City of Carpinteria
Planning Commission Agenda
Monday, May 4, 2026
Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

5:30 PM Regular Meeting
In-Person and Virtual Participation Options

Attendance/Viewing Options:

- 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/).
- View the meeting on Government Access Television Channel 21 (broadcast live and rebroadcast on the Wednesday and the Saturday following the meeting at 8:00 p.m.and 5:00 p.m., respectively).
- Call 669-900-9128 (and enter Webinar ID 886 2938 3844) to listen to the meeting.
- Join the City's Zoom webinar by **clicking here.** Alternatively, you can join the Zoom webinar by logging on to www.zoom.us, downloading the application, selecting "Join Meeting", and entering Webinar ID 886 2938 3844.

How to Provide Public Comments

- 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 Planning Commission 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) follow this link (https://carpinteriaca.gov/city-hall/agendas-meetings), select the meeting you want to provide a comment on, and click the Submit Comments button located on the left hand side of the agenda portal. 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.

Please note that the City will make every effort to make the meeting accessible; however, if one of the above attendance/viewing or public comment options is unavailable due to technological issues, you are invited to take advantage of one of the other participation options outlined above (including attending and providing public comment in-person in the City Council Chambers). Additional options

may be made available at the meeting.

The Planning Commission reserves the right to change the order in which items are heard. Applicants not in attendance when their item is called may have their item continued to the next regular meeting.

Any information presented to the Planning Commission by the public on any agenda item and during Public Comment using electronic materials must be arranged with staff. Electronic materials must be provided to staff a minimum of two business days prior to the meeting.

Any written, printed or electronic material and/or exhibit presented at this meeting becomes the property of the City, and a copy must be provided to City staff.

Planning Commissioners
John Moyer, Chair
Jane L. Benefield, Vice Chair
David Allen
Glenn La Fevers
Alexandra Van Antwerp

Call to Order

Roll Call

Pledge of Allegiance

Introductions, Presentations, Announcements

Public Comments

This time on the agenda provides an opportunity for the public to address the Planning Commission on items within the jurisdiction of the Commission and not listed on other sections of the agenda. Please limit comments to no more than five minutes. Depending on the number of speakers wishing to make comments, the Chair may further limit the time available to each speaker to control the amount of time spent on this part of the agenda. If you wish to speak on a **Consent Calendar** item, please do so during this part of the meeting.

Please be advised that California law does not allow the Planning Commission to discuss or take action on any issue presented by the public during this portion of the meeting. The Commission may ask a question for clarification, provide a brief response to public comment, refer the matter to staff for review and a later report or direct staff to place an item on a future agenda.

The City is not responsible for the content of statements made during the public comment period or the factual accuracy of any such statements.

Consent Calendar

1. None

New Public Hearing

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
- Public Hearing
- Planning Commission Action

2. **Marquez Duplex Addition & Remodel for Unit A**
   Planner: Syndi Souter
   Applicant: Martha Marquez
   Address: 4684 Seventh Street

   Hearing on the request of Martha Marquez to consider Project 20-2057-CUPR/CDP (application filed July 22, 2020) for approval of a Conditional Use Permit Revision and Coastal Development Permit to reconstruct a legal nonconforming 847 square-foot duplex unit and construct a 258 square-foot addition to the side of the unit for a resultant size of 1,035 square feet under the provisions of the Carpinteria Municipal Code (CMC) §14.14 – Planned Residential Development District and §14.62 – Conditional Use Permit; and to approve an Exemption pursuant to §15301, §15302, §15304, and §15332 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 003-301-012, addressed as 4684 Seventh Street.

3. **Coeler New Residence**
   Planner: Syndi Souter
   Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
   Address: 333 Linden Avenue

   Continued hearing from February 2, 2026, at the request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2232-DP/LLA/CDP/ARB (application filed July 13, 2023) for approval of a Development Plan, Lot Line Adjustment, and a Coastal Development Permit to construct a new 3,520 square foot two-story single-family residence with a detached 840 square foot three-car garage and a Lot Line Adjustment with the adjacent property at 355 Linden Avenue that would result in two 7,537 square-foot parcels under the provisions of Carpinteria Municipal Code (CMC) §14.14- Planned Residential Development District, §14.68- Development Plan, and §16.12- Map Provisions; and to approve an Exemption pursuant to §15303, §15304, §15305, and §15332 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APNs 003-440-027 and -028, addressed as 333 and 355 Linden.

Other Business

Matters Presented by Commissioners

Director's Report

4. Action Minutes of the Architectural Review Board Meeting - None

5. Calendar for the month of April

6. Planning Activity Report for April

7. Building Permit Report for April

Attendance of Planning Commissioners for the Next Meeting

Adjournment

Notes

All actions of the Planning Commission may be appealed to the City Council. Appeals must be filed with the City Clerk within 10 calendar days of the Commission's action.

If you challenge any of the Planning Commission's decisions related to the agenda items above in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence to the Planning Commission prior to the public hearing.

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 May 1, 2026 in the Community Development Department, on the City Hall Public Notices Board, and on the City website.

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: May 4, 2026

ITEM FOR CONSIDERATION

Marquez Duplex Reconstruction & Addition for Unit A
Project 20-2057-CUPR/CDP

Request for a Conditional Use Permit Revision and Coastal Development Permit to reconstruct a legal nonconforming 847 square-foot duplex unit and construct a 258 square-foot addition to the side of the unit for a resultant size of 1,035 square feet; and to accept a categorical exemption pursuant to §15301, §15302, §15304 and §15332 of the California Environmental Quality Act (CEQA).

Report prepared by: Syndi Souter, Senior Planner
Community Development Department

SIGNATURE

Reviewed by: Nick Bobroff, Director
Community Development Department

SIGNATURE

Owner: Martha Marquez

Project Location: 4684 Seventh Street

APN: 003-301-012

Zoning: Planned Residential Development (PRD-15)

General Plan Designation: Medium Density Residential (MDR)

I. RECOMMENDATION

Adopt the attached Resolution No. PC-26-003, thereby approving Project 20-2057-CUPR/CDP to allow the reconstruction of a legal nonconforming 847 square-foot duplex unit and a 258 square-foot addition; and to accept a categorical exemption pursuant to §15301, §15302, §15304, and §15332 of the California Environmental Quality Act (CEQA).

II. PROPOSED PROJECT DESCRIPTION

Conditional Use Permit Revision

The requested Conditional Use Permit Revision would allow the reconstruction of the existing 847 square-foot front duplex unit in the same footprint and would incorporate the original approved project description, listed below.

Original Approved Project Description

A Conditional Use Permit to allow an interior/exterior remodel and construction of a new 258 square-foot addition to the side of the 847 square-foot front duplex unit on a parcel of approximately 6,094 square feet in size. The addition would contain a new bedroom, bathroom, and laundry room. The project would also include a new covered front entry porch and demolition of the existing 176 square-foot covered porch. The existing uncovered parking space in the front yard is proposed to be removed and replaced with landscaping and a new picket fence. The project will result in a 1,035 square-foot duplex unit with an attached 378 square-foot two-car carport. The maximum height of the duplex unit would remain at approximately 16.58 feet.

Approximately 143 square feet of the existing duplex unit is located in the required front setback which renders the structure legal nonconforming. The original Conditional Use Permit was required to allow structural alterations to the legal nonconforming residence within the front setback; the Conditional Use Permit Revision is required to allow the proposed reconstruction of the entire duplex unit, including those portions of the structure that are located within the front setback.

Coastal Development Permit

A Coastal Development Permit is required to allow the proposed development as described above.

Plans are attached as Attachment A, Exhibit 2.

III. BACKGROUND

Site Characteristics

The subject property is located on the north side of Seventh Street, between Holly Avenue and Franklin Creek. The property is currently developed with a 3,431 square-foot duplex. Unit A is a single-story unit that is 847 square-feet in size with an attached 378 square-foot two-car carport that was constructed in 1949 as the original residence on the property. Unit B is a two-story unit that is 1,786 square-feet in size with an attached 420 square-foot two-car garage that was constructed in 1987. Unit A is located at the front of the property, Unit B is located towards the rear, and the garage and carport connect the structures in the center. The property is accessed from Seventh Street via a shared driveway (with reciprocal access easements) that serves four units total at 4684 Seventh Street and on the adjoining property at 4678 Seventh Street. A portion of the original driveway for 4684 Seventh Street still remains and functions as an additional informal off-street parking space in front of Unit A.

Architectural Review Board & Planning Commission Review

The original project description included an interior remodel to the existing front duplex unit, a new 258 square-foot addition, and construction of a new front porch within the front yard setback. The project was reviewed by the Architectural Review Board (ARB) on May 26, 2022, wherein the Board generally supported the project. The Board liked the proposed picket fence and detailing, and suggested adding another material around the raised foundation to break up the siding. The Board requested a landscaping plan for the front yard prior to final review. At that meeting, the Board made a recommendation to the Planning Commission for preliminary approval with comments.

The project was reviewed by the Planning Commission at their December 5, 2022 meeting and was unanimously approved as presented with a 5-0 vote. The plans were revised to incorporate the prior ARB comments, and the project received a recommendation to the Community Development Director for final approval at the ARB meeting on April 27, 2023.

The project incurred some delays, and the applicant requested a 12-month time extension that was reviewed and approved by the Planning Commission on October 7, 2024. The time extension extended the term of the planning entitlements until December 16, 2025. On September 4, 2025, Building Permit No. 14153 was issued and construction began immediately, thus securing the original entitlements.

Copies of the Minutes from the May 26, 2022 and April 27, 2023 ARB meetings are included in Attachment B, and a copy of the December 5, 2022 and October 7, 2024 Planning Commission Minutes are included in Attachment C.

IV. ENVIRONMENTAL

This revised project can be found to be categorically exempt from environmental review pursuant to Sections 15301 (existing facilities), 15302 (replacement or reconstruction), 15304 (minor alterations to land), and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). The project meets the requirements for the listed Categorical Exemptions as the project includes only reconstruction of the duplex unit within the original footprint, a small addition, and landscaping on an existing duplex unit, wherein the project is consistent with the City's General/Coastal Plan and Zoning Code, is located within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site can be adequately served by all required utilities and public services. As the project is consistent with these standards, the exemption is appropriate.

For more detail, see the Notice of Exemption included in Attachment D.

V. ANALYSIS

As discussed above, Building Permit No. 14153 was issued on September 4, 2025 and construction began shortly thereafter. During the preparation for the foundation improvements to the existing residence and new foundation for the addition, the existing structure was shored-up to prevent

movement. However, the wooden members of the existing structure were old and ridden with dry rot and termite damage, and on or about September 22, 2025, the structure began to lean despite the shoring. A neighbor alerted the City, and the City Building Inspector posted a Stop Work Notice immediately. On September 23, 2025, the project's structural engineer conducted an inspection and prepared a Field Report with comments and actions to address the newly discovered site conditions. The Field Report essentially prescribed the demolition and reconstruction of the entire existing duplex unit. A copy of the Field Report is included in Attachment E.

Carpinteria Municipal Code, Title 14, Zoning

The proposed Revision to the Conditional Use Permit would not change the design, size, location, or height of the duplex unit from the previously approved plans. The revised project would entail the reconstruction of the entire front duplex unit, including the legal nonconforming portion of the existing structure that is located within the front yard setback, which consists of approximately 143 square feet, or 17% of the existing structure. The proposal would continue to fall under the purview of a Conditional Use Permit for alterations to a legal nonconforming structure as discussed below.

Legal Nonconforming Structures

Carpinteria Municipal Code (CMC) §14.82.060- Nonconformance as to yards or height, states, "*if a building or structure is conforming as to use but nonconforming as to yards or height, said building or structure may be permitted by the planning commission to be enlarged, extended, moved or structurally altered; provided, that any addition or enlargement complies with the yard and height requirements of the district in which such building or structure is located; provided further, that no living quarters may be extended into an accessory building located in the front, side or rear yards by such addition or enlargement.*"

The existing unit that is proposed to be reconstructed has an existing front yard setback of 15 feet and the current PRD zone district development standards require a minimum setback of 20-feet from the property line. The previously-approved 258 square-foot addition is located outside of the required setbacks. However, approximately 143 square feet of the existing unit, including the new front porch and entry, are located within the footprint of the portion of the existing duplex unit that encroaches into the now-required 20-foot front yard setback. The new uncovered entry steps would be located 11.5-feet from the front property line at the closest point, which matches the distance of the previously existing front steps. As such, the proposed project complies with CMC §14.82.060 since the portions of the project that lie within the setbacks will be replaced or structurally altered, but not expanded or enlarged. The previously-approved addition would comply with the current setback requirements.

Conditional Use Permit

Chapter 14.82 of the CMC outlines the review process for projects involving a legal nonconforming use or structure. Section §14.82.010 of that Chapter sets out the general policy that physical alteration of an existing nonconforming use or structure is prohibited unless specifically authorized by the Municipal Code. Pursuant to CMC §14.82.061- Nonconformance of residential uses as to yards, height or parking, *"if a residential use of four or fewer dwelling units is conforming to use but non-conforming as to yards, height or parking, improvements which may result in prolonging the life of such nonconforming use may be authorized by the Planning Commission subject to a Conditional Use Permit. In considering and*

approving such a Conditional Use Permit, the Planning Commission must, at a minimum, make all of the following findings:

a. *Continuation or upgrading the residential unit or units will not have an adverse effect on the surrounding neighborhood;*
b. *The habitable capacity of the unit or units will not be increased beyond that previously existing; and*
c. *The shortage of adequate housing within the City justifies the continuation of the nonconforming use and authorization to make improvements necessary to upgrade the living conditions in the unit or units."*

The Conditional Use Permit (CUP), as a planning tool, allows the Planning Commission to exercise broad discretion over a proposed use or project, and in taking an action to approve or deny a project. Through the use of the CUP, the Commission can allow improvements which prolong the life of a nonconforming structure including structural repairs, remodels, additions and similar new construction to a residential unit or units, subject to the imposition of appropriate project conditions of approval.

Based on the particulars of the proposed project, staff believes all of the above findings can be made for approval of this revised project. The reconstruction would not change the design, size, location, or height of the duplex unit from the previously approved plans. Similarly, the architecture and overall appearance of the existing structure would be preserved and adhered to during the reconstruction. Windows and doors would be located in the same general area as the existing windows and doors, with minor alterations to adhere to current building code requirements. The structure would encroach no closer to the front property line than the existing condition, and all new square footage would meet current setback requirements. Given site constraints (setbacks, easements, and existing structures), the previously existing residence could not be reconstructed in a manner that meets all current development standards without being reduced in square footage and triggering a complete redesign. Given the unforeseen circumstances that precipitated the need for reconstruction, staff believes this would pose an undue burden on the applicant, and would reduce the overall living area of the already small existing residence by approximately 17%.

In light of the above analysis, staff believes the project would upgrade the living conditions for the occupants, preserve an important existing residential unit, and help preserve the existing character of the neighborhood.

Carpinteria General Plan/Coastal Land Use Plan (GP/CLUP)

A comprehensive analysis of the project's conformance with applicable GP/CLUP policies was prepared as part of the original CUP/CDP application for the addition and remodel project, and included in the December 5, 2022 Planning Commission staff report, and is herein incorporated by reference[1]. As the proposed reconstruction of the existing residence would not materially change the resultant use, placement, size, height, or appearance of the existing residence, staff believes the revised project would remain consistent with all applicable policies, and did not find it necessary to complete a new policy consistency analysis for the reconstruction revision.

[1] The December 5, 2022 Planning Commission staff report can be found on the City's website here: https://carpinteria.granicus.com/MetaViewer.php?view_id=2&clip_id=1151&meta_id=75604

VI. ACTION OPTIONS

1. Adopt Resolution PC-26-003, thereby approving Project 20-2057-CUPR/CDP to allow the reconstruction of a legal nonconforming 847 square-foot duplex unit and a 258 square-foot addition; accept the CEQA Notice of Exemption; and adopt the Findings for Approval in Exhibit 1, Attachment A and Conditions of Approval as proposed in Exhibit 1, Attachment C. (Staff's recommendation)

2. Continue the project to a future hearing date and direct the applicant to make changes to the project.

3. Conceptually deny the project as proposed. Direct staff to return with findings for denial to the Planning Commission's next meeting.

VII. ATTACHMENTS

Attachment A Resolution PC-26-003
Exhibit 1 – Findings for Approval
Exhibit 2 – Plan Set
Exhibit 3 – Recommended Conditions of Approval
Attachment B Minutes from the May 26, 2022 and April 27, 2023 ARB Meetings
Attachment C December 5, 2022 and October 7, 2024 Planning Commission Meeting Minutes
Attachment D CEQA Notice of Exemption
Attachment E Structural Engineer's Field Report

Attachment A
Resolution PC-26-003

Marquez Duplex Reconstruction & Addition for Unit A
20-2057-CUPR/CDP

May 4, 2026

RESOLUTION NO. PC-26-003

A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT REVISION AND COASTAL DEVELOPMENT PERMIT #20-2057-CUPR/CDP TO ALLOW THE RECONSTRUCTION OF A LEGAL NONCONFORMING 847 SQUARE FOOT DUPLEX UNIT AND A 258 SQUARE FOOT ADDITION. THE PROJECT IS LOCATED AT 4694 SEVENTH STREET (APN 003-301-012), REQUESTED BY MARTHA MARQUEZ.

WHEREAS, the Carpinteria Planning Commission considered an application for a Conditional Use Permit and Coastal Development Permit filed by Martha Marquez on July 22, 2020 to allow an addition and remodel, including structural alterations, to an existing legal nonconforming duplex unit; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on April 15, 2022; and

WHEREAS, the City of Carpinteria Architectural Review Board considered the proposed project at their May 26, 2022 and April 27, 2023 meetings, wherein the project was recommended for preliminary and final approval, respectively; and

WHEREAS, the Planning Commission conducted a public hearing and received evidence regarding the application, and approved the request for the Conditional Use Permit and Coastal Development Permit on December 5, 2022; and

WHEREAS, the Planning Commission conducted a public hearing and approved a Time Extension request for the Conditional Use Permit and Coastal Development Permit on October 7, 2024; and

WHEREAS, Building Permit No. 14153 was issued on September 4, 2025 and construction commenced immediately thereafter; and

WHEREAS, during the construction of the foundations, it was discovered that the framing of the existing duplex was not structurally sound and reconstruction of the entire residence was necessary to ensure structural and seismic safety; and

WHEREAS, the Planning Commission has conducted a public hearing and received evidence regarding the application for the Conditional Use Permit Revision and Coastal Development Permit to allow the reconstruction of the existing legal nonconforming residence; and

WHEREAS, the project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Sections 15301 (existing facilities),

15302 (replacement or reconstruction), 15304 (minor alterations to land), and 15332 (in-fill development projects) of the CEQA Guidelines as the project includes only reconstruction of the duplex unit within the original footprint, a small addition, and landscaping; and

WHEREAS, the Planning Commission has reviewed the policies of the General Plan/Coastal Land Use Plan and the Zoning Code standards that are relevant to the project.

NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The Conditional Use Permit Revision and Coastal Development Permit are approved, making the Findings for approval outlined in Attachment A, Exhibit 1;

2. The Notice of Exemption prepared for the project is accepted as having satisfied the requirements of CEQA; and

3. The Conditional Use Permit Revision and Coastal Development Permit for the project shown in Attachment A, Exhibit 2 are approved subject to the revised project conditions of approval set forth in Attachment A, Exhibit 3.

PASSED, APPROVED AND ADOPTED this 4th day of May 2026 by the following called vote:

AYES: Commissioners:

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

_____
John Moyer, Chair

ATTEST:

_____
Nick Bobroff, Secretary

I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the Planning Commission of the City of Carpinteria held the 4th day of May 2026.

Attachment A
Exhibit 1:
Findings

Marquez Duplex Reconstruction & Addition for Unit A
20-2057-CUPR/CDP

May 4, 2026

ATTACHMENT A
EXHIBIT 1: FINDINGS FOR APPROVAL

PLANNING COMMISSION HEARING
PROJECT 20-2057-CUPR/CDP
MAY 4, 2026

MARQUEZ DUPLEX RECONSTRUCTION & ADDITION FOR UNIT A
REQUESTED BY MARTHA MARQUEZ

FINDINGS PURSUANT TO GOVERNMENT CODE, LOCAL COASTAL PLAN, GENERAL PLAN, AND TITLE 14 OF THE CARPINTERIA MUNICIPAL CODE

1.0 Administrative Findings

The Planning Commission hereby incorporates by reference as though set forth in full all Community Development Department staff reports and attachments thereto presented to the Planning Commission and all comments made or received either orally or in writing at the public hearings on this project.

