
NO SCALE

HEADER SCHEDULE		HEADER BIRTH (NORMAL) = 0
SPAN		
6" - 7" 11"		STUD WIDTH = 4
7" 8" - 5" 11"		STUD WIDTH = 6
8" 9" - 3" 11"		STUD WIDTH = 8
9" 10" - 5" 11"		STUD WIDTH = 10



ELEVATION VIEW

NOTE: ROOF FRAMING, FLOOR FRAMING,
OR FOUNDATION NOT SHOWN

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

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 Accepted online 12 October 2015
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Section 1: General Information												
Project Details		Timeline			Team			Objectives				
Name	Location	Start Date	End Date	Manager	Members	Lead	Support	Primary Goal	Secondary Goal	Key Deliverables	Success Metrics	Risks
Project Alpha	New York	2023-01-15	2023-06-30	John Doe	5	1	4	Develop New Product	Improve User Experience	Launch by Q3	95% Satisfaction	Low
Project Beta	Los Angeles	2023-02-01	2023-07-15	Jane Smith	6	2	4	Optimize Existing System	Reduce Operational Costs	Complete by Q4	80% Cost Savings	Medium
Project Gamma	Chicago	2023-03-10	2023-08-31	Mike Johnson	4	1	3	Implement New Process	Enhance Data Security	Rollout by Q1	100% Compliance	High

[illegible][illegible]

Year	Number of cases	Number of deaths	Number of cases per 100,000 population	Number of deaths per 100,000 population
1990	1,000	100	10.0	1.0
1991	1,100	110	11.0	1.1
1992	1,200	120	12.0	1.2
1993	1,300	130	13.0	1.3
1994	1,400	140	14.0	1.4
1995	1,500	150	15.0	1.5
1996	1,600	160	16.0	1.6
1997	1,700	170	17.0	1.7
1998	1,800	180	18.0	1.8
1999	1,900	190	19.0	1.9
2000	2,000	200	20.0	2.0
2001	2,100	210	21.0	2.1
2002	2,200	220	22.0	2.2
2003	2,300	230	23.0	2.3
2004	2,400	240	24.0	2.4
2005	2,500	250	25.0	2.5
2006	2,600	260	26.0	2.6
2007	2,700	270	27.0	2.7
2008	2,800	280	28.0	2.8
2009	2,900	290	29.0	2.9
2010	3,000	300	30.0	3.0
2011	3,100	310	31.0	3.1
2012	3,200	320	32.0	3.2
2013	3,300	330	33.0	3.3
2014	3,400	340	34.0	3.4
2015	3,500	350	35.0	3.5
2016	3,600	360	36.0	3.6
2017	3,700	370	37.0	3.7
2018	3,800	380	38.0	3.8
2019	3,900	390	39.0	3.9
2020	4,000	400	40.0	4.0

[illegible][illegible]

Reprint requests to: Dr. J. G. van't Hof-Grootenboer, Department of Internal Medicine, University Hospital Groningen, P.O. Box 30.001, 3000 RB Groningen, The Netherlands. Tel: +31 (0) 931 306111; Fax: +31 (0) 931 306112; E-mail: j.g.van't.hof@azg.umcg.nl

[illegible]

Exhibit B
Colors and Materials Board

Brown Residence Addition
Preliminary/Final ARB Review
May 15, 2025



SOUTHEAST VIEW



NEW SHINGLE ROOF
TO MATCH EXISTING



NEW SIDING TO MATCH EXISTING



NEW PLASTER TO MATCH EXISTING



SOUTHWEST VIEW

BROWN RESIDENCE NEW ADDITION

T BROWN BUILDER CONSTRUCTION

600 ARBOL VERDE ST
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TOM BROWN

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003-292-001 APN
600 ARBOL VERDE STREET CARPINTERIA, CA

REVISION

3D VIEWS & MATERIAL
BOARD

NOVEMEBER 04, 2024

A6

**CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of May 15, 2025**

Agenda Item #2

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project : 24-2313- CUP/CDP/ARB **Planner :** Bret McNulty
Address: 5451 Olive Avenue, 1532 Linden Avenue, and 1500 Meadow View Lane
APNs: 003-370-014, 004-005-007, and 004-005-008
Zoning: Public Utilities District (UT), Community Facility District (CF), Single Family Residential District (7-R-1)
Applicant: Christopher Malejan WSC, Inc. agent on behalf of the Carpinteria Valley Water District (CVWD)