1.1 Procedures

Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City's Local Coastal Program, it has been found that the process for public review of the subject Conditional Use Permit Revision and Local Coastal Development Permit has been properly conducted as follows:

a. An application for a Conditional Use Permit and Coastal Development Permit was submitted on July 22, 2020, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on April 15, 2022. Said application and all related materials have been available for public review at City offices since the date of submittal.

b. Following Planning Commission approval and building permit issuance for the original project, a revised project application to allow the complete reconstruction of the existing residence was submitted to the City on March 9, 2026, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on March 9, 2026. Said revised application and all related materials have been available for public review at City offices since the date of submittal.

c. The project revision application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's General Plan/Local Coastal Program Land Use Plan, the Interpretive Guidelines of the Coastal Commission and the California Coastal Act.

d. The project has been reviewed by the City's Planning Commission at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property and residents within 100 feet of the property, and publication in the local newspaper, the Coastal View News.

1.2 California Environmental Quality Act Findings

The Planning Commission finds that the project is exempt from the California Environmental Quality Act under Categorical Exemption Sections 15301 (existing facilities), 15302 (replacement or reconstruction), 15304 (minor alterations to land), and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). The project meets the requirements for the listed Categorical Exemptions as the project includes only reconstruction of the duplex unit within the original footprint, a small addition, and landscaping on an existing duplex unit, wherein the project is consistent with the City's General/Coastal Plan and Zoning Code, is located within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site can be adequately served by all required utilities and public services.

1.3 Conditional Use Permit Revision Findings

Pursuant to Carpinteria Municipal Code §14.62.040(8), the Planning Commission may approve a Conditional Use Permit upon a determination that all of the following findings have been met:

a. *The site for the proposed use is adequate in size and shape to accommodate the use.*

As discussed in the Planning Commission staff report dated May 4, 2026, and hereby incorporated into these Findings by reference, the project includes the reconstruction of a legal nonconforming 847 square-foot duplex unit and a 258 square-foot addition to an existing duplex unit. The unit is legal nonconforming as to the front yard setback requirement. Some of the proposed work includes reconstruction of portions of the unit located within the required setback, and therefore requires that a Conditional Use Permit Revision be approved to allow the remodel.

The existing use and density of the property for a two-unit residential development is consistent with the type and intensity of development allowed on the subject property. The existing front duplex unit on the property, which was the original residence on the property, is typical of the type of structures originally built in the City's beach and downtown neighborhoods. It is common for these older structures to encroach into required current setbacks. The proposed reconstruction and addition project would cure structural safety issues and improve the livability of the existing unit without resulting in any increase to intensity of the existing use. The existing legal nonconforming condition (i.e., a dwelling unit with setback encroachments) would be maintained in its existing configuration. All new square footage added by the project would be located within the site's allowed building envelope. Allowing the addition and reconstruction to occur while maintaining the legal nonconforming site condition is consistent

with the types of projects permissible in the PRD zone district with the approval of a Conditional Use Permit and Coastal Development Permit pursuant to CMC §14.82.061.

b. The site for the proposed use is served by streets and highways that are properly designed to carry the type and quantity of traffic generated by the subject use.

The project site is located on Seventh Street, and is adequately served by the existing street network in the area. The proposed reconstruction and addition to the existing duplex unit will not generate any new traffic or parking demands as no new dwelling units are proposed. The project would therefore be adequately served by existing streets and highways.

c. The granting of the permit will not materially adversely affect such necessary community services as sewage disposal, fire protection, water supply, and police protection.

Local service providers were notified of the project and provided with information regarding the proposed project. The service providers did not specify any concerns regarding the project. The project would not change the intensity of the existing use, nor would it negatively impact such services as sewage disposal, fire protection, water supply or police protection. Condition letters, as applicable, for the Special Districts that serve the subject property have been included with the project conditions of approval.

d. The granting of the permit will not be detrimental to the health, safety and general welfare of the neighborhood.

As discussed in the Planning Commission staff report dated May 4, 2026, and hereby incorporated into these Findings by reference, the proposed project consists of the reconstruction and an addition to an existing duplex unit. Municipal Code §14.82.061 requires a Conditional Use Permit to allow structural alterations to the dwelling unit while allowing the existing legal nonconforming conditions to continue. With the approval of the Conditional Use Permit Revision and Coastal Development Permit, the existing nonconforming conditions would be allowed to remain, however the reconstructed portions of the unit would be brought up to current building and safety requirements. The addition and reconstruction would improve the livability and safety of the unit without substantially altering the use, appearance, size, scale, or mass of the existing structure. The new addition would be located within the allowed building envelope, and the reconstruction of the unit and proposed yard improvements would enhance the property's street frontage and façade. The project therefore would not impact the health, safety and general welfare of the neighborhood as the existing use or intensity will not be affected.

e. The proposed use is consistent with the Coastal Plan, General Plan, and applicable specific plan.

The project involves the reconstruction of a legal nonconforming 847 square-foot duplex unit and a 258 square-foot addition to an existing duplex unit. The unit is legal nonconforming as to the front setback requirement and therefore requires that a Conditional Use Permit be approved to allow the structural alterations proposed as part of the project. As discussed in the Planning

Commission staff reports dated December 5, 2022 and May 4, 2026, and hereby incorporated into these Findings by reference, the project is consistent with the General Plan/Coastal Plan's applicable Objectives and Policies for the Land Use, Community Design, Noise, and Safety Elements in that the project involves upgrades to an existing dwelling unit in its present location and configuration. As the existing arrangement would be maintained, the improvement can be found to fit within the "small beach town" character of the neighborhood and the established surrounding development pattern relative to its intended use, architectural style, appearance, overall size, and scale. The use of the dwelling will not change.

f. The proposed use will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The proposed project involves the reconstruction of a legal nonconforming 847 square-foot duplex unit and a 258 square-foot addition to a duplex unit in a developed urban area and does not impact natural environments, habitat areas, or wildlife. The construction activities have been conditioned to avoid water runoff, dust, noise and other construction-phase impacts to the surrounding neighborhood. Conditions of Approval are included as Attachment A, Exhibit 3 to the Planning Commission Resolution. The project therefore would not cause a substantial impact to the environment.

g. The proposed development will not conflict with recorded easements acquired by the public-at-large for access through or use of the property within the proposed development or any easements granted to any public agency or required as a condition of approval.

There are no known recorded easements on the property for public access or to any public agency, nor are any such easements required as a project condition of approval.

1.4 Nonconforming Structure Findings

Pursuant to Carpinteria Municipal Code §14.82.061(2), the Planning Commission may authorize improvements which may result in prolonging the life of a nonconforming structure subject to approval of a Conditional Use Permit (CUP) if all of the following findings can be met:

a. Continuation or upgrading the residential unit or units will not have an adverse effect on the surrounding neighborhood.

As discussed in the Planning Commission staff reports dated December 5, 2022 and May 4, 2026 and hereby incorporated into these Findings by reference, the subject existing duplex unit is legal nonconforming in terms of its front setback requirements. The proposed project would entail the reconstruction of a legal nonconforming 847 square-foot duplex unit and a 258 square-foot addition to the existing unit. The proposed project would reconstruct the unit in its existing footprint and add 258 square feet of conforming addition to the existing 847 square foot unit, for a total size of 1,035 square feet. The project would not change the placement or orientation of the home relative to public views from the street nor would the reconstruction and addition result in a change to the intensity or character of the existing residential use of the property. The

reconstruction and addition would however improve the safety and livability of the existing dwelling unit by addressing structural deficiencies and providing more functional modern living space. In light of these factors, it is not anticipated that the proposed reconstruction and addition to improve and extend the life of the existing duplex unit would pose an adverse effect on the surrounding neighborhood.

b. The habitable capacity of the unit or units will not be increased beyond that previously existing.

The term "habitable capacity" is not defined in Chapter 14.82. However, reading that chapter in context, the Planning Commission has previously interpreted the restriction in CMC 14.82.061 on increasing habitable capacity to refer to a restriction on adding additional dwelling units (See CMC 14.82.010(3).). The property is presently developed with a duplex. The project would not result in a net increase to the number of units maintained on the property; therefore, this finding can be made.

c. The shortage of adequate housing within the City justifies the continuation of the nonconforming use and authorization to make improvements necessary to upgrade the living conditions in the unit or units.

The Planning Commission finds that the continued existence of a nonconforming dwelling unit outweighs the purpose behind uniform application of the City's zoning regulations. Carpinteria Municipal Code §14.82.061 authorizes structural alterations to a nonconforming structure if the improvement(s) will address the shortage of adequate housing in the City. The existing duplex unit is a contributing example of the smaller homes that help create the City's small beach town character and that provide critical housing opportunities within the City's downtown district, near existing businesses and services. Approval of the Conditional Use Permit Revision would allow the owners to reconstruct and upgrade the small existing dwelling unit, adding a modestly sized conforming addition to allow for an improved interior floor plan. The Commission finds that the policy of promoting adequate housing is advanced when improvements result in safer, modernized and improved living conditions for the residents without imposing significant impacts on the community or environment.

1.5 Coastal Development Permit Finding

Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City's Local Coastal Program, it has been found that the permit requested may be issued based on the following finding:

a. *The proposed development is in conformity with the City's certified Local Coastal Program.*

The project involves the reconstruction of a legal nonconforming 847 square-foot duplex unit and a 258 square-foot addition to an existing duplex unit. The existing unit is legal nonconforming as to the front yard setback and therefore requires that a Conditional Use Permit be approved to allow the reconstruction of the unit in the existing footprint. The proposed addition is conforming to the current setback requirements, consistent with the requirements of

the PRD district of Title 14, Zoning. As discussed in the Planning Commission staff reports dated December 5, 2022 and May 4, 2026 and hereby incorporated by reference, the project is consistent with the General Plan's applicable Land Use, Community Design, Noise, and Safety Elements' Objectives and Policies in that the project involves upgrades to an existing dwelling unit. As the existing improvements would be largely maintained, the proposed project can be found to fit within the "small beach town" character of the neighborhood and the established surrounding development pattern relative to architectural style, overall size, and scale. The project would not result in any changes to the use, type, intensity, or character of the existing residential use of the property. Therefore, the reconstruction and addition project is consistent with the City's certified Local Coastal Program.

Attachment A
Exhibit 2:
Reduced Plans

Marquez Duplex Reconstruction & Addition for Unit A
20-2057-CUPR/CDP

May 4, 2026

MARQUEZ APARTMENT DUPLEX ADDITION PROJECT

UDICA
DESIGN + PERMITS
260 PABST LN. SANTA MARIA CALIFORNIA 93455
PH(805) 363-8810 EMAIL UDICA69@GMAIL.COM

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REVISIONS

REV.	DATE	DESCRIPTION
1	12/21/23	PLAN CHECK LIST
2		
3		

PROJECT NAME: MARQUEZ DUPLEX
RESIDENTIAL ADDITION PROJECT
ADDRESS: 4684 SEVENTH ST CARPINTERIA CALIFORNIA 93013
OWNER NAME: MARTHA MARQUEZ
ADDRESS: 4684 SEVENTH ST CARPINTERIA CALIFORNIA 93013
SHEET TITLE RENDERINGS

DATE: 04/14/25

1100

SHEET OF:

SHEET NO. A-0

GENERAL NOTES

PLANS SHALL COMPLY WITH TITLE 24 AND 2025 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC), AND CALIFORNIA ENERGY CODE (CENC).
THE 2025 CALGreen CODE AND THE CITY OF CARPINTERIA BUILDING ORDINANCE

1

B. Tankless Water Heater. Provide BTU, Make, Model number, Max Flow Rate # GMP.
Insulate the first 5 feet of Hot and cold water piping from the (N) water heater. Insulation to be 1-inch thick for piping less than 1-inch, and 1-1/2-inch for piping 1-inch diameter. A sediment trap shall be provided on the gas line downstream of the appliance shut-off valve and as close to the inlet of the equipment as practical. Water Heaters shall be provided with a combination temperature and pressure relief valve piped to the exterior or other approved location. The end of the piping shall be turned downwards and shall terminate to less than 8-inches, no more than 2 feet, above the ground. Provide a dedicated 125 volt, 20 amp electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within 3 feet from the water heater and accessible to the water heater with no obstructions. In addition, all of the following:

i. Both ends of the unused conductor shall be labeled with the word "spare" and be electrically isolated; and
ii. A reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit in A above and labeled with the words "Future 240V Use"; and

C. Lighting installed in bathrooms, garages, laundry rooms and utility rooms shall have at least one luminaire in each of these spaces controlled by a vacancy sensor. CEnC §150.0(k)2J

D. All 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by a listed combination-type arc-fault circuit interrupter, combination-type, installed to provide protection of the entire branch circuit. Outlets include receptacle outlets, lighting outlets, carbon monoxide and smoke alarm outlets. CEC §210.12

E. Identify on plans that bath compartments equipped with a shower head shall be finished with a nonabsorbent surface that shall extend to a height of not less than 6 feet above the floor. CRC §R307.2

F. Note that each bathroom which contains a bathtub, shower or tub/shower combination shall be *mechanically ventilated and shall comply with the following:*
- Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
- Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
  a.) Humidity controls shall be capable of adjustment between a relative humidity range of ≤ 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
  b.) A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).
- The minimum exhaust rate shall be 50 cfm.
- The sone rating shall be 3 sones max.
- The fans shall vented to the outside and terminated with a backdraft damper

CGBSC §4.506.1, CRC §R303.3.1, CEnC §150(o), CMC Table 403.7 and CMC §504.1.1

G. ADU: Review plans to show an assembly from a nationally recognized testing agency that has been approved for a minimum one hour fire resistance rating and sound transmission class (STC) rating of 45. Identify that the fire-resistance-rated wall assemblies shall extend to and be tight against the exterior wall, and shall extend from the foundation to the underside of the roof sheathing. Note that penetrations or openings in this assembly for piping; electrical devices; recessed cabinets; bathtubs; soffits; or heating, ventilating or exhaust ducts shall be sealed, lined, insulated or otherwise treated to maintain the required ratings. Show that door assemblies in this wall shall be listed for one hour fire resistance and its perimeter shall have listed seals to guard against the passage of smoke and flames. CRC R302.3, AK101.1, & AK102.1

H. Identify that plumbing fixtures shall be water conserving fixtures. Provide a note on plans stating the following:
- All water closets shall be 1.28 gpf max, or dual flush toilets shall have 1.28 gallons/flush effective flush volume (the composite, average flush volume of two reduced flushes and one full flush).
- Showerheads shall use no more than 1.8 gpm @ 80 psi. A hand-held shower is considered a showerhead. For multiple showerheads serving one shower, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute @ 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
- Residential lavatory faucets shall use no more than 1.2 gpm @ 60 psi and no less than 0.8 gallons per minute @ 20 psi.
- Kitchen faucets shall use no more than 1.8 gpm at 60psi. The faucet may temporarily increase up to 2.2 gpm @ 60 psi, and must default back to 1.8 gpm @ 60 psi.

CGBSC §301.1.1

I. Provide a note stating that membrane penetrations of the garage/dwelling separation walls and partitions by steel electrical boxes are to not exceed 16 square inches in area provided the aggregate area of the openings through the membrane does not exceed 100 square inches in any 100 square feet of wall area. The annular space between the wall membrane and the box shall not exceed 1/8 inch. Show on Electrical Plan that such boxes on opposite sides of the wall shall be separated by a horizontal distance of not less than 24 inches. Outlet boxes shall be rated for one hour fire resistance. CRC §R302.5

Table 6-1 (A Short Version of Table 150.0-A): Summary of Compliant Luminaire Types

High-Efficacy Luminaires*	JA8 High-Efficacy Lighting – Lamps and Light Sources that must be JA8-certified	*Recessed Downlight Luminaires in Ceilings
• Pin-based linear fluorescent light sources using electronic ballasts • Pin-based compact fluorescent light sources using electronic ballasts • Pulse-start metal halide light sources • High-pressure sodium light sources • Luminaires with induction lamp and hardwired high frequency generator • LED light sources installed outdoors • Inseparable SSL luminaires containing colored light sources for decorative lighting purpose	• Light sources installed in ceiling recessed downlight luminaires. The downlights shall not have screw bases • LED luminaires with integral sources • Screw-based LED lamps (A-lamps, PAR lamps, etc.) • Pin-based LED lamps (MR-16, AR-111, etc.) • Any light source or luminaire not listed elsewhere in this table	• Shall not have screw-based sockets • Shall contain JA8-certified light sources • Shall meet all performance requirements in §150.0(k)1C

GENERAL INFORMATION

3. All dimensions are to be verified in the field. Any discrepancies are to be immediately brought to the attention of the designer. Do not proceed with work without resolving discrepancies.
4. Dimensions shown shall take precedence over drawings scale or proportion. Larger scale drawings take precedence over smaller scale drawings.
5. Required sanitary facilities to be provided on the job.
6. Omissions and/or conflicts in the drawings shall not relieve the contractor from completing work which is necessary to carry out the intent of the drawing and/or complete work to standards required by code.
7. These notes indicate construction for BUILDING AND SITE unless otherwise noted or shown. Features of construction shown are typical and shall apply generally throughout to similar conditions. Unless noted otherwise all vestibules, closets, columns projections, recesses, or other adjacent areas within scheduled areas shall have finishes as scheduled for the respective spaces in which they occur. All omissions or conflicts between the various elements of the Working Drawings and/or General Notes shall be brought to the attention of the designer before proceeding with any work so involved.
8. All work, and all construction methods and materials shall comply with all provisions of the Building Codes and other rules, regulations and ordinances governing the place of the building. Building Code requirements in all cases take precedence over the drawing. It shall be the responsibility of anyone supplying labor or materials or both to bring to the attention of the designer any discrepancies or conflicts between the requirements of the code and the drawings.
9. Unless noted otherwise, all dimensions are to face of studs, concrete, or masonry. Unless noted otherwise, steel stud walls are 3-5/8" wide.
10. Contractor shall arrange and pay for all temporary utility services and connections during construction.
11. Any changes in construction shall be accompanied by a Change Order issued by the General Contractor and approved by the owner and designer.
12. The contract drawings and specifications represent the finished improvements. Unless otherwise shown, they do not indicate method of construction. Contractor shall supervise and direct work and shall be solely responsible for all construction means, methods, techniques, sequences and procedures. Observation visits to the site shall not include inspections of the protective measures or the construction procedures required for same, which are the sole responsibility of the contractor.
13. Contractor hereby guarantees to the owner and the General Contractor that all materials, fixtures, and equipment furnished to the project are new unless otherwise specified. Contractor also warrants that all work will be of good quality and free from any faults and defects for a period of one year after the date of substantial completion, unless a greater warranty or guarantee is required by the project specifications.
14. Anyone supplying labor and/or materials to the project shall carefully examine all subsurfaces to receive work. Any conditions detrimental to work shall be reported to the designer. Commencement of work shall imply acceptance of all subsurfaces.
15. Any material stored at the site shall be completely supported free of the ground, covered and otherwise protected to avoid damage.
16. Sprinkler plans and specifications shall be submitted by the building contractor to the fire department for review and approval.
17. Building contractor shall submit shop drawings for all fabricated structural components to the DESIGNERS for review and approval
18. No hazardous materials will be stored/used which exceed quantities listed in CBC tables 3d, 3e.
19. Approved numbers/addresses should be provided so as to be plainly visible from the street

ELECTRICAL NOTES

EXTERIOR LIGHTING IS TO BE HIGH EFFICACY OR MUST BE CONTROLLED BY A MOTION SENSOR. ALSO, THE LIGHTING MUST HAVE A PHOTOCONTROL NOT HAVING AN OVERRIDE OR BYPASS SWITCH THAT DISABLES THE PHOTOCONTROL.

ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S). CEC Sec. 210.12 (B)

A DIRECTORY SHALL BE PROVIDED FOR THE CIRCUIT BREAKERS, CLEARLY TYPED AND PERMANENTLY ATTACHED INSIDE THE DOOR OF EACH CIRCUIT BREAKER PANEL. SPARE BREAKERS MUST ALSO BE MARKED.
FOR BATHROOM GFCI RECEPTACLE SUPPLIED BY A SEPARATE 20 AMP CIRCUIT, THAT THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS ON IT.