Project Review: ☐ Conceptual
 ☒ Preliminary/Final

PROJECT DESCRIPTION

This is a request by Christopher Malejan, WSC, Inc., agent on behalf of the Carpinteria Valley Water District (CVWD), to consider Project 24-2313-CUP/CDP/ARB for preliminary/final review of certain elements of the proposed Carpinteria Advanced Purification Project (CAPP). The CAPP is an advanced water purification facility (AWPF) that will treat wastewater from the Carpinteria Sanitary District's (CSD) existing wastewater treatment plant, and convey purified water from the AWPF to two injection wells to replenish the groundwater basin and to be available for future potable reuse. The ARB is asked to review site lighting fixtures associated with the proposed AWPF, and fencing and landscape screening associated with the proposed injection well sites. The AWPF site is located within the CSD wastewater treatment plant located at 5451 Olive Avenue. The injection well sites are proposed to be located at: 1.) St. Joseph's Church, 1532 Linden Avenue; and 2.) in the public right-of-way of the 1500 block of Meadow View Lane (adjacent to APN 004-005-008). The locations of the two proposed injection wells sites are shown in context on plan sheets LA-601 and C-701 in Attachment A.

Additional details about each of the proposed project elements under consideration by the Architectural Review Board (ARB) are provided below:

AWPF Site Lighting

New exterior lighting would be installed on the north, south and west-facing sides of the proposed AWPF building, which would be located within the existing enclosed CSD facility yard. The new AWPF facilities would not be publicly visible due to their location within the treatment plant, however, the proposed light fixtures would illuminate areas adjacent to the AWPF building. The proposed lighting fixtures are sited and designed to be shielded and night sky compliant, and to not direct light spillover towards Carpinteria Creek. (See Figure 1 in Attachment B for the proposed light fixtures).

Injection Well Site 1. 1532 Linden Avenue (APN 004-005-007)

The first proposed injection well would be constructed on the St. Joseph's Catholic Church playing field located at 1532 Linden Avenue. The injection well pad would be located at the southwest corner of the playing field just inside the existing perimeter fence. The proposed 5 feet by 17 feet (85 square feet) rectangular injection well pad would be constructed on the north side of the Linden Avenue driveway. The injection well pad would be set back 5 feet from the Linden Avenue sidewalk and 8 feet from the existing driveway curb. The injection well pad would be enclosed by a proposed 6-foot-high wrought iron fence with fabric backing and two 4-foot-wide outward swinging gates located at the northwest corner. A new landscape strip measuring 2 feet-wide is proposed to be installed around the north, east, and south perimeter of the injection well pad from the gate and outside of the proposed fence. Mulch is proposed to be installed in a 5 foot wide and 20 foot long area located between the injection well pad and the existing palms to the south. The site is shown on Sheet LA-1 in Attachment A. A photo of the existing site and renderings of the project looking south and west are shown in Figures 1 and 2 in Attachment B.

Injection Well Site 2. 1500 block of Meadow View Lane (adjacent to APN 004-005-008)

The second proposed injection well pad would be rectangular-shaped and measure 8 feet by 45 feet (360 square feet) and be located in the Meadow View Lane right-of-way adjacent the northwest property line of the Church of Jesus Christ of Latter Day Saints parking lot. The injection well pad would be constructed within the footprint of the existing sidewalk and landscaping. The injection well pad would be enclosed by a proposed 6-foot high chain-link fence with fabric backing with one 3-foot wide access gate located at the west side of the pad. The landscaping removed along the project site would be replaced consistent with the planting plan shown on Sheet LA-001 in Attachment A. The remainder of the public sidewalk on the south side of Meadow View Lane between the proposed injection well enclosure and Franklin Creek, would be removed and replaced with mulch and three new street trees (species to be determined). A photo of the existing site looking west and a rendering of the project are provided in Figures 2 and 3 in Attachment B.

Preliminary plans and specifications are provided as Attachment A. Site photographs are included in Attachment B.

The proposed plantings for both injection well sites are:

- *Evergreen Clematis/Clematis Armandii; and,*
- *Pink lady Indian Hawthorn Standard/Rhapiholepis Indica*

The proposed planting plan is shown on Sheet LA-001 in Attachment A.