LUMINARIES THAT ARE RECESSED INTO INSULATED CEILINGS ARE APPROVED, IC LUMINARIES AND ARE CERTIFIED AND LABELED AS AIRTIGHT TO THE STANDARDS PRESCRIBED BY THE RESIDENTIAL ENERGY CODE.

SMOKE ALARMS SHALL BE INSTALLED IN THE EXISTING DWELLING, LOCATED IN EACH BEDROOM, OUTSIDE OF EACH EXISTING SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND AT EACH FLOOR LEVEL. SMOKE ALARMS IN THE NEW ADDITION SHALL BE HARDWIRED AND EQUIPPED WITH BATTERY BACKUP
LISTED BATTERY OPERATED CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH EXISTING SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND AT EACH FLOOR LEVEL.

REQUIRED IN ADDITIOIN CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP.
CARBON MONOXIDE ALARMS COMBINED WITH SMOKE ALARMS SHALL COMPLY WITH ALL APPLICABLE STANDARDS, AND REQUIREMENTS FOR LISTING AND APPROVAL BY THE OFFICE OF THE STATE FIRE MARSHAL FOR SMOKE ALARMS.
SMOKE ALARMS MUST BE LISTED TO UL 217 AND UL 2034 FOR CARBON MONOXIDE ALARM STANDARDS.

SUBPANEL SHALL BE EQUIPPED WITH A MAIN DISCONNECTING MEANS AND 2 GROUND RODS ARE REQUIRED AT LEAST 6 FT APART CONNECTED TO THE GROUNDING BAR OF THE SUBPANEL WITH A PROPERLY SIZED GROUNDING ELECTRODE CONDUCTOR; THE NEUTRAL BUS SHALL BE ISOLATED FROM THE METAL CABINET OF THE SUBPANEL BY INSULATING MATERIAL. CEC 225.31, 250.30, & 250.56
a separate permit for pv system must be applied for and approved. NO ROUGH FRAMING INSPECTION UNTIL SOLAR PERMIT IS APPROVED AND ISSUED. PLANS AND INSTALLATION OF PV SYSTEMS MUST BE DONE BY A LISCENSED ELECTRICAL OF PHOTOVOLTAIC CONTRACTOR. CECNC 150.1(C)14
BY INSULATING MATERIAL. CEC 225.31, 250.30, & 250.56

NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACK GROUNDS AND BE REFLECTIVE MATERIAL. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE A MINIMUM OF 6" FOR RESIDENTIAL WITH A MINIMUM STROKE WIDTH ON 1/2".

PROJECT DESCRIPTION:

OWNER INFO:	MARTHA MARQUEZ 4684 SEVENTH ST CARPINTERIA, CALIFORNIA 93013 PHONE (805) 403-3187
CONTACT:	UDICA UBALDO J DIAZ PHONE (805) 363-8810
PROJECT ADDRESS:	4684 SEVENTH ST CARPINTERIA, CALIFORNIA 93013
APN:	003-301-012
ZONING:	R-1
OCCUPANCY:	R-3/U VB-NON-SPRINKLERED
LOT SIZE:	0.14 ACRE

SCOPE: (UNIT A) NEW 258 SF ATTACHED ADDITION TO EXISTING 2 BEDROOM APARTMENT AND NEW ENTRY PORCH
NO WORK PROPOSED FOR UNIT B AND GARAGES ITS ALL EXISTING

1

2

(UNIT A) (DUE TO FOUND ROTTEN WOOD DURING CONSTRUCTION EXISTING BUILDING WILL BE DEMOLISHED AND REPLACED PER APPROVED ORIGINAL SCOPE OF WORK)

AREA ANALYSIS

UNIT "A"	NET	GROSS
(E) 2 BEDROOM APARTMENT	756 SF	812 SF
(E) CONVERTED INTO PORCH		35 SF
(N) ADDITION AREA	225 SF	258 SF
TOTAL LIVING AREA	981 SF	1035 SF
(E) 2 CAR CARPORT	359 SF.	378 SF.

UNIT "B"	NET	GROSS
(E) FIRST FLOOR LIVING AREA	854 SF	899 SF
(E) SECOND LIVING AREA	842 SF	887 SF
(E) TOTAL LIVING AREA	1696 SF	1786 SF
(E) TWO CAR GARAGE	393 SF	420 SF

SITE COVERAGE		
LOT AREA	6094 SF	100%
BUILDING FOOTPRINT	2767 SF	45%
LANDSCAPE	2161 SF	35%
PAVING	1166 SF	20%

CONSULTANTS

OWNER:	MARTHA MARQUEZ 4684 SEVENTH ST CARPINTERIA, CALIFORNIA 93013
DESIGN :	UDICA UBALDO J DIAZ 260 PABST LN SANTA MARIA, CA. 93455 PHONE (805) 363-8810
STRUCTURAL:	JOHN OELTMAN JOELTMAN@AOL.COM 3025 LONG VALLEY RD SANTA YNES CA. 93460 PHONE (805) 570-2197
TITLE 24:	NADIA PICHKO, M ARCH ENERGY CONSULT LLC BUILD IT GREEN RATER/ADVISOR PHONE (424) 247-7658 WWW.TITLE24EZ.COM

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SHEET INDEX

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A-2.1	PARTIAL LANDSCAPE PLAN
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A-3.1	EXISTING AND DEMOLITION FIRST FLOOR PLAN
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S1	STRUCTURAL GENERAL DETAILS
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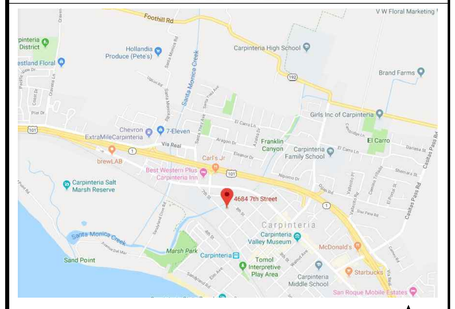
S3	FOUNDATION PLAN AND FRAMING PLAN
S4	STRUCTURAL DETAILS

VICINITY MAP



VICINITY MAP

NORTH

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REVISIONS

REV.	DATE	DESCRIPTION
1	12/21/23	PLAN CHECK LIST
2		
3		

PROJECT NAME: MARQUEZ DUPLEX
RESIDENTIAL ADDITION PROJECT
ADDRESS: 4684 SEVENTH ST CARPINTERIA CALIFORNIA 93013
OWNER NAME: MARTHA MARQUEZ
ADDRESS: 4684 SEVENTH ST CARPINTERIA CALIFORNIA 93013

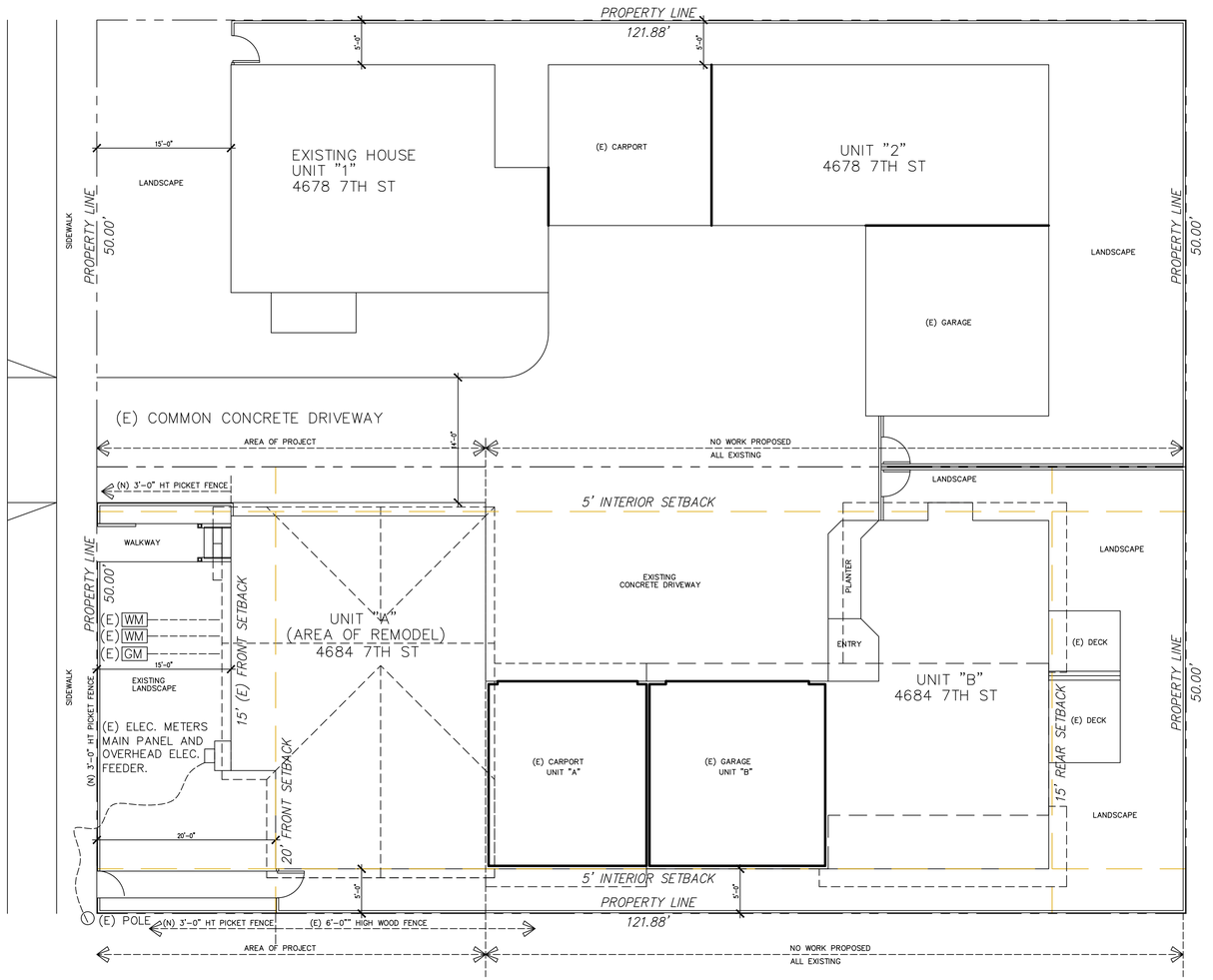
SHEET TITLE: COVER SHEET AND PROJECT DATE

DATE: 04/16/26

1100

SHEET OF:

SHEET NO. A-1



SITE PLAN

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

NORTH

IF SHEET IS LESS THAN 30" X 42" IT IS A REDUCED PRINT – SCALE REDUCED ACCORDINGLY

UDICA
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REVISIONS

REV.	DATE	DESCRIPTION
1	12/21/23	PLAN CHECK LIST
2		
3		

PROJECT NAME: MARQUEZ DUPLEX
RESIDENTIAL ADDITION PROJECT
ADDRESS: 4684 SEVENTH ST CARPINTERIA CALIFORNIA 93013
OWNER NAME: MARTHA MARQUEZ
ADDRESS: 4684 SEVENTH ST CARPINTERIA CALIFORNIA 93013
SHEET TITLE SITE PLAN

DATE: 04/14/25

1100

SHEET OF:

SHEET NO. A-2

Plant Legend

5 – 24" box arbutus unedo 'compacta' (strawberry tree)

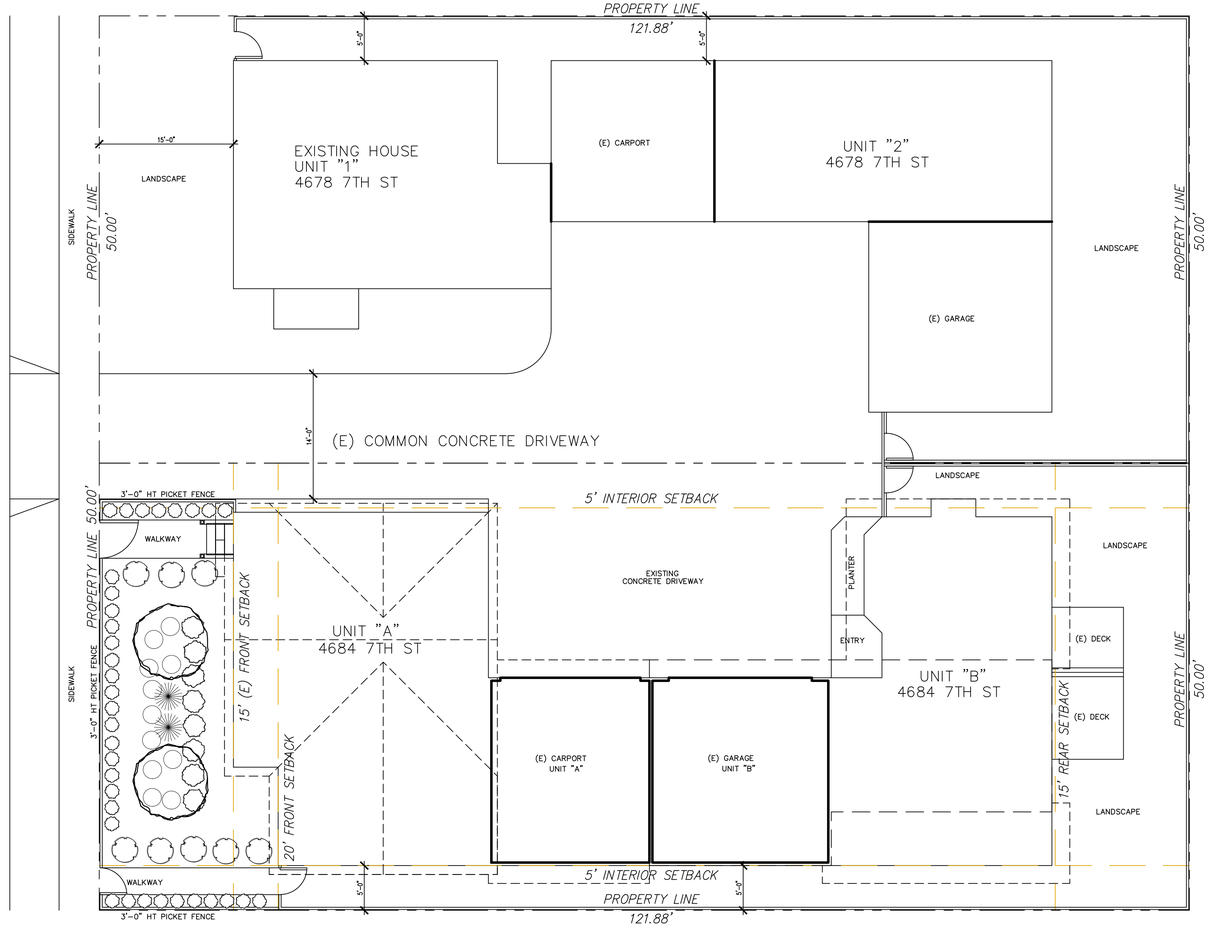
6 – 5 gal raphiolepis 'clara'

5 – 5 gal phormium 'dark delight'

36 – 5 gal rhaphiolepis umbellata minor

16 – 5 gal punica granatum 'nana'

38 – 1 gal agapanthus orientalis (nile lily)



LANDSCAPE PLAN

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

NORTH

IF SHEET IS LESS THAN 30" X 42" IT IS A REDUCED PRINT – SCALE REDUCED ACCORDINGLY

UDICA
DESIGN + PERMITS
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REVISIONS

REV.	DATE	DESCRIPTION
1	12/21/23	PLAN CHECK LIST
2		
3		

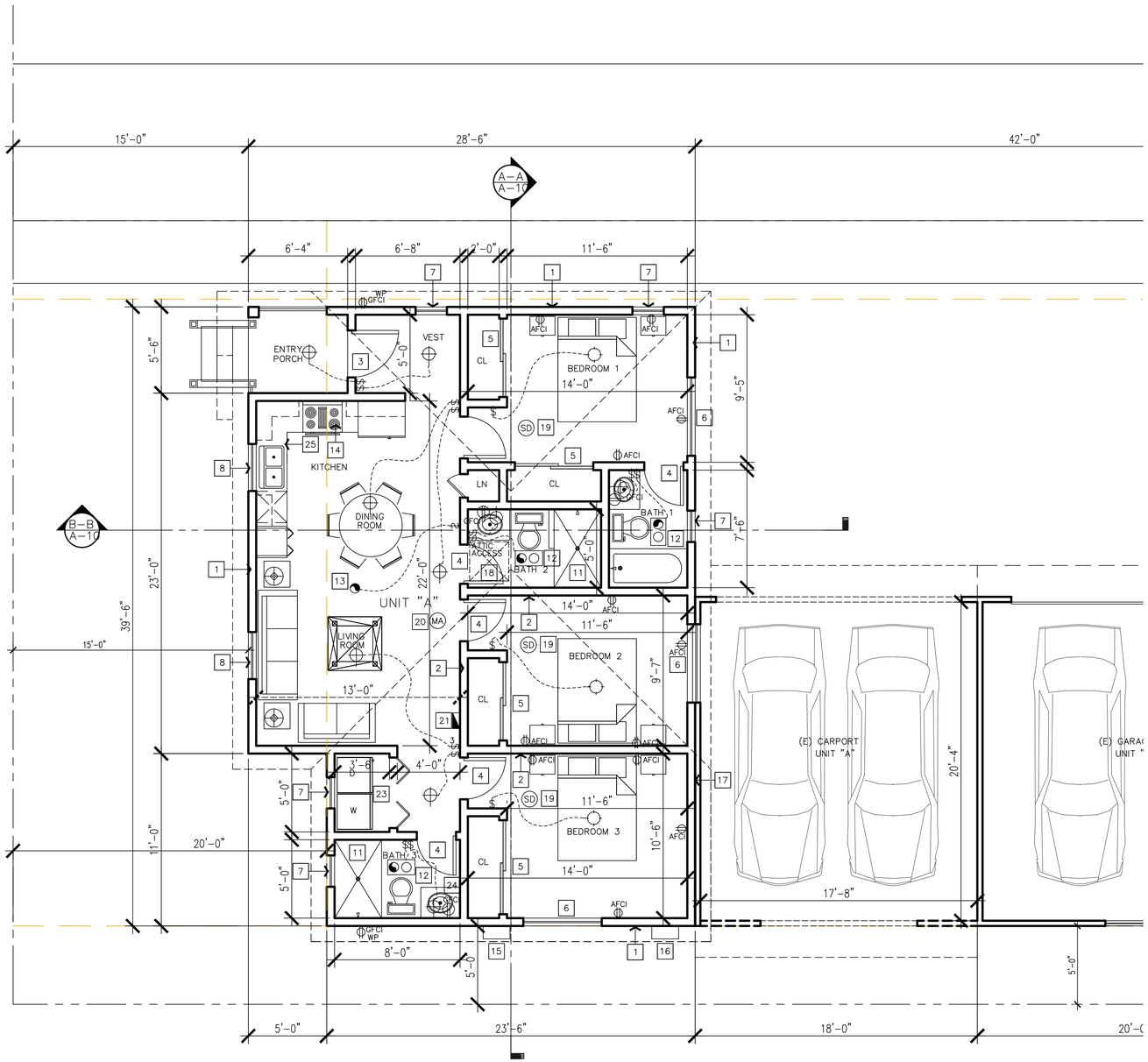
PROJECT NAME: MARQUEZ DUPLEX
RESIDENTIAL ADDITION PROJECT
ADDRESS: 4684 SEVENTH ST CARPINTERIA CALIFORNIA 93013
OWNER NAME: MARTHA MARQUEZ
ADDRESS: 4684 SEVENTH ST CARPINTERIA CALIFORNIA 93013
SHEET TITLE LANDSCAPE PLAN

DATE: 04/14/25

1100

SHEET OF:

SHEET NO. A-2.1



FIRST FLOOR PLAN

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

NORTH

FLOOR PLAN NOTES

1. 2X4 DF #2 STUDS @16" O.C.. PROVIDE R-15 INSULATION AT EXTERIOR WALLS WITH 12" GYP. BD. INTERIOR FINISH
2. 2X4 DF #2 STUDS @16" O.C. WITH 1/2" GYP. BD. EACH SIDE
3. 3'-0"X6'-8" SC WOOD DOOR WITH DEADBOLT, LOCK AND KEY, WEATHERSTRIPE AND SELF CLOSING HINGES.
4. 2'-6X6'-8" SC WOOD DOOR WITH LEVER HARDWARE AND PRIVACY LOCK
5. 6'-0"X6'-8" BI-PASS CLOSET DOORS

6. 5'-0"X3'-6" WINDOW DUAL GLAZE VINYL SLIDER (EGRESS)
THE MINIMUM NET CLEAR OPENING DIMENSIONS OF EGRESS WINDOWS ARE 20"X24" (WXH) AND THE MINIMUM NET CLEAR OPENING AREA IS 5 SQ. FT. FOR GROUND FLOOR OPENING.

7. 2'-0"X3'-0" WINDOW DUAL GLAZE VINYL SLIDER (TEMPERED)
8. 3'-0"X3'-0" WINDOW DUAL GLAZE VINYL SLIDER (TEMPERED)
9. N/A
10. N/A
11. TILED SHOWER WITH MIN. 30" TURNING RADIUS
12. BATHROOM EXHAUST FANS SHALL BE INSTALLED WITH A MINIMUM VENTILATION RATE OF 50 CUBIC FEET PER MINUTE EXHAUSTED DIRECTLY TO OUTSIDE WHERE THE TERMINATION SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER. (PANASONIC FV-05VQ5 WHISPERCEILING 50 CFM 3 SONE OR EQ.)

13. WHOLE HOUSE VENTILATION, 190 CFM CEILING VENTILATION FAN
PANASONIC WHISPERCEILING (FV-20VQ3 OR EQ.) THE CONTROL MUST BE READILY ACCESSIBLE, CAPABLE OF BEING ASSESSED QUICKLY AND EASILY WITHOUT HAVING TO REMOVE PANELS OR DOORS. THE FAN MAY BE CONTROLLED BY A TYPICAL WALL SWITCH BUT THE SWITCH MUST BE LABELED TO INFORM THE OCCUPANT THAT IT CONTROLS THE WHOLE HOUSE VENTILATION
PER CENC SECTION 150.0(0) 1C, NEW DWELLINGS AND ADDITIONS LARGER THAN 1000 SF SHALL HAVE A WHOLE-DWELLING MECHANICAL VENTILATION IN ACCORDANCE WITH ASHRAF 62.2
PROVIDE IAQ FAN 56 CFM PER ENERGY CALCULATIONS.
THE IAQ FAN SHALL BE CONTROLLED WITH A MANUAL ON-OFF CONTROL SWITCH AND SHALL HAVE A LABEL CLEARLY DISPLAYING THE FOLLOWING TEST OR EQUIVALENT TEXT.
"THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME. LEAVE SWITCH ON POSITION AT ALL TIMES UNLESS THE OUTDOOR AIR QUALITY IS VERY POOR."

14. A MINIMUM 300 CFM EXHAUSTED FAN IS REQUIRED IN THE KITCHEN. THIS FAN SHALL BE VENTED TO THE OUTSIDE, WHERE THE TERMINATION SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER.
(INSTALL 300 CFM BROAN-NU TONE BC SEK 136SS)
A MECHANICAL EXHAUST SYSTEM SHALL BE INSTALLED IN THE KITCHEN:
INSTALL A 55% CE OR 130 CFM HOOD OVER ELECTRIC RANGE OR 85% CE OR 280 CFM IF HOOD OVER ELECTRIC GAS RANGE
FOE ENCLOSED KITCHENS OTHER FANS BESIDE THE RANGE HOOD MAY BE USED TO SATISFY THE LOCAL EXHAUST REQUIREMENTS. SUCH FANS SHALL BE 300 CFM OR HAVE A CAPACITY OF 5 ACH.

15. TANKLESS WATER HEATER TAKAGI T-H3-OS-N OR EQUAL, PROVIDE 3/4" GAS LINE CONNECTION WITH SHUT OFF VALVE AND 120 POWER TO THIS LOCATION, PROVIDE VENTING CLEARANCE PER MANUNFACTURE SPECS.

16. MRCOOL DIY 24,000 BTU DUCTLESS MINI-SPLIT HEAT PUMP A/C
MODEL DIY-24-HP-C-230C25
PER CENC SECTION 150.0(t) SYSTEMS USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:
A. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE FURNACE AND ACCESSIBLE TO THE FURNACE WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY". ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
B. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BRE4AKER FOR A FUTURE HEAT PUMP SPACE HEATER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE". IDENTIFIED AS "240V READY". ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

17. 1-HR FIRE RATED EXTERIOR WALL (SEE DETAIL 12 ON SHEET A-3
18. PROVIDE 24"X30" ATTIC ACCESS
19. SMOKE ALARM HARDWIRED W/BATTERY BACKUP LOCATED IN EACH BEDROOM
20. HARDWIRED INTERCONNECTED SMOKE AND CARBON MONOXIDE ALARM W/BATTERY BACKUP LOCATED IN HALLWAY

21. NEW 100 AMP MAIN LUG MIN ELECTRICAL SUBPANEL WITH 12 BREAKERRS SPACES TO FEED THE ADU. CONNECT SUBPANEL TO NEW 200 AMP MAIN PANEL PROVIDE NEW 100 AMP BREAKER AT THE NEW 200 AMP MAIN PANEL PROVIDE 1 1/2" CONDUIT SUB-PANEL FEEDER, USE 3-#3 CU THWN W/1-#8 CU GROUND WIRE (SEE SITE)
PER CENC SECTION 150.0(q), ALL ONE AND TWO FAMILY DWELLINGS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
A. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
1. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS
2. A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0 (s) (2). AL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERRVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS, THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN 1 INCH. THE PANELBOARD THAT SUPPLIES THE THE BRANCH CIRCUIT (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED UP
B. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EDGES AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.
C. THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS
D. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.

22. N/A

23. WASHER/DRYER STACKED UNIT PROVIDE VENT THRU WALL WITH DRAFT DAMPER
PER CENC SECTION 150.0(V) CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:
A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY".
B. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOWS FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE"

24. MEDICINE CABINET
25. LAMINATE COUNTERTOP, KITCHEN KITCHEN CABINETS W.SHELVES ABOVE
26. N/A

27. PROVIDE GFI OUTLET 15" A.F.F. FOR GARBAGE DISPOSAL
28. PROVIDE AFCI OUTLETS ALL 120-VOLT SINGLE PHASE 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS FAMILY ROOMS, DINNING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS CLOSETS HALLWAYS LAUNDRY AREAS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED COMBINATION TYPE AFCI RECEPTACLES (C.E.C. 210.12 (A))
29. FRONT PORCH
30. NEW HOSE BIBB
31. N/A

32. COOKTOP ELECTRICAL BOX LOCATION
PER CENC SECTION 150.0(U), SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:
A. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY".
B. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOWS FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE" IDENTIFIED AS "240V READY". ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

THE MINIMUM NET CLEAR OPENING DIMENSIONS OF EGRESS WINDOWS ARE 20"X24" (WXH) AND THE MINIMUM NET CLEAR OPENING AREA IS 5 SQ. FT. FOR GROUND FLOOR OPENING.

PER SECTION CRC SECTION R32.1.2, ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.

PER CRC SECTION 327.1.3 EFFECTIVE JULY 1 2024 AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES, MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OF IN THE CASE OF A TWO OR THREE STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL.

PER CRC SECTION R327.1.4 DOORBELL BUTTONS OR CONTROLS, WHERE INSTALLED SHALL NOT EXCEED 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY.
WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON.
N/A

PER PCP SECTION 710.1 FIXTURES INSTALLED ON A FLOOR LEVEL THAT IS LOWER THAN THE NEXT UPSTREAM MANHOLE COVER OF THE SEWER SYSTEM SHALL BE PROTECTED FROM BACKFLOW OF SEWAGE BY INSTALLING A BACKWATER VALVE.
PER CPC SECTION 710.1 WHERE BACKWATER VALVE IS USED, FIXTURES ON FLOOR LEVELS ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE.
PER CPC SECTION 710.1 WHERE BACKWATER VALVE IS USED, CLEANOUTS FOR DRAINS THAT PASS THROUGH A BACKWATER VALVE SHALL BE CLEARLY IDENTIFIED WITH A PERMANENT LABEL STATING "BACKWATER VALVE DOWNSTREAM"
[ER C[C SECTION 710.6 WHERE A BACKWATER VALVE IS INSTALLED, IS SHALL COMPLY WITH WITH ASME A112.14.1 AND SHALL BE CONTINUOUSLY EXPOSED OR SHALL BE ENCLOSED IN A MASONRY PIT WITH AN ADEQUATELY SIZE REMOVABLE COVER

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REV.	DATE	DESCRIPTION
1	12/21/23	PLAN CHECK LIST
2		
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PROJECT NAME: MARQUEZ DUPLEX
RESIDENTIAL ADDITION PROJECT
ADDRESS: 4684 SEVENTH ST CARPINTERIA CALIFORNIA 93013
OWNER NAME: MARTHA MARQUEZ
ADDRESS: 4684 SEVENTH ST CARPINTERIA CALIFORNIA 93013

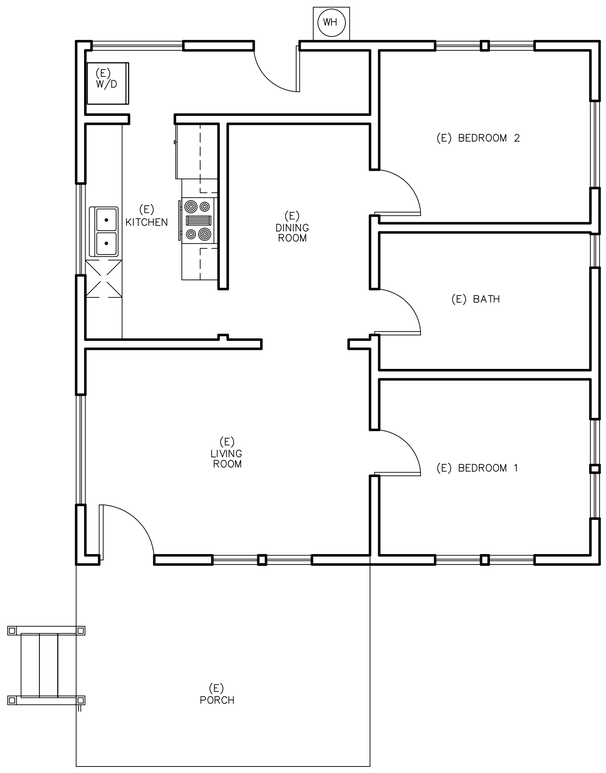
SHEET TITLE: FIRST FLOOR PLAN

DATE: 04/14/25

1100

SHEET OF:

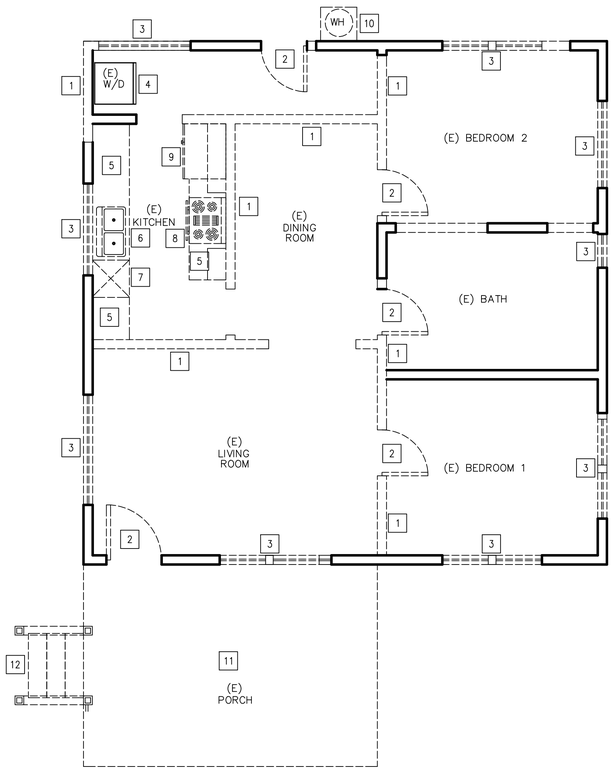
SHEET NO. A-3



EXISTING FLOOR PLAN

NORTH

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



DEMOLITION PLAN

NORTH

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

DEMOLITION NOTES

1. (E) WALL TO BE REMOVED
2. (E) DOOR TO BE REMOVED
3. (E) WINDOW TO BE REMOVED
4. (E) WASHER/DRYER TO BE REMOVED
5. (E) KITCHEN COUNTER AND CABINETS TO BE REMOVED
6. (E) KITCHEN SINK TO BE REMOVED
7. (E) DISHWASHER TO BE REMOVED
8. (E) STOVE TO BE REMOVED
9. (E) REFRIGERATOR TO BE REMOVED
10. (E) WATER HEATER TO BE REMOVED
11. (E) ENTRY PORCH TO BE REMOVED
12. (E) ENTRY STEPS TO BE REMOVED

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OWNER NAME: MARTHA MARQUEZ
ADDRESS: 4684 SEVENTH ST CARPINTERIA CALIFORNIA 93013
SHEET TITLE: EXISTING AND DEMOLITION PLAN

DATE: 04/14/25

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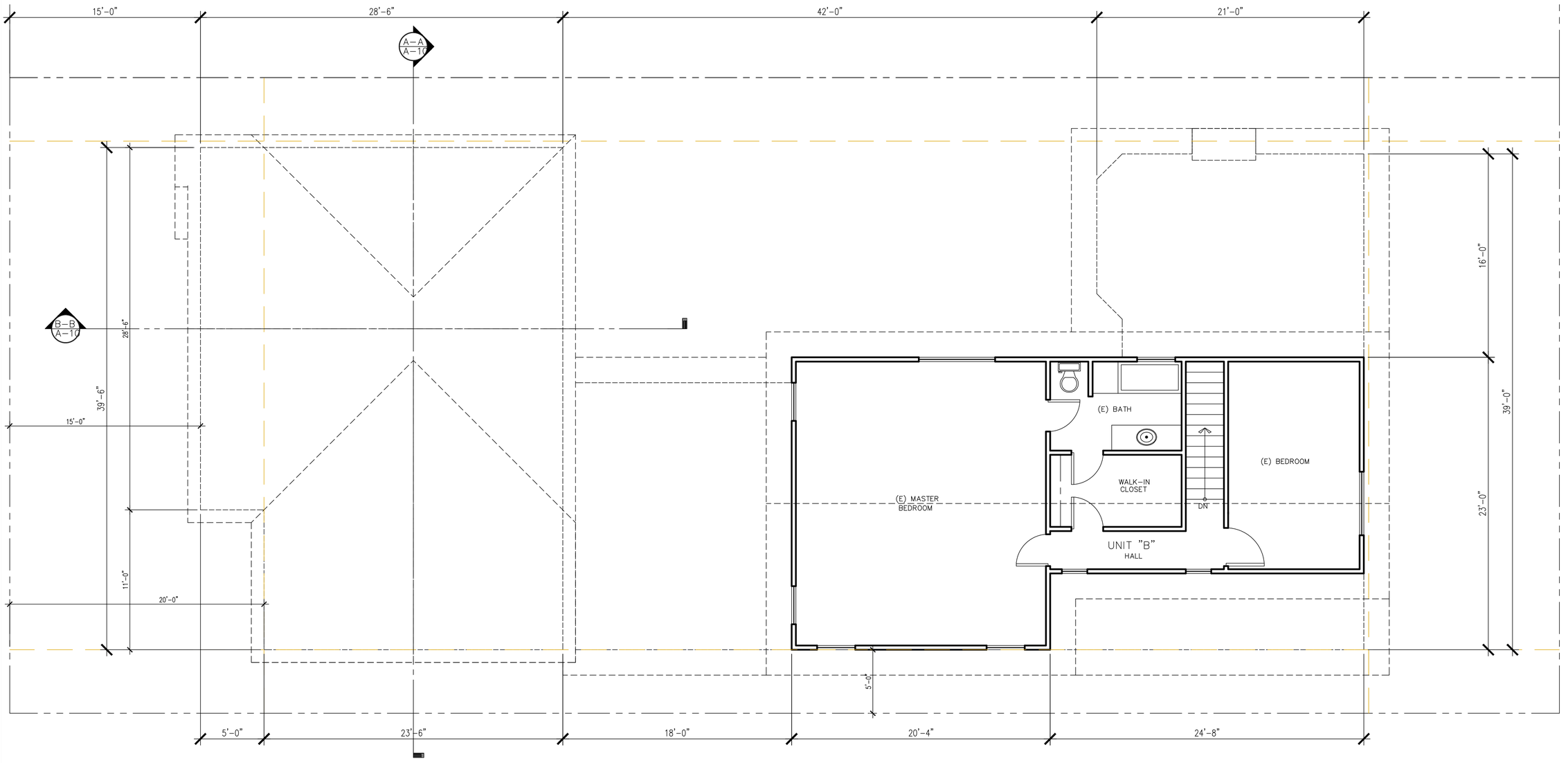
SHEET OF:

SHEET NO. A-3.1



SECOND FLOOR PLAN

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

NORTH

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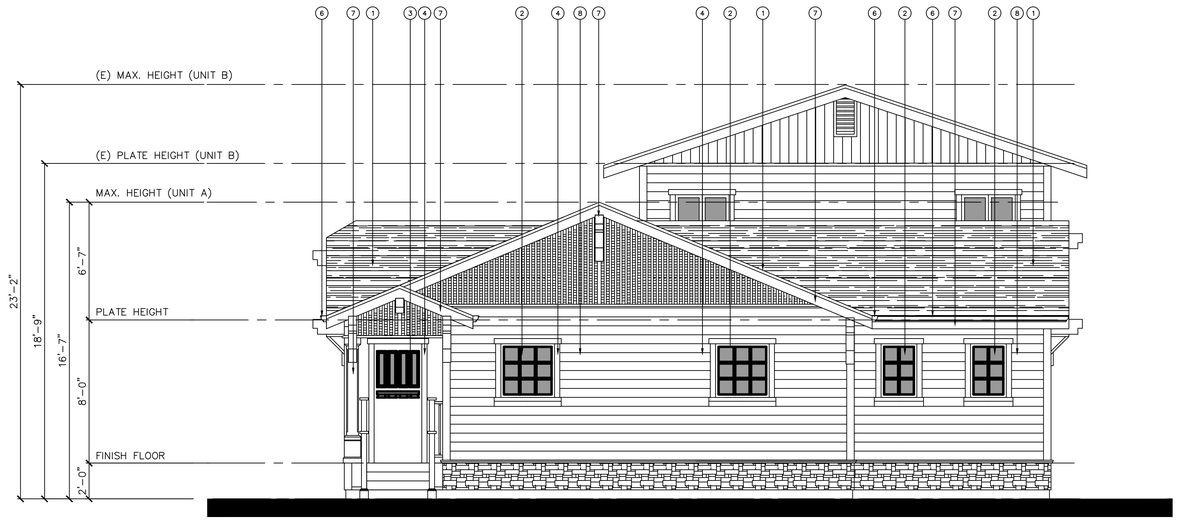
OWNER NAME: MARTHA MARQUEZ
ADDRESS: 4684 SEVENTH ST CARPINTERIA CALIFORNIA 93013
SHEET TITLE SECOND FLOOR PLAN

DATE: 04/14/25

1100

SHEET OF:

SHEET NO. A-4



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

WEST ELEVATION (FRONT)

ELEVATION NOTES

① **ROOFING**
ASPHALT SHINGLES CLASS "A" NON-COMBUSTIBLE
OVER 30# FELTS.
GAF TIMBERLINE ROOFING SHINGLES
ULTRA HD COLOR CHARCOAL

② **WINDOWS**
SIERRA PACIFIC WINDOWS
METAL CLAD WINDOWS
COLOR 001 WHITE

③ **DOORS**
EXTERIOR DOORS, TO BE PAINTED BENJAMIN MOORE
SIMPLY WHITE 2143-70

④ **TRIM**
DOOR AND WINDOW TRIM TO BE PAINTED BENJAMIN MOORE
SIMPLY WHITE 2143-70

⑤ N/A

⑥ **GUTTERS AND DOWNSPOUTS**
(5" G.I. SHT MTL GUTTERS AND DOWNSPOUTS PAINTED BENJAMIN MOORE
HAMILTON CLOUD WHITE CC-40

⑦ **FASCIAS, CORBELS AND PORCH POSTS**
PAINT BENJAMIN MOORE
CLOUD WHITE CC-40

⑧ **SIDING**
SHIPLAND SIDING (6" EXPOSURE) OVER BUILDING PAPER
PRIMED MDF SHIPLAP SIDING MODEL 168PMDFSL
PAINT BENJAMIN MOORE FRENCH TOILE