PROJECT SETTING

The AWPf site is located at the southern terminus of Olive Avenue within the CSD wastewater treatment plant. The 2.78-acre site is bordered by the Carpinteria State Park maintenance yard and employee housing to the north, and by multifamily residential and commercial developments to the

west. To the south, the project site abuts the Southern Pacific railroad right-of-way, beyond which is the Carpinteria State Beach campground. To the east, the project site borders Carpinteria Creek. The project site is subject to both the Flood Hazard (FH) and Coastal Appeals (CA) overlay districts due to its adjacency to the creek.

The 1532 Linden Avenue injection well site is located on a 6.39-acre property that is developed with a church, school, and thrift store. The church is located at the southwest corner of the property and the school's classroom building is located along the northern boundary, with a large playing field in between. The southeast portion of the property contains a large parking lot, the school office, and the thrift store. Presently, the Howard School is occupying the school buildings for grades K-8 via a Temporary Use Permit. The playing field project site is currently enclosed with fencing and landscaping, which was previously reviewed and approved by the ARB (Project 21-2121-FENCE/ARB/CDP).

The project site is located in the Canalino/Santa Monica/El Carro Neighborhood (Community Design Subarea 3), which is primarily comprised of single-family residential subdivisions located north of US Highway 101. The property is bordered by Linden Avenue on the west and El Carro Lane on the south. Single-family residences surround the property on the north and east sides. The Church of Jesus Christ of Latter-day Saints and single-family residences are located across Linden Avenue to the west. Canalino Elementary School is located to the south on the other side of El Carro Lane. The site is zoned Community Facility District (CF) and has a Public Facility (PF) land use designation. The site is not subject to any overlay districts.

The 1500 Meadow View Lane injection well site is also located within Subarea 3. The proposed injection well site is bordered by a multifamily residential development (The Meadows) to the north and the Church of Jesus Christ of Latter-day Saints to the south. Franklin Creek is located to the west at the end of Meadow View Lane. The project area is zoned Single Family Residential District (7-R-1) and has a Low Density Residential (LDR) land use designation. The site is not subject to any overlay districts.

PROJECT ANALYSIS

Carpinteria Municipal Code

Fences, Walls, and Landscape Plantings

The proposed CAPP project requires a Conditional Use Permit and Coastal Development Permit from the City. Carpinteria Municipal Code (CMC) §14.50.050, Fences, Walls, and Landscape Plantings, stipulates that fencing that is part of a larger project subject to a Conditional Use Permit (such as the proposed project) shall be reviewed by the Planning Commission (PC) for consistency with the following criteria:

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

The ARB is asked to review the proposed project against the applicable design policies (see General Plan/Coastal Plan section, below) and the required findings for approval (above), and make a recommendation to the Planning Commission. The Planning Commission will consider the recommendation from the ARB in making a determination on whether to approve, conditionally approval, or deny the project.

The Board's comments on the project's consistency with the above findings is desired.

Design Review

To assist in the ARB's review of the project, staff provides the following analysis with respect to the proposed project elements:

AWPF Site Lighting, 5451 Olive Avenue

The purpose of the proposed light fixtures is to illuminate the areas immediately adjacent to the new AWPF building. The proposed lighting fixtures are shielded and night sky compliant. The fixtures would be located so as to not direct detectable photometrics towards Carpinteria Creek. (See Figure 1 in Attachment B for the proposed light fixtures.)

Injection Well Site 1. 1532 Linden Avenue

At the 1532 Linden Avenue site, the most publicly visible portions of the proposed fence would be six feet in height with the injection well pad located behind the existing play field's wrought iron-style fence. The new 6-foot wrought iron fencing enclosing the well site would be visible behind the existing wrought iron style fence from Linden Avenue and present the appearance of a professionally designed utility installation on the church property. Given the design and placement of the proposed fence and gates, it does not appear that it would pose a vision or safety hazard for motor vehicles, bicyclists or pedestrians. The proposed fencing for the injection well pad enclosure would be identical in design and appearance to the existing play field enclosure fencing, and therefore provide a consistent visual appearance with surrounding fencing. It is unclear at this time whether fabric backing is proposed for this fence, but staff would recommend against it. Proposed landscape plantings around the fence enclosure can instead be used to help to visually soften and screen the enclosure.