⑨ **STONE VENEER**
STONE VENEER OVER BUILDING PAPER
P-SERIES FLAT PANELS
M-ROCK HUNTER LEDGE MODEL #70273 HUNTER FLATS

NORTH ELEVATION (DRIVEWAY SIDE)

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

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OWNER NAME: MARTHA MARQUEZ
ADDRESS: 4684 SEVENTH ST CARPINTERIA CALIFORNIA 93013

SHEET TITLE: ELEVATIONS

DATE: 04/14/25

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SHEET OF:

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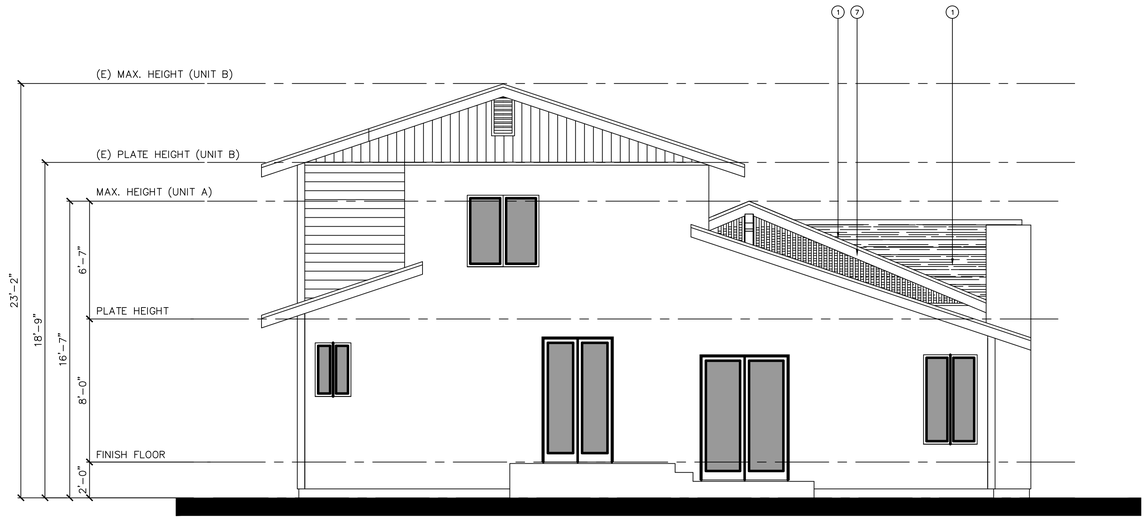
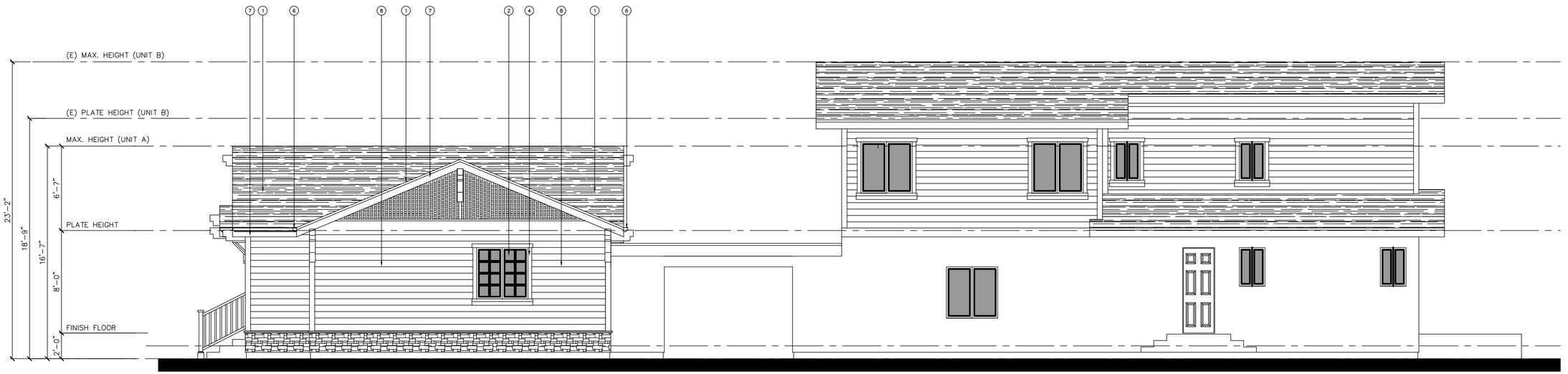


EAST ELEVATION (REAR)

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



SOUTH ELEVATION (SIDE)

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

ELEVATION NOTES

① **ROOFING**
ASPHALT SHINGLES CLASS "A" NON-COMBUSTIBLE
OVER 30# FELTS.
GAF TIMBERLINE ROOFING SHINGLES
ULTRA HD COLOR CHARCOAL

② **WINDOWS**
SIERRA PACIFIC WINDOWS
METAL CLAD WINDOWS
COLOR 001 WHITE

③ **DOORS**
EXTERIOR DOORS, TO BE PAINTED BENJAMIN MOORE
SIMPLY WHITE 2143-70

④ **TRIM**
DOOR AND WINDOW TRIM TO BE PAINTED BENJAMIN MOORE
SIMPLY WHITE 2143-70

⑤
N/A

⑥ **GUTTERS AND DOWNSPOUTS**
(5" G.I. SHT MTL GUTTERS AND DOWNSPOUTS PAINTED BENJAMIN MOORE
HAMILTON CLOUD WHITE CC-40

⑦ **FASCIAS, CORBELS AND PORCH POSTS**
PAINT BENJAMIN MOORE
CLOUD WHITE CC-40

⑧ **SIDING**
SHIPLAND SIDING (6" EXPOSURE) OVER BUILDING PAPER
PRIMED MDF SHIPLAP SIDING MODEL 168PMDFSL
PAINT BENJAMIN MOORE FRENCH TOILE

⑨ **STONE VENEER**
STONE VENEER OVER BUILDING PAPER
P-SERIES FLAT PANELS
M-ROCK HUNTER LEDGE MODEL #70273 HUNTER FLATS

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OWNER NAME: MARTHA MARQUEZ
ADDRESS: 4684 SEVENTH ST CARPINTERIA CALIFORNIA 93013

SHEET TITLE: ELEVATIONS

DATE: 04/14/25

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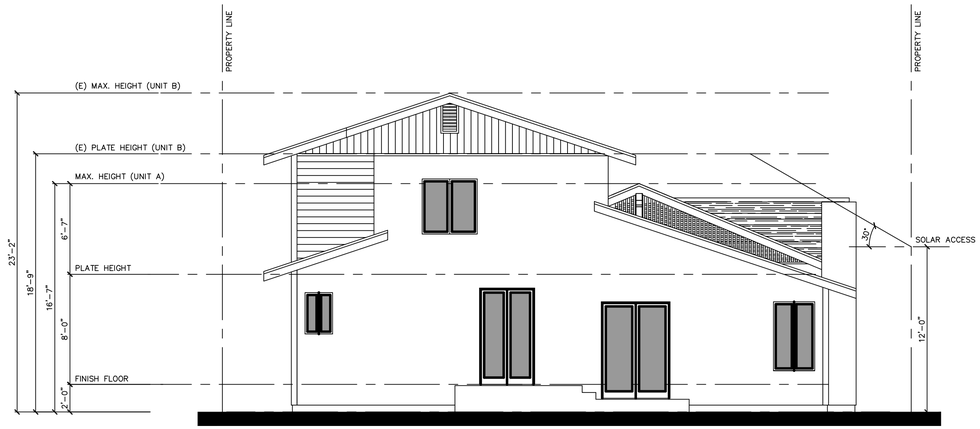
SHEET OF:

SHEET NO. A-6

WEST ELEVATION (FRONT)

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



EAST ELEVATION (REAR)

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

NORTH ELEVATION (DRIVEWAY SIDE)

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

SOUTH ELEVATION (SIDE)

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

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OWNER NAME: MARTHA MARQUEZ
ADDRESS: 4684 SEVENTH ST CARPINTERIA CALIFORNIA 93013
SHEET TITLE SOLAR ACCESS COMPLIANCE

DATE: 04/14/25

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SHEET OF:

SHEET NO. A-7

COLOR AND MATERIAL BOARD

ROOFING

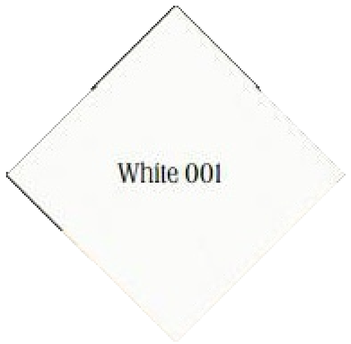
ASPHALT SHINGLES CLASS "A" NON-COMBUSTIBLE
OVER 30# FELTS.
GAF TIMBERLINE ROOFING SHINGLES
ULTRA HD COLOR CHARCOAL

GUTTERS AND DOWNSPOUTS

(5" G.I. SHT MTL GUTTERS AND DOWNSPOUTS PAINTED BENJAMIN MOORE
HAMILTON CLOUD WHITE CC-40

WINDOWS

SIERRA PACIFIC WINDOWS
METAL CLAD WINDOWS
COLOR 001 WHITE



FASCIAS, CORBELS AND PORCH POSTS

PAINT BENJAMIN MOORE
CLOUD WHITE CC-40

DOORS

EXTERIOR DOORS, TO BE PAINTED BENJAMIN MOORE
SIMPLY WHITE 2143-70

SIDING

SHIPLAND SIDING (6" EXPOSURE) OVER BUILDING PAPER
PRIMED MDF SHIPLAP SIDING MODEL 168PMDFSL
PAINT BENJAMIN MOORE FRENCH TOILE

TRIM

DOOR AND WINDOW TRIM TO BE PAINTED BENJAMIN MOORE
SIMPLY WHITE 2143-70

STONE VENEER

STONE VENEER OVER BUILDING PAPER
P-SERIES FLAT PANELS
M-ROCK HUNTER LEDGE MODEL #70273 HUNTER FLATS

UDICA
DESIGN + PERMITS
260 PABST LN. SANTA MARIA CALIFORNIA 93455
PH:(805) 363-9810 EMAIL: UDICA69@GMAIL.COM

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REVISIONS

REV.	DATE	DESCRIPTION
1	12/21/23	PLAN CHECK LIST
2		
3		

PROJECT NAME: MARQUEZ DUPLEX
RESIDENTIAL ADDITION PROJECT
ADDRESS: 4684 SEVENTH ST CARPINTERIA CALIFORNIA 93013
OWNER NAME: MARTHA MARQUEZ
ADDRESS: 4684 SEVENTH ST CARPINTERIA CALIFORNIA 93013
SHEET TITLE COLOR AND MATERIAL BOARD

DATE: 04/14/25

1100

SHEET OF:

SHEET NO. A-8

ROOF NOTES

1.– PROVIDE CONTINOUS RIDGE & HIP VENT

2.– PROVIDE 24" DIA. G.I. ROOF DOMES WHERE SHOWN (VENTING AREA: .94 SQ. FT.)

3 – 5" G.I. SHT METAL O.G. GUTTER

4 – 3" DIA. G.I. SHT METAL DOWN SPOUT

5 – N/A

6 – ASPHALT SHINGLES CLASS "A" NON–COMBUSTIBLE OVER 30# FELTS.

NEW ATTIC CALCULATIONS

ATTIC VENTING AREA REQUIRED: 1 PER 150

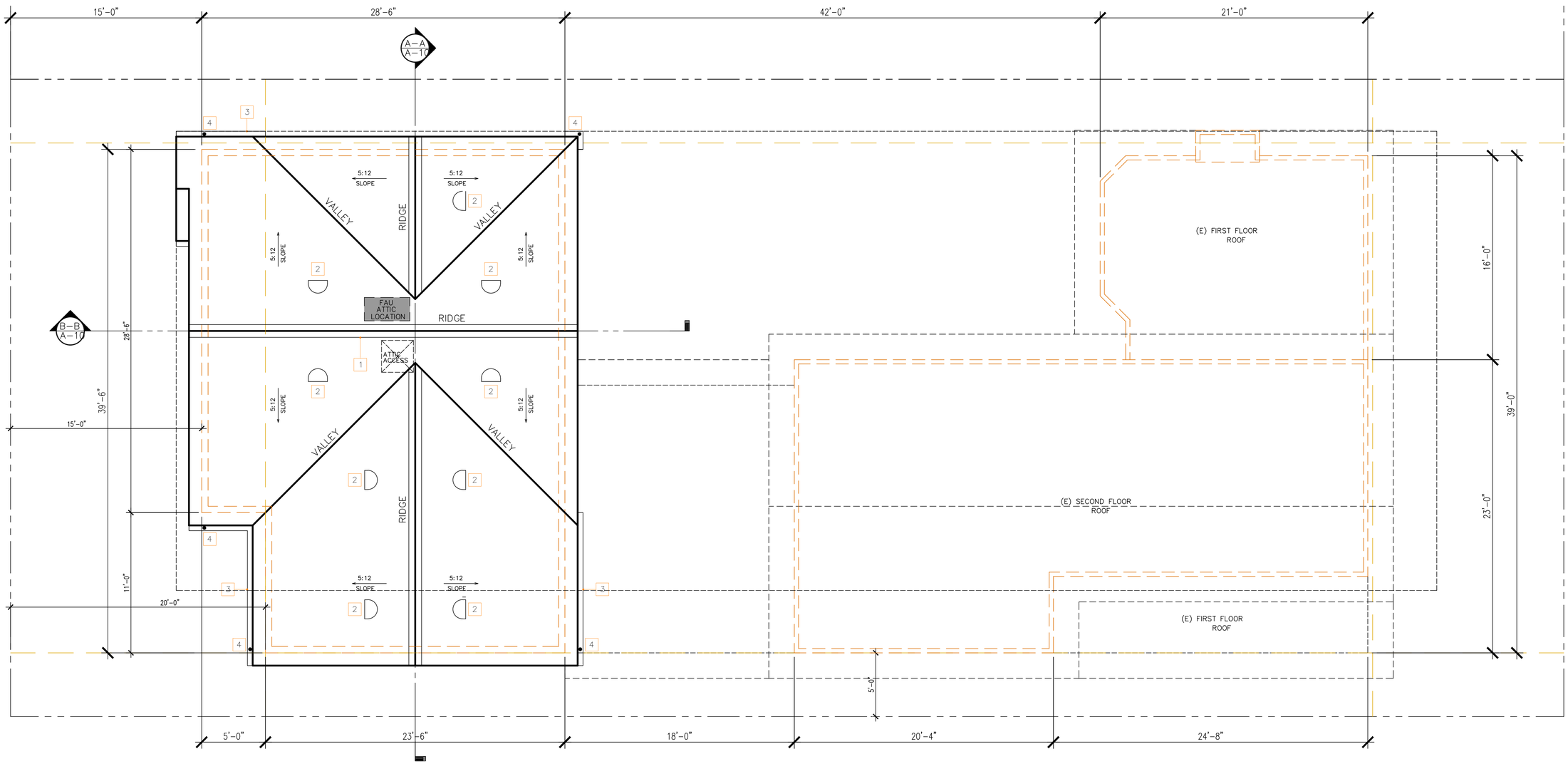
ATTIC AREA	1003 SQ. FT.
VENTING AREA REQUIRED	1003/150 = 6.58 SQ. FT.
ROOF DOMES (NET FREE AREA 0.94 SF)	7 DOMES X .94 = 6.58 SQ. FT.
VENTING AREA PROVIDED	

LOCATE PLUMBING AND MECHANICAL ROOF VENTS TOWARDS REAR OF BUILDING, PAST THE RIDGE WHENEVER FEASIBLE

ETCH, PRIME AND PAINT ALL ATTIC, PLUMBING AND MECHANICAL VENTS TO MATCH ROOF COLOR.

PROVIDE G.I. VALLEY FLASHING PER S.M.A.C.N.A. RECOMENDATIONS.

PROVIDE EAVE (3–1.5" DIAM. HOLES PER BLOCK) AND RIDGE VENTS FOR VOLUME CEILINGS. HOLES MUST BE COVERED INSIDE AND OUT WITH 1/4" CORROSION RESISTANT WIRE MESH.



ROOF PLAN

SCALE: 1/4"=1'–0"

NORTH

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REVISIONS		
REV.	DATE	DESCRIPTION
1	12/29/23	PLAN CHECK LIST
2		
3		

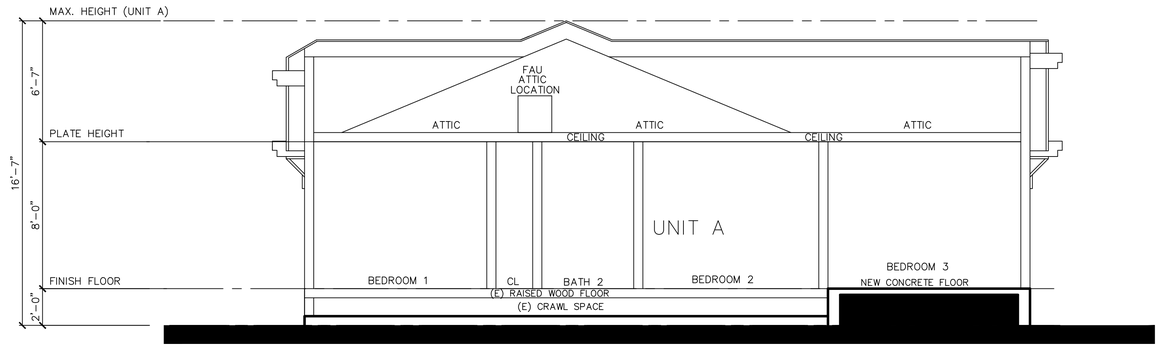
PROJECT NAME: MARQUEZ DUPLEX
RESIDENTIAL ADDITION PROJECT
ADDRESS: 4684 SEVENTH ST CARPINTERIA CALIFORNIA 93013
OWNER NAME: MARTHA MARQUEZ
ADDRESS: 4684 SEVENTH ST CARPINTERIA CALIFORNIA 93013
SHEET TITLE ROOF PLAN

DATE: 04/14/25

1100

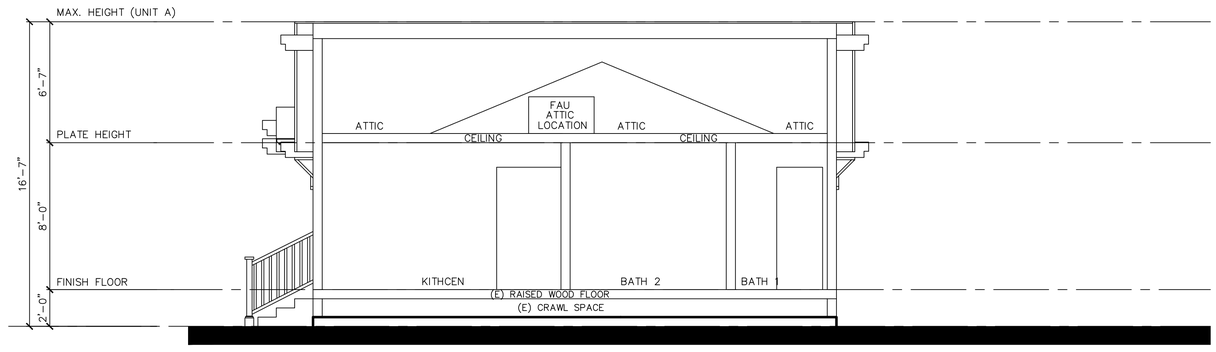
SHEET OF:

SHEET NO. A-9



SCHEMATIC SECTION A-A

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



SCHEMATIC SECTION B-B

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

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REVISIONS

REV.	DATE	DESCRIPTION
1	12/21/23	PLAN CHECK 1JST
2		
3		

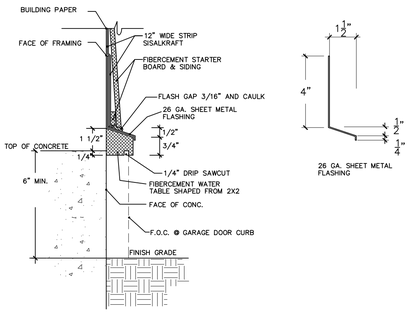
PROJECT NAME: MARQUEZ DUPLEX
RESIDENTIAL ADDITION PROJECT
ADDRESS: 4684 SEVENTH ST CARPINTERIA CALIFORNIA 93013
OWNER NAME: MARTHA MARQUEZ
ADDRESS: 4684 SEVENTH ST CARPINTERIA CALIFORNIA 93013
SHEET TITLE SCHEMATIC SECTIONS

DATE: 04/14/25

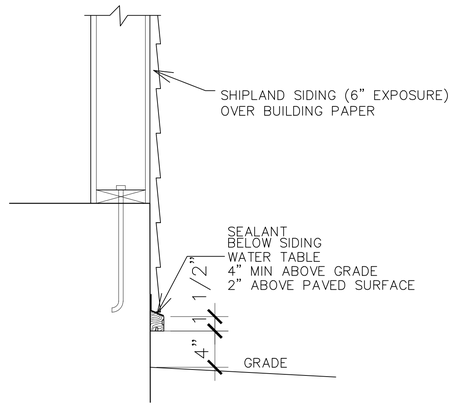
1100

SHEET OF:

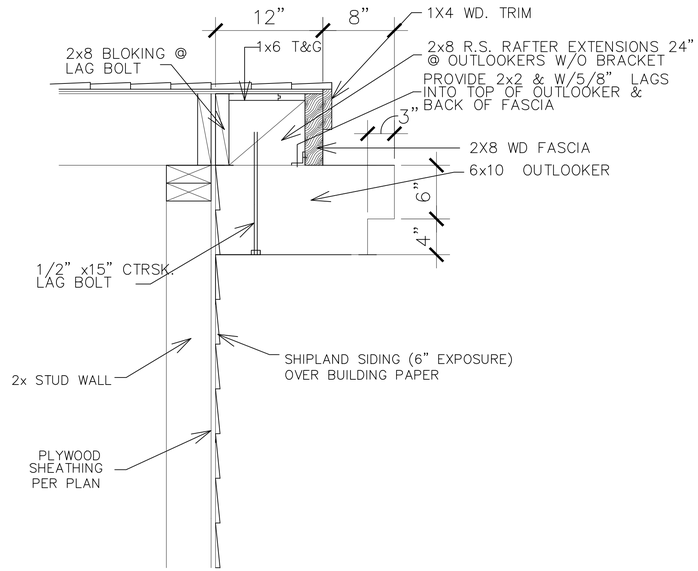
SHEET NO. A-10



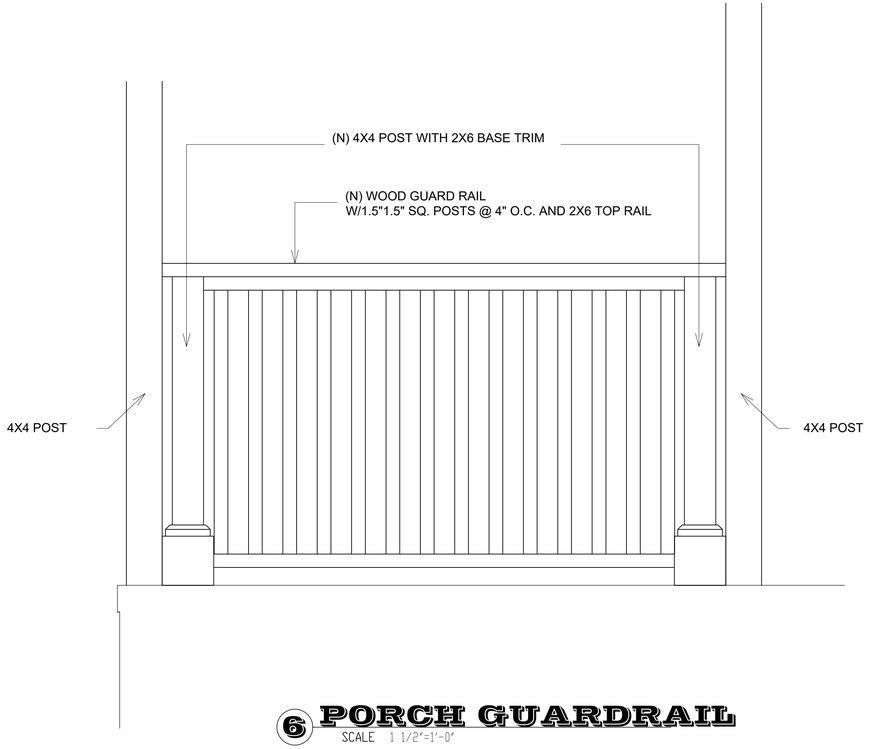
5 WATER TABLE
SCALE 3"=1'-0"



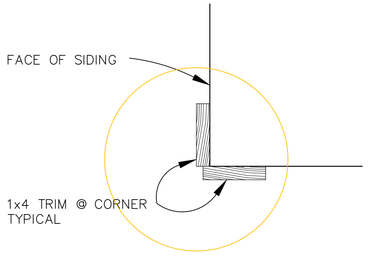
3 WATER TABLE
SCALE 1 1/2"=1'-0"



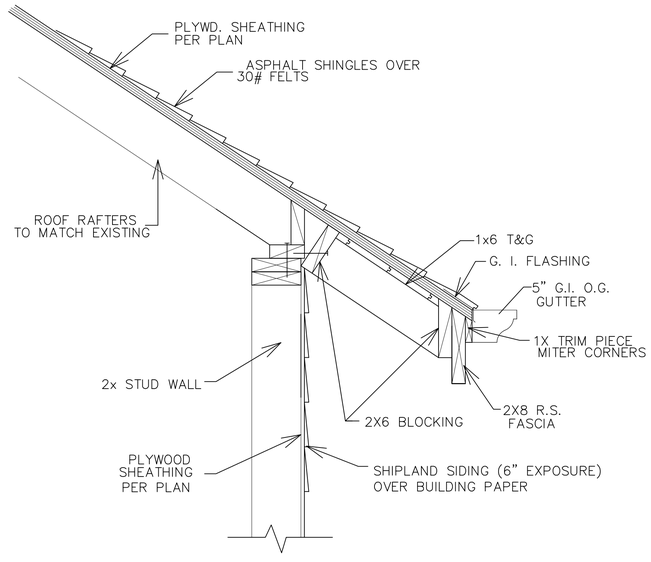
6 OUTLOOKER
SCALE 1 1/2"=1'-0"



6 PORCH GUARDRAIL
SCALE 1 1/2"=1'-0"



4 CORNER TRIM
SCALE 3"=1'-0"



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

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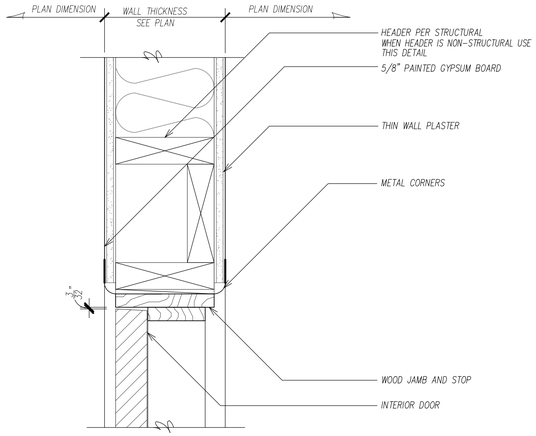
PROJECT NAME: MARQUEZ DUPLEX
RESIDENTIAL ADDITION PROJECT
ADDRESS: 4684 SEVENTH ST CARPINTERIA CALIFORNIA 93013
OWNER NAME: MARTHA MARQUEZ
ADDRESS: 4684 SEVENTH ST CARPINTERIA CALIFORNIA 93013
SHEET TITLE ARCHITECTURAL DETAILS

DATE: 09/20/22

1100

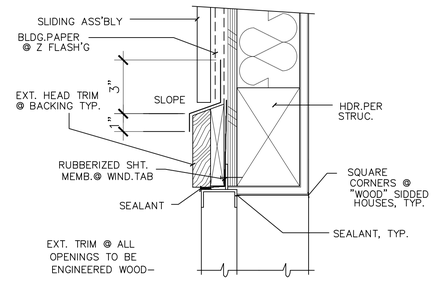
SHEET OF:

SHEET NO. A-11



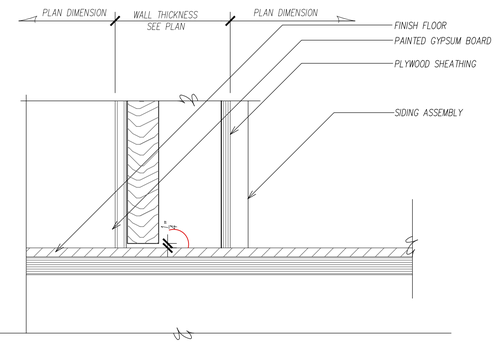
6 INTERIOR DOOR HEAD

SCALE 3"=1'-0"



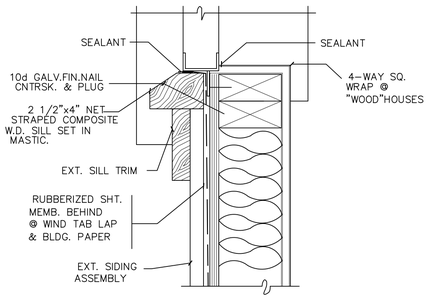
3 WINDOW HEAD

SCALE 3"=1'-0"



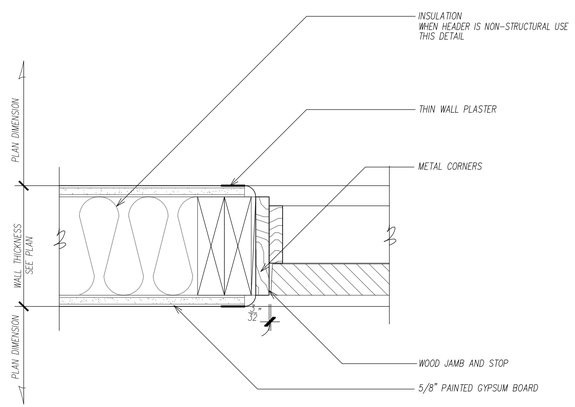
5 INTERIOR DOOR SILL

SCALE 3"=1'-0"



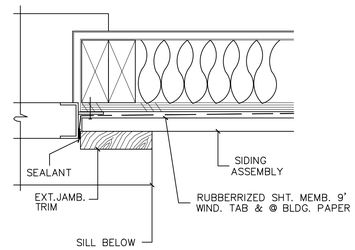
2 WINDOW SILL

SCALE 3"=1'-0"



4 INTERIOR DOOR JAMB

SCALE 3"=1'-0"



1 WINDOW JAMB

SCALE 3"=1'-0"

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REV.	DATE	DESCRIPTION
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PROJECT NAME: MARQUEZ DUPLEX
RESIDENTIAL ADDITION PROJECT
ADDRESS: 4684 SEVENTH ST CARPINTERIA CALIFORNIA 93013
OWNER NAME: MARTHA MARQUEZ
ADDRESS: 4684 SEVENTH ST CARPINTERIA CALIFORNIA 93013
SHEET TITLE ARCHITECTURAL DETAILS

DATE: 09/20/22

1100

SHEET OF:

SHEET NO. A-12

PLANNING COMMISSION HEARING
PROJECT 20-2057-CUP/CDP
4684 SEVENTH STREET (APN 003-301-012)
DECEMBER 5, 2022

ATTACHMENT C: CONDITIONS OF APPROVAL
MARQUEZ DUPLEX ADDITION & REMODEL FOR UNIT A

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

PROJECT DESCRIPTION

1. This Conditional Use Permit and Coastal Development Permit are based upon and limited to compliance with the project description, the hearing exhibits (Exhibit 1, Attachment B to the staff report dated December 5, 2022) and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

   The project description is as follows:

   Request for a Conditional Use Permit and Coastal Development Permit to allow an interior/exterior remodel and construction of a new 258 square-foot addition to the side of the existing 847 square-foot front duplex unit on a parcel of approximately 6,094 square feet in size. The addition would contain a new bedroom, bathroom, and laundry room. The project would also include a new covered front entry porch, new doors and windows, new exterior finishes, a new roof, interior alterations, and the demolition of a 176 square-foot covered porch. The existing uncovered parking space in the front yard is proposed to be removed and replaced with landscaping and a new picket fence. The project will result in a 1,035 square-foot duplex unit with an attached 378 square-foot two-car carport. The maximum height of the duplex unit would remain at approximately 16 feet-seven inches.

   The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the

protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape Plans) must be submitted for review and approval and shall be implemented as approved by the City.

COMMUNITY DEVELOPMENT DPEARPTMENT PROJECT SPECIFIC CONDITIONS

2. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. **Plan Requirements:** The selected fixtures for all exterior lighting fixtures shall be depicted on plans to be reviewed and approved by CDD and shall conform to what was presented to and approved by the ARB. **Monitoring:** CDD shall review plans prior to the Building Permit approval. CDD shall site inspect prior to occupancy clearance.

3. The design, scale and character of the project architecture, landscape and signage (as applicable) shall be compatible and blend harmoniously with vicinity development and consistent with the City's "small beach town" character. **Plan Requirement and Timing:** The applicant shall submit plans for the project for final review by the Architectural Review Board prior to approval of any Building Permit for physical development. **Monitoring:** Community Development Department staff (CDD) shall review submitted plans, provide direction to the ARB regarding this condition and site inspect during the construction phase.

4. All materials and colors used in construction and all landscape materials shall be as represented to the City and any deviation will require the express review of the Community Development Department.

5. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a CDD-qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the City Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and shall spot check in the field.

6. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not

subject to these restrictions. **Plan Requirements:** A sign stating this restriction shall be provided to the applicant and posted onsite. **Timing:** The sign shall be in place prior to the beginning of and throughout all construction activities. Violations may result in suspension of permits. **Monitoring:** Building Inspector shall spot check and respond to complaints.

7. All construction equipment shall be maintained in proper operating condition and fitted with standard noise reduction features (e.g., mufflers). **Timing:** During all construction activities. **Monitoring:** CDD staff shall notify the contractor of this requirement prior to construction and spot check in the field.

8. Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the plans submitted to the Community Development Department for review prior to issuance of a Building Permit. **Monitoring:** CDD staff shall site inspect prior to the commencement and as needed during all grading and construction activities.

9. During construction, washing of concrete trucks, paint, equipment or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to CDD, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The wash off area shall be designated on all plans prior to issuance of a Grading or Building Permit. The washout area shall be in place and maintained throughout construction. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area.

10. Sixty-five percent (65%) or more of all construction and demolition debris generated shall be diverted from the landfill, as mandated by Carpinteria Municipal Code. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During demolition and grading, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on demolition plans. Applicant shall submit a Waste Management Plan (WMP) prior to demolition and provide Public Works with a completed WMP, including receipts for recycled materials to demonstrate compliance with the City's Construction and Demolition Program's 65% mandatory diversion rates. **Timing:** Materials shall be recycled as necessary throughout demolition and grading activities. **Monitoring:**

Public Works shall review and approve a completed WMP prior to issuance of a Building Permit.

11. To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by CDD staff. **Plan Requirements and Timing:** Prior to Building Permit issuance, applicant shall designate and provide to CDD the name and phone number of a contact person to monitor trash/waste and organize a clean-up crew. Trash control shall occur throughout all grading and construction activities. **Monitoring:** CDD shall inspect periodically throughout grading and construction activities.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

12. This Conditional Use Permit and Coastal Development Permit are not valid until a Building Permit for the development has been obtained. Failure to obtain said Building Permit shall render this Conditional Use Permit and Coastal Development Permit null and void. Prior to the approval of the Building Permit, all of the conditions listed in this Conditional Use Permit and Coastal Development Permit that are required to be satisfied prior to approval of a Building Permit must be satisfied. Upon issuance of the Building Permit, the Conditional Use Permit and Coastal Development Permit shall be valid. The effective date of this Permit shall be the date of expiration of the appeal period, or if appealed, the date of action by the City Council.

13. If the Planning Commission determines at a noticed public hearing that the permittee is not in compliance with any permit condition(s), pursuant to the provisions of Section 14.62.060 of the Carpinteria Municipal Code, the Planning Commission is empowered, in addition to revoking the permit pursuant to said section, to amend, alter, delete or add conditions to this permit.

14. Any use authorized by this Conditional Use Permit and Coastal Development Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit and Coastal Development Permit. Any Building Permit issued pursuant to this Conditional Use Permit and Coastal Development Permit shall expire upon expiration or revocation of the Conditional Use Permit and Coastal Development Permit. Conditional Use Permit and Coastal Development Permit renewals must be applied for prior to expiration of the Conditional Use Permit and Coastal Development Permit.

15. The applicant's acceptance of this permit and/or commencement of construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the permittee.

16. Within two years after the effective date of this permit, construction shall commence. Construction cannot commence until a Building Permit has been issued. Failure to commence the construction pursuant to a valid Building Permit shall render the Conditional Use Permit and Coastal Development Permit null and void.

17. All time limits may be extended by the Planning Commission for good cause shown, provided a written request, including a statement of reasons for the time limit extension request is filed with Community Development prior to the expiration date.

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

19. All applicable conditions of approval and mitigation measures shall be printed in their entirety on applicable pages of grading/construction or building plans submitted to CDD. The approved set of plans shall be retained at the construction site for review by the Building Inspector during the course of construction.

20. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions of Approval.

21. Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of a modification application to be considered by the Planning Commission.

22. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full.

23. No building permits shall be issued for this project prior to meeting all required terms and conditions listed herein. When not specified herein, all conditions shall be satisfied prior to issuance of a building permit or prior to occupancy when allowed by the Community Development Director.

24. Any and all damage or injury to public property resulting from this development, including without limitation, City streets, shall be corrected or result in being repaired and restored to its original or better condition.

25. The owner/applicant ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Conditional Use Permit and Coastal

Development Permit (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Owner further agrees to pay any and all City costs, permits, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.

26. In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by Applicant/Owner/Permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the entire project shall be reviewed by the City and substitute Conditions of Approval may be imposed.

27. Written authorization to proceed and consent to conditions of approval by the legal owner of the property shall be provided to the City prior to building permit issuance.

SPECIAL DISTRICT CONDITION LETTERS

28. Compliance with the attached Departmental and District letters is required as follows:
    a. Carpinteria Sanitary District (email), dated March 25, 2021,
    b. Santa Barbara County Air Pollution Control District, dated March 30, 2021,
    c. Carpinteria Valley Water District, dated March 31, 2021, and
    d. Carpinteria-Summerland Fire Protection District letter, dated March 31, 2021.

Approved by the Planning Commission on December 5, 2022.

I HAVE READ AND UNDERSTOOD, AND I WILL COMPLY WITH ALL ABOVE STATED CONDITIONS OF THIS PERMIT.