Injection Well Site 2. 1500 Meadow View Lane

The 1500 Meadow View Lane site is located directly along the south side of the street and would replace a segment of the existing public sidewalk. The most publicly visible portions of the rectangular-shaped site would be viewed from Meadow View Lane, from the residences to the north and from the Church of Jesus Christ of Latter Day Saints parking lot to the south. The proposed 6-foot high chain link fence enclosure with fabric backing would uniformly surround the site presenting the appearance of a typical professionally constructed utility installation. The existing landscaping plantings located along the back of the sidewalk that are removed during construction would be replaced to shield the installation from the church parking lot. The remainder of the

sidewalk on this side of the street between the well enclosure and Franklin Creek, would be removed and replaced with mulch and three new street trees (species to be determined). Given the design and placement of the proposed fence and gates, it does not appear that it would pose a vision or safety hazard for motor vehicles, on-street bicyclists or pedestrians. In terms of visual consistency with its surroundings, staff has some reservations that a chain link fence enclosure with fabric backing may not be of an appropriate visual quality for the more residential character of Meadow View Lane. Staff would appreciate input from the Board on possible alternative enclosure/screening solutions that may be better suit this location.

The Board's comments on the proposed fence design, materials, locations, and visual impact would be appreciated.

General Plan/Coastal Plan Policies

The City's Community Design Element of the General Plan contains both general over-arching policies and specific subarea policies. The project site is in Design Subarea 3 (the Canalino/Santa Monica/El Carro Neighborhood).

Citywide Community Design Objectives & Policies

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

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

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

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

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

The proposed fencing and gates are intended primarily to provide security for the injection well sites, and secondarily to help screen/soften views of the new CVWD utility infrastructure. The proposed well sites and enclosures are sited and designed to minimize their impacts on surrounding properties, uses, and improvements as much as possible, but would nevertheless still constitute a visual change to each of the sites.

The use of wrought iron fencing that matches that of the St. Joseph's Church playing field fence enclosure for Injection Well Site 1 is logical and would help to preserve a cohesive visual appearance to the site. Strategic use of landscape plantings around the well enclosure can help to

further soften and screen the well site enclosure and visually relate to the landscape plantings installed as part of the play field fence enclosure project.

The Meadow View Lane well enclosure site presents a more challenging situation, as the well site would be located prominently within the public right-of-way and cannot be as easily obscured due to space limitations. The proposed chain link fence with fabric backing would be of a typical character and appearance for a public utility installation, but may not be optimal for the residential setting of this site. The ARB and applicant are asked to consider whether an alternative fencing material and/or screening solution would be preferable for this location.

Given the above, staff would appreciate the Board's comments on the proposed heights, materials, landscaping, and visual impacts of the fencing solutions.

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

Policy CD-13a: *Lighting for development adjacent to an ESHA shall be designed to further minimize potential impacts to habitat.*

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.*

CD-13-Implementation Policy 4: *Lighting along roads and in developed areas within or adjacent to ESHA shall not exceed 0.01 foot-candles five feet inside of any City-identified ESHA area.*

CD-13-Implementation Policy 5: *Spotlights or floodlights in or adjacent to ESHA shall not be permitted.*

The proposed new lighting as part of the AWPB building appears to be designed and located in a manner that could be found consistent with the above Objective and Policies.

Subarea 3 Policies, Objectives, and Design Guidelines

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

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

CDS3-Implementation Policy 40: *As a part of new development projects, fences fronting on collector and arterial streets shall be decorative and set back sufficiently to provide for landscaping that enhances the street corridor and eliminates potential for the fencing to cause a sight-distance obstruction. Existing wire or wood fencing along arterial streets shall either be replaced to comply with the setback and landscaping requirement above, or screened with landscaping (shrubs or vines) where feasible.*

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

CDS3-Implementation Policy 43: *Utility hardware, such as water meters and backflow preventers, electrical transformers, and similar devices should be located underground or in parkway strips whenever possible. These elements are not attractive in front yards. Parkway strips can also accommodate fire hydrants, traffic control signs and traffic signal controllers, keeping them away from sidewalks and pedestrians.*

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

As discussed previously, the proposed fencing for the Linden Avenue injection well site appears to be of an appropriate character and quality for its setting, and can be found generally consistent with the intent of the above objective and policies. In lieu of any fabric backing for this site, staff would prefer to see landscape plantings used to visually soften and screen the site.

The Meadow View Lane site is a more constrained site; options to visually screen or soften this well enclosure appear more limited due to space constraints between the right-of-way line and edge of roadway paving. The proposed chain link fence with fabric backing is typical of a professional utility installation but may not be of an appropriate visual character or quality for the residential setting of this site. Staff welcomes input from the Board on alternative enclosure materials and/or screening solutions that can help soften the visual impact of this proposed infrastructure facility.

Staff would like feedback from the Board on how the proposed fencing would fit into the City's "small beach town" image.

SUMMARY OF ISSUES

- Proposed lighting fixtures at the new AWPB building
- Proposed fencing design and height at the two injection well sites;
- Visual impacts of proposed fencing; and
- Proposed landscaping design and plant choices.

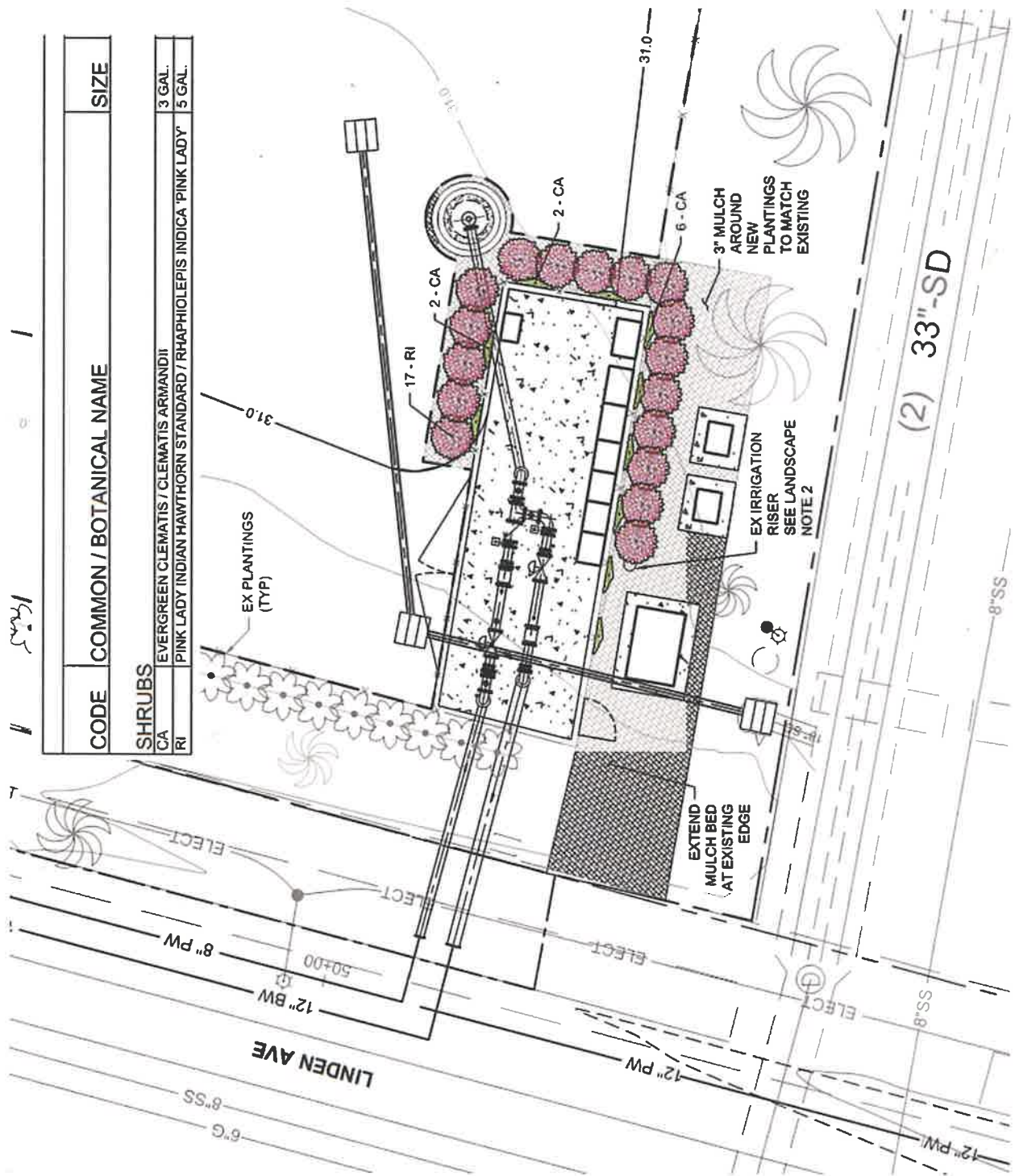
RECOMMENDATION

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

ATTACHMENTS

Attachment A – Preliminary Plans and Specifications

Attachment B – Site Photographs



CODE	COMMON / BOTANICAL NAME	SIZE
SHRUBS		
CA	EVERGREEN CLEMATIS / CLEMATIS ARMANDII	3 GAL.
RI	PINK LADY INDIAN HAWTHORN STANDARD / RHAPHIOLEPIS INDICA 'PINK LADY'	5 GAL.