Applicant/Property Owner — Date: 02/15/2023

UDICA
DESIGN + PERMITS
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PH(805) 363-9810 EMAIL: UDICA96@MAIL.COM

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PROJECT NAME: MARQUEZ DUPLEX RESIDENTIAL ADDITION PROJECT
ADDRESS: 4684 SEVENTH ST CARPINTERIA CALIFORNIA 93013
OWNER NAME: MARTHA MARQUEZ
ADDRESS: 4684 SEVENTH ST CARPINTERIA CALIFORNIA 93013

SHEET TITLE: CONDITIONS OF APPROVAL

DATE: 04/14/25

1100

SHEET OF:

SHEET NO. A-13

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter *2 (and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging station (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter *2 (and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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Written dimensions take precedence over scaled dimensions on these drawings. Contractor shall verify all dimensions and conditions in the field. Any discrepancies shall be made to the attention of UDICA

REVISIONS

REV.	DATE	DESCRIPTION
1	12/29/23	PLAN CHECK LIST
2		
3		

PROJECT NAME: MARQUEZ DUPLEX
RESIDENTIAL ADDITION PROJECT
ADDRESS: 4684 SEVENTH ST CARPINTERIA CALIFORNIA 93013
OWNER NAME: MARTHA MARQUEZ
ADDRESS: 4684 SEVENTH ST CARPINTERIA CALIFORNIA 93013

SHEET TITLE: 2022 GBC MANDATORY MEASURES

DATE: 04/14/25

1100

SHEET OF:

SHEET NO. A-14

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

UDICA
DESIGN + PERMITS
260 PABST LN. SANTA MARIA CALIFORNIA 93455
PH:(805) 363-8810 EMAIL: UDICA96@GMAIL.COM

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Written dimensions take precedence over scaled dimensions. Contractor shall verify all dimensions and conditions in the field. Any discrepancies shall be called to the attention of UDICA

REV.	DATE	DESCRIPTION
2	12/21/23	PLAN CHECK 1ST
3		

PROJECT NAME: MARQUEZ DUPLEX
RESIDENTIAL ADDITION PROJECT
ADDRESS: 4684 SEVENTH ST CARPINTERIA CALIFORNIA 93013
OWNER NAME: MARTHA MARQUEZ
ADDRESS: 4684 SEVENTH ST CARPINTERIA CALIFORNIA 93013

SHEET TITLE: 2022 GBC MANDATORY MEASURES

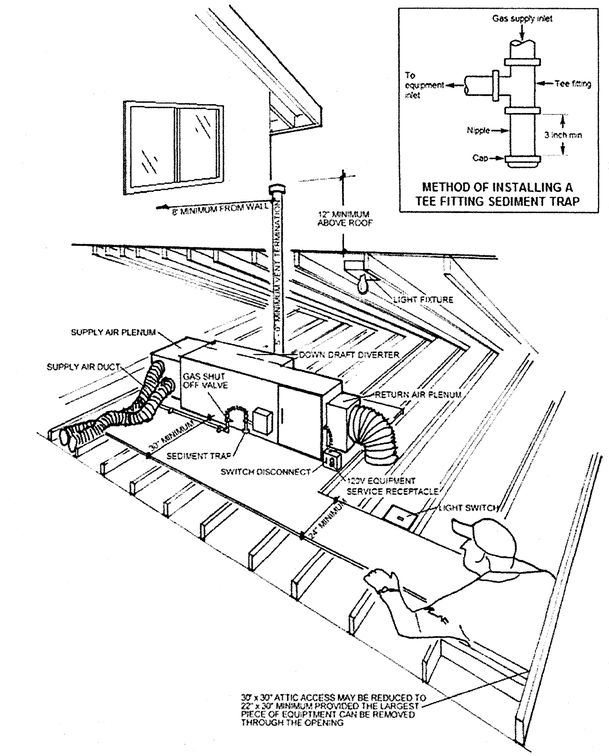
DATE: 04/14/25

1100

SHEET OF:

SHEET NO. A-15

Forced Air Unit (FAU) Attic Installation Detail:



FAU DETAIL

N.T.S. 11 A-6

FLOOR-CEILING SYSTEMS, WOOD FRAMED

GA FILE NO. FC 5241	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND

WOOD I-JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS

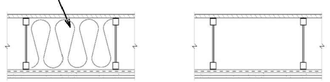
Fire Design:

Base layer 1/2" type X gypsum wallboard applied at right angles to resilient channels 16" o.c. with 1-1/4" Type S screws 12" o.c. Resilient channels applied at right angles to minimum 9-1/2" deep wood I-joists, with minimum 1-1/4" deep x 1-1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1-1/4" Type W screws. **Face** layer 1/2" type X gypsum wallboard applied at right angles to channels with 1-5/8" Type S screws 12" o.c. Face layer end joints located midway between channels and attached to base layer with 1-1/2" Type G screws 12" o.c. Wood I-joists supporting 5/8" oriented strand board applied at right angles to I-joists with 8d common nails 12" o.c.

Edge joints offset 24" from **base** layer edge joints.

Sound Design:

Sound tested as constructed for fire.



Approx. Ceiling Weight: 5 psf (Fire and Sound)

Fire Test: NRCC A-4440.1 (Revised), 6-24-97

Sound Test: NRCC B-3150.1, 6-30-00

IIC & Test: 40 (68 C&P) NRCC B-3150.1, 6-30-00; NRCC B-3150.2, 6-30-00

2 ONE HOUR FIRE RATED CEILING
SCALE 3"=1'-0"

WALLS AND INTERIOR PARTITIONS, WOOD FRAMED

GA FILE NO. WP 3243	GENERIC	1 HOUR FIRE	50 to 54 STC SOUND

GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL OR GLASS FIBER INSULATION, WOOD STUDS

Fire Design:

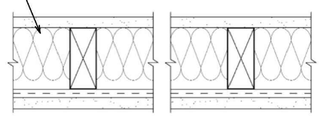
Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 24" o.c. with 1-1/4" Type S screws. **One** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" Type S screws 8" o.c. with vertical joints located midway between studs. 3" mineral or glass fiber insulation in stud space.

OPPOSITE SIDE: **One** layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to studs with 6d cement coated nails, 1-7/8" long, 0.0915" shank, 15/64" heads, 7" o.c.

Vertical joints staggered 24" on OPPOSITE SIDES. **(LOAD-BEARING)**

Sound Design:

Sound tested as constructed for fire.



Thickness: 5-3/8" (Fire and Sound)

Approx. Weight: 7 psf (Fire and Sound)

Fire Test: Based on UL R14196, 05NK05371, 2-15-05, UL Design U309

Sound Test: NRCC TL-93-103, IRC-IR-761, 3-98

1 ONE HOUR FIRE RATED WALL
SCALE 3"=1'-0"

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Written dimensions take precedence over scaled dimensions. Contractor shall verify all dimensions and conditions in the field. Any discrepancies shall be routed to the attention of UDICA.

REVISIONS		
REV	DATE	DESCRIPTION
1	-	-
2		
3		

PROJECT NAME: MARQUEZ DUPLEX
RESIDENTIAL ADDITION PROJECT
ADDRESS: 4684 SEVENTH ST CARPINTERIA CALIFORNIA 93013
OWNER NAME: MARTHA MARQUEZ
ADDRESS: 4684 SEVENTH ST CARPINTERIA CALIFORNIA 93013
SHEET TITLE 1-HR FIRE RATED DETAILS

DATE: 09/20/22

1100

SHEET OF:

SHEET NO. A-16

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

§ 110.6(a)1.	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(e):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45.

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device. *
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

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§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼". If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and soler radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

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§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality**. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses .** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Gii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *

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§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C.	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally Illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

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§ 150.0(s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

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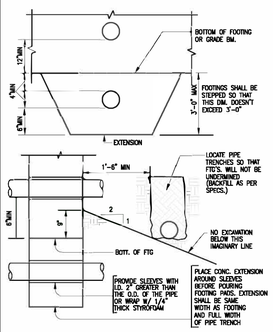
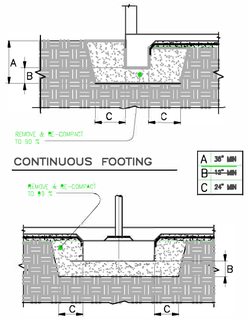
2022 Low-Rise Residential Mandatory Measures Summary

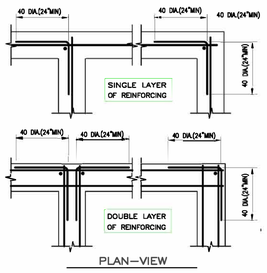
SHEET
T24-M



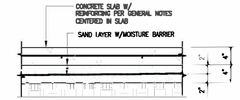
PIPE TRENCH/FOOTING DETAIL T1



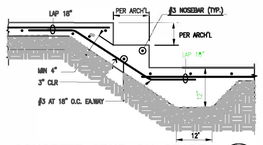
SITE PREPARATION & RE-COMPACTION U.N.O. ON SOILS REPORT T2



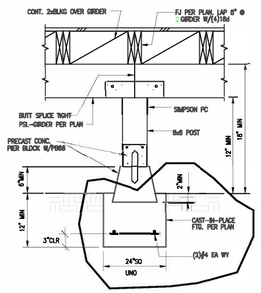
REINFORCING AT CORNERS & INTERSECTIONS OF CONCRETE WALLS & FOOTINGS OR MASONRY WALLS T3



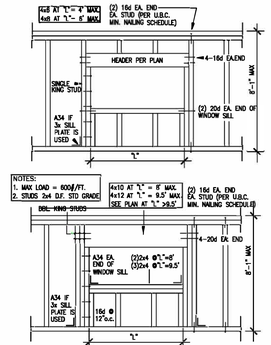
CONCRETE SLAB ON GRADE T5



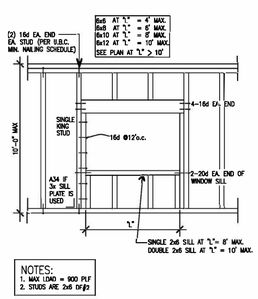
CONCRETE STAIR ON GRADE T6



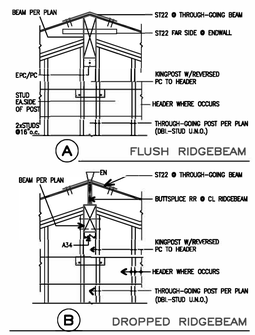
POST & PIER FOOTING AT RAISED WOOD FLOOR (S4S) T11



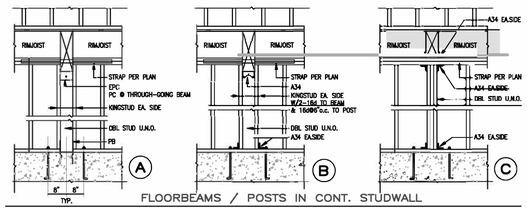
HEADER-SCHEDULE FOR IN 2x4 STUDWALLS T21

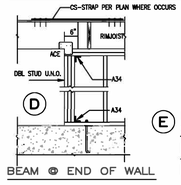


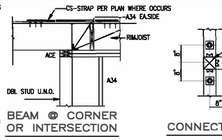
HEADER-SCHEDULE FOR IN 2x6 STUDWALLS T22

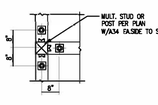


RIDGEBEAMS & POSTS @ GABLE-ENDWALLS T23

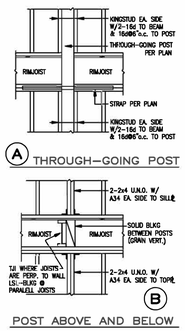




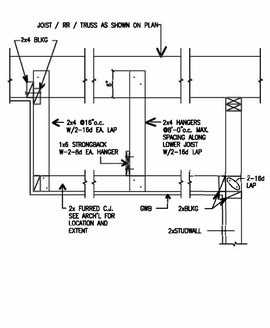




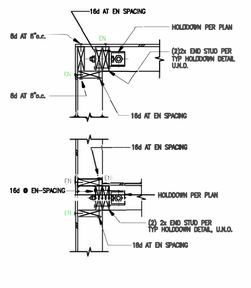
BEAM AND POST CONNECTIONS IN STUDWALLS T24



POSTS ABOVE & BELOW FLOORLEVEL T27

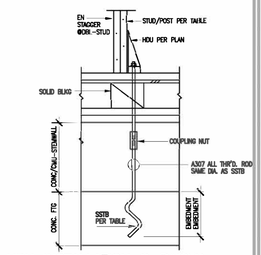


CEILING/SOFFIT FRAMING T43



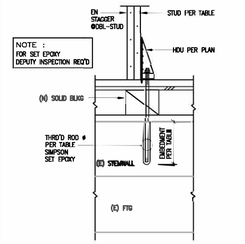
HOLDOWNS @ CORNERS & INTERSECTIONS T51

SCREWS TO STUDS SDS 1/4"x3.5"	HDU2	HDU4	HDU5	HDU8
	6	10	14	20
MIN. STUD THICKNESS		2(2)x		4x
ANCHOR IN CONC	SSTB14	SSTB20	SSTB28	SSTB28
EMBEDMENT LENGTH				

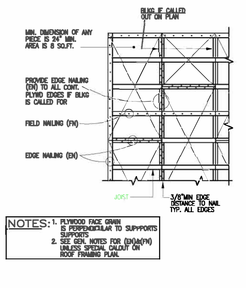


HDU INSTALLATION @ RAISED WOOD FLOOR @ CONC/CMU STEMWALL T54

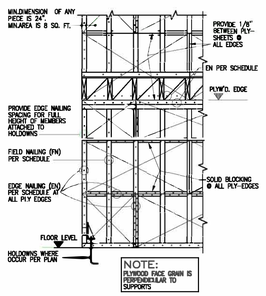
SCREWS TO STUDS SDS 1/4"x3.5"	HDU2	HDU4	HDU5	HDU8
	6	10	14	20
MIN. STUD THICKNESS		2(2)x		4x
# OF THRD'D. ROD		5/8"ø		7/8"ø
EMBEDMENT LENGTH		12"		18"



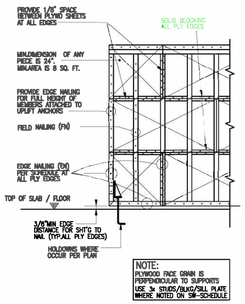
(N) HDU @ (E) FTG & (E) RAISED WOOD FLOOR W/(E) CONC.STEMWALL T57



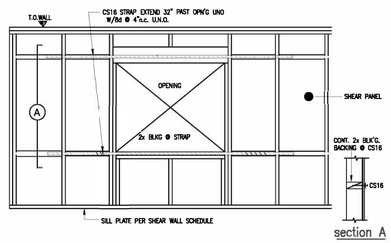
SHEATHING LAYOUT FOR FLOORS AND ROOFS T61



SHEATHING LAYOUT FOR MULTI-STORY SHEARWALLS T62



HORIZONTAL SHEATHING FOR SINGLE-STORY SHEARWALLS T63



CS-STRAPS & SHEAR PANELS @ WINDOW OR DOOR OPENINGS T65

REVISIONS		
#	DATE	
1	1-17-24	FIRST PLAN CHECK
2	1-21-26	FIELD REV

JOHN D. OELTMAN
STRUCTURAL ENGINEERS
3025 LONG VALLEY ROAD
SANTA YNEZ CA 93460
805-688-6677 FAX 805-688-7815
e-mail : joeltman@aol.com

TYP DETAILS NOTES

MARQUEZ DUPLEX RESIDENTIAL ADDITION
4684 SEVENTH STREET
CARPINTERIA, CA

DATE: 5-17-23
SCALE:
DRAWN:
SHEET: S1 OF 1

GENERAL NOTES

GENERAL

UNLESS OTHERWISE SHOWN OR SPECIFIED, THE FOLLOWING GENERAL NOTES SHALL APPLY TO NEW OR ADDED CONSTRUCTION.

1. APPARENT DISCREPANCIES ON THE STRUCTURAL DRAWINGS AND/OR SPECIFICATIONS SHALL BE REPORTED TO THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO STARTING WORK. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND COORDINATING ALL DIMENSIONS AND ELEVATIONS.
2. ANY DIFFERENCE BETWEEN THE EXISTING CONDITION AND THE ASSUMPTIONS ON THE DRAWINGS (SUCH AS V.I.F.) SHALL BE REPORTED TO THE STRUCTURAL ENGINEER IMMEDIATELY.
3. ALL WORK DONE UNDER THIS CONTRACT SHALL BE IN COMPLIANCE WITH THE 2022 CALIFORNIA BUILDING CODE, AND ANY APPLICABLE LOCAL ORDINANCES.
6. SEE THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN AND FOR THE FOLLOWING ITEMS:
   A. SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS.
   B. LOCATION OF ALL INTERIOR NON-BEARING WALLS.
   C. LOCATION OF ALL CONCRETE CURBS, FLOOR DRAINS, SLOPES, AND DEPRESSED AREAS.
7. WHERE EPOXY IS CALLED OUT IT SHALL BE SIMPSON SET ADHESIVE. ICC -ES ESR-2508(CONCRETE) APNO UES ER-265(MASONRY) INSTALLED PER MANUFACTURER RECOMMENDATIONS.
8. (E) DESIGNATES "EXISTING" AND (N) DESIGNATES "NEW".
9. ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR.
13. ALL PLUMBING WORK SHALL CONFORM TO THE REQUIREMENTS OF THE UNIFORM PLUMBING CODE AS AMENDED BY APPLICABLE ORDINANCES. (NOT PROVIDED BY OELTMAN)
14. ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE AS AMENDED BY APPLICABLE ORDINANCES. (NOT PROVIDED BY OELTMAN)
15. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL APPLICABLE SAFETY LAWS ARE STRICTLY ENFORCED AND TO MAINTAIN A SAFE CONSTRUCTION PROJECT.
18. HANDRAILS ARE REQUIRED FOR ALL STAIRS WHEN THERE ARE MORE THAN THREE (3) RISERS. HANDRAILS SHALL FOLLOW THE SLOPE OF STAIRS AND SHALL BE POSITIONED 32" ABOVE STAIR NOSING.

EXCAVATING, GRADING AND FILLING

1. REMOVE AND RECOMPACT EXISTING SOIL TO A MINIMUM DEPTH OF 24" BELOW BOTTOM OF THE PROPOSED FOOTINGS. THE WIDTH OF RECOMPACTION SHALL EXTEND 18" EACH SIDE OF FOOTING. RECOMPACTION SHAL BE 95% AN APPROVED TESTING LABORATORY SHALL CERTIFY IN WRITING TO THE CONTRACTOR THAT RECOMPACTION CONFORMS WITH THIS RECOMMENDATION.
4. MATERIAL SHALL BE LAYED DOWN IN A MAXIMUM OF 6" THICK LAYERS.
5. FILL AND BACKFILL SHALL INOT BE FLOODED OR JETTED.
6. THE COMPACTION STANDARD SHALL BE THE ASTM D-1557-A METHOD OF COMPACTION, MODIFIED TO THREE LAYERS.
7. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
8. ALL EXCAVATING AND GRADING SHALL BE DONE TO THE EXACT ELEVATIONS SHOWN ON THE DRAWINGS.
9. THE AREAS TO BE GRADED SHALL BE CLEARED OF SURFACE VEGETATION INCLUDING ROOTS AND ROOT STRUCTURES.
10. PRIOR TO COMMENCING FILL OPERATION, TOP 8" OF SOIL SHALL BE REMOVED FROM THE AREA TO RECEIVE FILL.
11. FILL OPERATION SHALL NOT COMMENCE UNTIL FILL MATERIALS HAVE BEEN APPROVED BY THE ENGINEER OF RECORD
17. ALL GRADING SHALL CONFORM TO THE SANTA BARBARA COUNTY GRADING ORDINANCE 3937.