Lindon Avenue Site Plan Detail

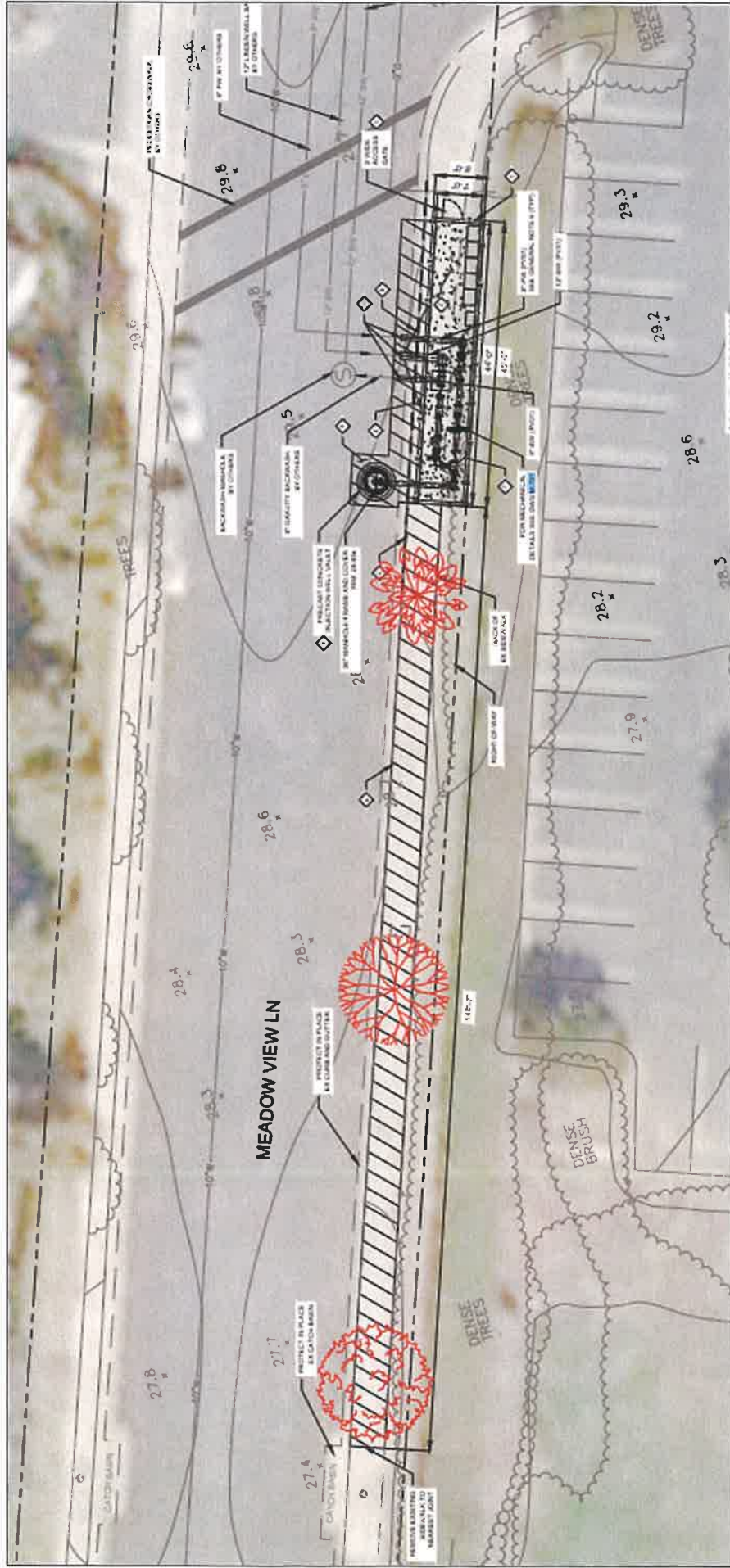
1523 Lindon Avenue
Proposed Fencing Renderings



Looking South



Looking West



Meadow View Lane Injection Well Site
Plan Detail



Meadow View Lane Rendering