TIMBER

1. ALL FRAMING LUMBER FOR 4X AND 6X BEAMS SHALL BE NO. 1 GRADE DOUGLAS FIR, S4S, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
1A. ALL FRAMING LUMBER FOR 2X RAFTERS AND JOISTS SHALL BE NO. 2 GRADE DOUGLAS FIR, S4S, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
2. STRIPPING, BLOCKING, BACKING AND OTHER NON-STRUCTURAL LUMBER SHALL BE NO. 2 GRADE DOUGLAS FIR, S4S. 2 X 4 STUD WALLS SHALL BE D.F. CONSTRUCTION GRADE.
3. ALL PLATES ON CONCRETE OR MASONRY SHALL BE DOUG FIR PRESSURE TREATED WITH AN APPROVED BORATE BASED PRESERATIVE,
4. ALL BEAMS, JOISTS AND RAFTERS SHALL BE INSTALLED WITH CROWN SIDE UP.
6. ROOF PLYWOOD SHALL BE 1/2" C.D.X. STANDARD SHEATHING WITH A SPAN INDEX RATIO 32/16. EDGE NAIL WITH 8d @ 6" O.C. UNLESS NOTED OTHERWISE ON PLANS. FIELD NAILS WITH 8d @ 12" O.C.
7. FLOOR PLYWOOD SHALL BE 3/4" STRUC 1 T & G UNDERLAYMENT (EXT) EDGE NAIL WITH 10d @ 6" O.C. UNLESS NOTED OTHERWISE ON PLANS. FIELD NAIL WITH 10d @ 10" O.C. FLOOR PLY SHALL BE GLUED AND NAILED
9. PLYWOOD SHEETS SHALL BE LAID WITH THE FACE GRAIN PERPENDICULAR TO SUPPORTS AND WITH THE EDGES STAGGERED, UNLESS NOTED OTHERWISE ON THE PLANS.
10. PLYWOOD SHALL BE GRADE MARKED BY DFPA, TECO, OR PTL AND **SHALL CONFORM TO PS 1-07.**
11. ANCHORAGE OF SILL PLATES FOR NON-BEARING STUD WALLS ON CONCRETE SHALL BE POWER DRIVEN PINS (.172 DIAMETER ICBO #1147 WHICH SHALL PENETRATE INTO CONCRETE A MINIMUM OF 1 1/2". POWER DRIVEN ANCHORS SHALL BE SPACED AT 32" O.C. NON-BEARING WALLS ON CURBS SHALL BE ANCHORED WITH ANCHOR BOLTS.
12. ANCHORAGE OF SILL PLATES FOR BEARING WALLS AND EXTERIOR WALLS SHALL BE WITH 5/8" DIAMETER X 12" ANCHOR BOLTS AT 4'0" O.C. WITH A BOLT 9" FROM THE END OF EACH PIECE. UNLESS NOTED OTHERWISE ON THE DRAWINGS. WASHERS SHALL BE 3"x3"x1/4" THICK PLATE WASHERS. MINIMUM EMBEDMENT IS 7" INTO CONCRETE/MASONRY ANCHOR BOLTS TO BE GALVANIZED.
12A. ADDED ANCHORS TO EXISTING SILL PLATES SHALL BE 5/8" A307 THREADED RODS WITH 6" EMBEDMENT IN 3/4" HOLE USING SIMPSON SET ADHESIVE. WASHERS SHALL BE 3"X3"X1/4" THICK.
13. THE MAXIMUM MOISTURE CONTENT OF ALL LUMBER SHALL NOT EXCEED 19%
14. HOLES IN WOOD FOR BOLTS SHALL BE DRILLED 1/16" LARGER THAN THE NOMINAL SIZE OF THE BOLT.
15. **MINIMUM NAILING SHALL COMPLY WITH TABLE 2304.10.1 OF CALIFORNIA** BUILDING CODE. ALL NAILS SHALL BE COMMON WIRE NAILS.
16. ALL BOLTS SHALL HAVE STANDARD CUT WASHERS UNDER HEADS AND/OR NUTS WHERE IN CONTACT WITH "FLAT" WASHERS.
18. LAGBOLTS SHALL BE SCREWED INTO PLACE, NOT DRIVEN.
20A. ALL EXTERIOR FADE OF STUD ARE TO BE SHEATHED WITH MINIMUM 3/8" COX OR OSB. SEE S.W. SCHEDULE FOR SPECIAL NAILING AND BOLTING REQUIREMENTS.
21. SPLICES IN UPPER AND LOWER PLATES AT THE TOP OF THE STUD WALLS SHALL BE STAGGERED AT LEAST 4'-0". CORNERS AND INTERSECTIONS SHALL BE HALVED. DOUBLE PLATE LAPS SHALL BE NAILED TOGETHER WITH (12) 10 d NAILS UNLESS OTHERWISE NOTED.
22. ALL JOISTS SHALL BE SOLID BLOCKED AT POINTS OF BEARING. CROSS-BRIDGING OR SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS WHERE THE JOIST SPAN EXCEEDS EIGHT FEET. THE DISTANCE BETWEEN LINES OF BRIDGING SHALL NOT EXCEED EIGHT FEET. CROSS-BRIDGING MAY BE OMITTED FOR ROOF AND CEILING JOISTS EIGHT INCHES (8") AND LESS IN DEPTH.
23. UNLESS OTHERWISE SHOWN, ALL CEILING JOISTS SHALL BE 2 X 6 @ 16" O.C. FRAMING DIRECTION AND SUPPORTS SHALL BE AS DIRECTED BY THE ARCHITECT.
24. PROVIDE ONE PLYCLIP BETWEEN EACH JOIST AT ALL UNBLOCKED EDGES OF PLYWOOD SHEATHING UNLESS TONGUE AND GROOVE IS USED.
25. USE DOUBLE FLOOR JOISTS UNDER PARALLEL WALLS ABOVE U.N.O.
26. DIP ENDS OF WOODEN POSTS THAT BEAR ON OR IN CONCRETE IN AN APPROVED PRESERVATIVE.
30. ALL NAILS, BOLTS, SCREWS, LAG BOLTS AND TIMBER CONNECTORS SHALL BE GALVANIZED.
36. ALL SHEET METAL FRAMING CONNECTORS SHOWN ON THE PLANS SHALL BE SIMPSON STRONG TIE CONNECTORS. SUBSTITUTIONS MAY BE MADE WHEN PRE-APPROVED BY THE STRUCTURAL ENGINEER.
43. PARALLAMS SHALL COMPLY WITH COUNCIL OF AMERICAN BUILDING OFFICIALS REPORT NO. NER-292. 2900 f-2.0E.
44. RE-TIGHTEN ALL BOLTS BEFORE CLOSING IN STRUCTURE.
47. ALL NAILS AND ANCHOR BOLTS IN CONTACT WITH PRESSURE TREATED SILL PLATES SHALL BE HOT DIPPED GALVANIZED PER ASTM 123.

FOUNDATIONS

1. THE BEARING SOIL IS ASSUMED TO BE A SANDY LOAM. ANY OTHER SOIL TYPES OR CONDITIONS SHALL BE REPORTED TO THE STRUCTURAL ENGINEER.
2. DESIGN PRESSURE IS 1000 PSF DL & LL.
2B. DESIGN PRESSURE IS1000 PSF DL & LL FOR ALL EXTERIOR FOOTINGS.
3A. ALL NEW FOOTINGS SHALL EXTEND A MINIMUM OF 12" INTO EXISTING NATURAL OR FINISH GRADE OR AT LEAST AS DEEP AS EXISTING FOOTINGS WHICHEVER IS LOWER.
6. THE BOTTOM OF ALL FOOTINGS SHALL BEAR ON A MINIMUM DEPTH OF 12" OF CONTROLLED STRUCTURAL FILL, WHICH IN TURN WILL BE SUPPORTED BY UNDISTURBED SOIL.
9. PRIOR TO PLACING CONCRETE FOOTINGS, ALL LOOSE EARTH, WATER AND DEBRIS SHALL BE REMOVED FROM FOUNDATION BED.
10A. NOTE: NO GEOTECHNICAL CERTIFICATION OF SOIL STRENGTH OR QUALITY IS PROVIDED OR IMPLIED FOR ABOVE ASSUMPTIONS BY OELTMAN ENGINEERS.
11. THE CONTRACTOR SHALL PROVIDE FOR DE-WATERING OF ALL EXCAVATIONS FROM EITHER SURFACE WATER OR SEEPAGE.
12. THE CONTRACTOR SHALL PROTECT ALL BANKS ON THE SITE FROM CAVING.

CONCRETE

1. ALL CONCRETE FOR THE FOOTINGS SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. SLUMP SHALL NOT EXCEED 3 1/2".
2. REINFORCING BARS SHALL BE OF INTERMEDIATE GRADE CONFORMING TO ASTM A615-87A, GRADE 40 OR GRADE 60.
3. CEMENT SHALL BE TYPE II, LOW ALKALI, CONFORMING TO ASTM C-150.
4. ALL AGGREGATE USED IN THE CONCRETE SHALL CONFORM TO ASTM C-33. USE ONLY AGGREGATES KNOWN NOT TO CAUSE EXCESSIVE SHRINKAGE.
7. COARSE AGGREGATE FOR ALL EXPOSED CONCRETE INCLUDING SLABS ON GRADE SHALL BE "HEAVEY MEDIA" PROCESSED.
8A. CONCRETE SHALL CONTAIN 4% AIR ENTRAINMENT AND CEMENT SHALL BE 15% TYPE "F" FLY-ASH.
8B. REINFORCING SHALL BE LAP SPLICED A MINIMUM OF 30 DIAMETERS UNLESS NOTED OTHERWISE.
9. LOCATION OF SLEEVES FOR PIPES, FOR WHICH NO SPECIFIC DETAILS ARE SHOWN ARE SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER.
10. INTERIOR AND EXTERIOR CONCRETE SLABS ON GRADE SHALL BE REINFORCED WITH #3 @ 18" O.C. EACH WAY, PLACED IN THE CENTER OF THE SLAB. THIS REINFORCING SHALL BE SUPPORTED BY CONCRETE BLOCKS 1 1/2" THICK, SPACED AT INTERVALS NOT EXCEEDING 4'0."
12A. DOWELL NEW CONCRETE TO EXISTING CONCRETE WITH HORIZONTAL # 5X 36" (TO MATCH WITH EACH NEW HORIZONTAL BAR) SET IN 6" EPOXY.
15. MAXIMUM AGGREGATE SIZE SHALL BE 1", USE OF 3/8" PEA GRAVEL MIX DESIGN IS SUBJECT TO RE-APPROVAL BY THE STRUCTURAL ENGINEER.
16. TIE ALL SLABS ON GRADE TO INTERSECTING WALLS WITH #3 TIES @ 18" O.C.. EXTEND TIES 36" INTO SLAB AND 6" INTO WALL WITH AN ADDITIONAL 12" HOOK ON THE END.
18. NO PIPES, CONDUITS, OR DUCTS SHALL BE PLACED IN CONCRETE OR MASONRY COLUMNS, BEAMS, WALLS, OR SLABS UNLESS SPECIFICALLY APPROVED OR DETAILED.
19. ALL ANCHOR BOLTS, REINFORCING STEEL, DOWELS, INSERTS, ETC. SHALL BE WELL SECURED IN POSITION PRIOR TO FOUNDATION REVIEW.
24. ALL CONCRETE EXCEPT SLABS ON GRADE SHALL BE VIBRATED AS IT IS BEING PLACED WITH ELECTRICALLY OPERATED VIBRATING EQUIPMENT.
26A. DRILLED ANCHORS OR EMBEDDED REBAR SHALL HAVE DEPTH OF EMBEDMENT ANDROD DIAMETERS AS INDICATED ON PLANS. ROD DIAMETERS AS INDICATED ON PLANS. HOLE DIAMETER SHALL BE ONE-EIGHTH INCH GREATER THAN ANCHOR DIAMETER. USE SIMPSON SET ADHESIVE WITH ICC #ESR-2508 INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
27A. 3,000 PSI CONCRETE DOES NOT REQUIRE CONTINUOUS INSPECTION

REQUIRED FIELD OBSERVATION VISITS BY THE STRUCTURAL ENGINEER

THE STRUCTURAL ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF THE FOLLOWING TIMES:

1. AFTER PRELIMINARY GRADING HAS BEEN COMPLETED UNDER BUILDINGS AND PRIOR TO THE START OF FILL OPERATION.
2. AFTER FOUNDATION EXCAVATION HAVE BEEN MADE AND PRIOR TO PLACING REINFORCING AND FORMWORK.
2. PRIOR TO ALL CONCRETE POURS, BUT AFTER THE REINFORCING STEEL ANCHOR BOLTS, AND ANY OTHER INSERTS HAVE BEEN TIED INTO PLACE.
4. WHEN ROUGH FRAMING IS COMPLETED AND PRIOR TO START OF FINISH WORK.
7. AFTER EXISTING FRAMING HAS BEEN EXPOSED AND PRIOR TO THE INSTALLATION OF NEW CONSTRUCTION.
15. JOB SITE VISITS BY THE ENGINEER DO NOT CONSTITUTE AN OFFICIAL INSPECTION. DURING FIELD VISIT BY REPRESENTATIVES OF JOHN D. OELTMAN STRUCTURAL ENGINEERS, ANY INFORMATION COMMUNICATED TO THE SPECIAL INSPECTOR OR CONTRACTORS IS UNDERSTOOD TO BE ADVISORY ONLY. IT SHALL NOT BE CONSTRUED TO SUPERCEDE THE RESPONSIBILITIES OF THE SPECIAL INSPECTORS AND CONTRACTORS TO INSURE THAT THE BUILDING IS CONSTRUCTED IN FULL CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. JOB SITE VISITS ARE NOT INCLUDED IN THE CONTRACT AND ARE BILLED HOURLY AS EXTRA WORK
16. AFTER FOUNDATION EXCAVATION HAVE BEEN MADE AND PRIOR TO PLACING REINFORCING AND FORMWORK.

revisions

NO.	date	by

REGISTERED PROFESSIONAL ENGINEER JOHN D. OELTMAN No. 2022 EXP. 12-31-24 STRUCTURAL STATE OF CALIFORNIA

JOHN D. OELTMAN
STRUCTURAL ENGINEERS
3025 LONG VALLEY ROAD
SANTA YNEZ, CA 93460
805-688-7987
e-mail : joeltman@aol.com

DATE	#	REVISIONS
1-17-24	1	FIRST PLAN CHECK
1-21-26	2	FIELD REV

MARQUEZ DUPLEX
RESIDENTIAL ADDITION
4664 SEVENTH ST CARPINTERIA CA 93013

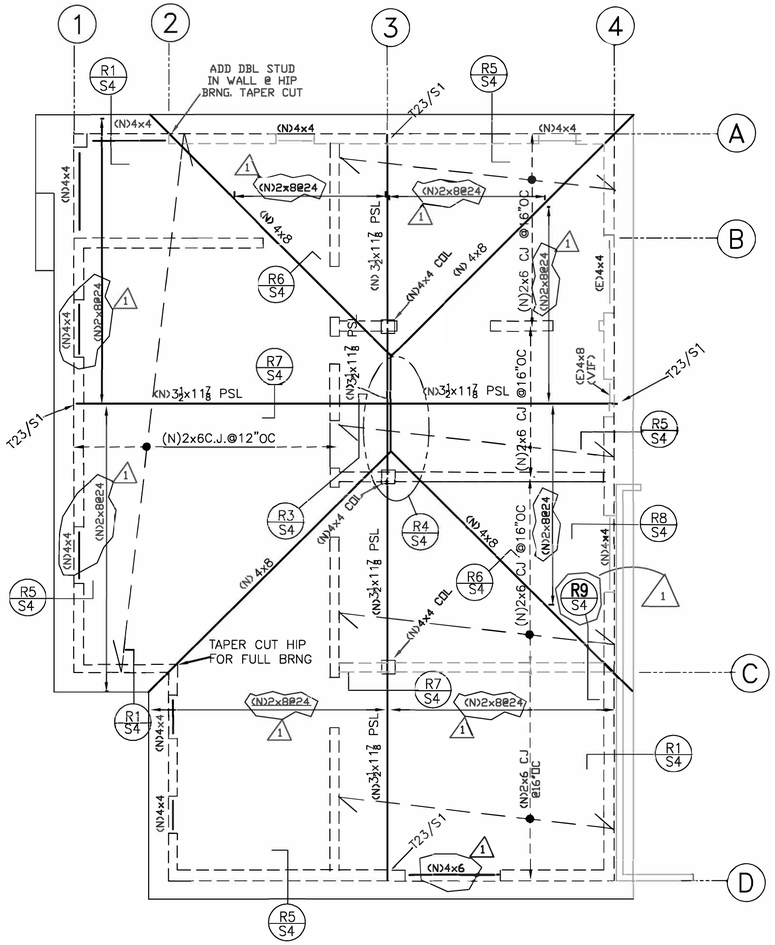
drawn JO

date 5-17-23

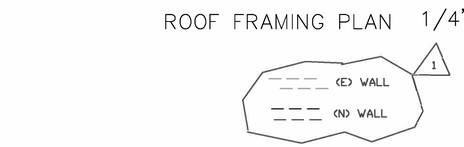
sheet no

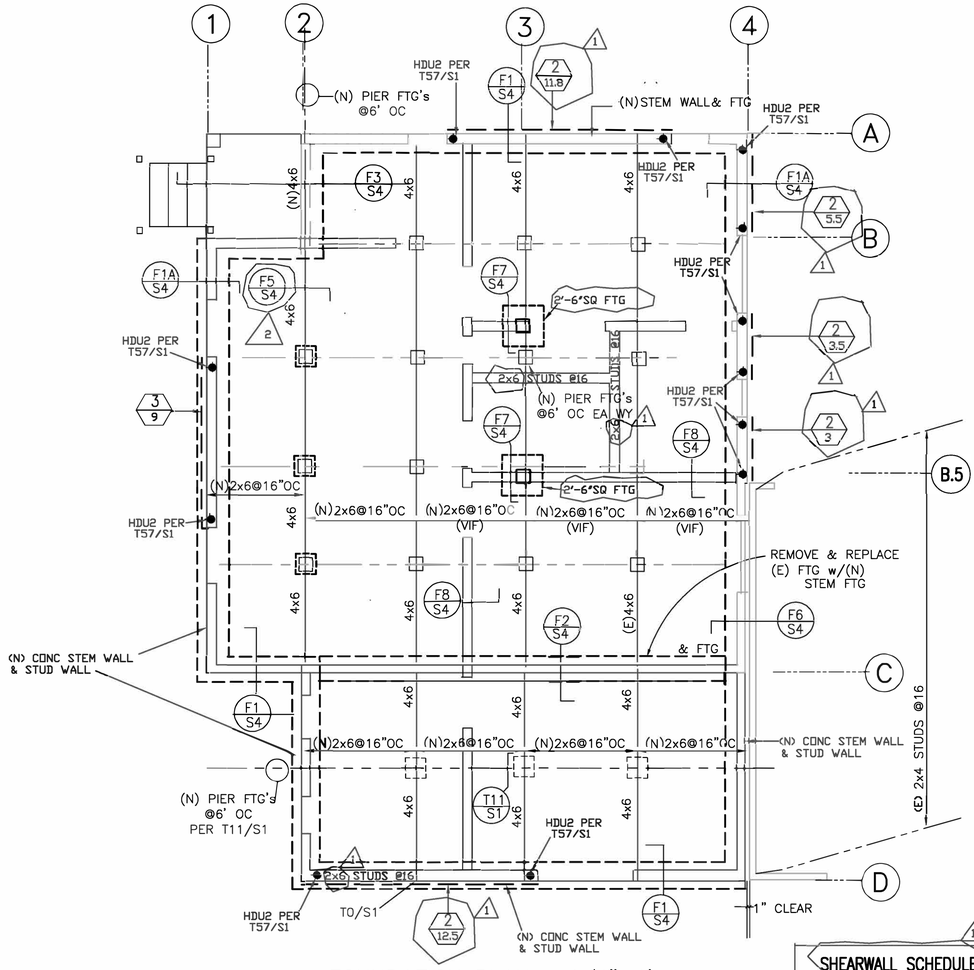
S2

of 4 sheets

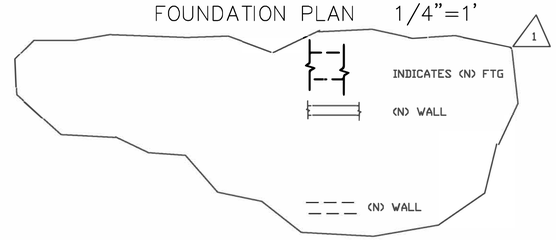


ROOF FRAMING PLAN 1/4"=1'





FOUNDATION PLAN 1/4"=1'

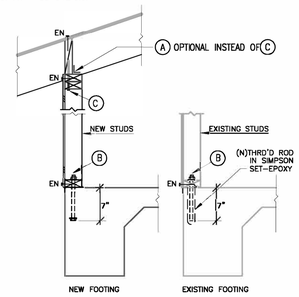


1

SHEARWALL SCHEDULE – 3/8" PLY (FIRST FLOOR)

MARK	GRADE	E.N.	(A)	(B)	(C)	V_{all} SEISMIC	V_{all} WIND
1	CDX	8d @6"o.c.	A35 @32"o.c.	5/8"#AB @48"o.c.	6" SDS @30"o.c.	220 plf	308 plf
2	CDX	8d @4"o.c.	A35 @16"o.c.	5/8"#AB @48"o.c.	6" SDS @20"o.c.	320 plf	448 plf
3	CDX	8d @3"o.c.	A35 @16"o.c.	5/8"#AB @32"o.c.	6" SDS @16"o.c.	410 plf	547 plf

NOTES:
1. SHEARWALLS (1) & (2) SHALL HAVE 2x BLOCKING AT PLY EDGES SILL PLATES AND TOP PLATES ARE 2X
2. SHEARWALL (3) SHALL HAVE 3X STUDS AND BLOCKING AT ALL ADJOINING PLY EDGES SILL PLATES AND TOP PLATES ARE 2X
3. FN = 8d @12"o.c.



	PLAN CHCK #1	FIELD REV
1	1-17-24	1-21-26
2		

JOHN D. OELTMAN
STRUCTURAL ENGINEERS
3025 LONG VALLEY ROAD
SANTA YNEZ, CA 93460
805-705-0157
e-mail : joeltman@aol.com

MARQUEZ DUPLEX
RESIDENTIAL ADDITION
4684 SEVENTH ST CARPINTERIA CA 93103
ROOF FRAMING PLAN

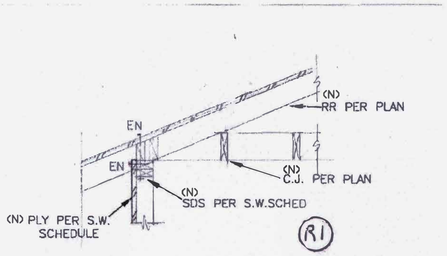
drawn JO

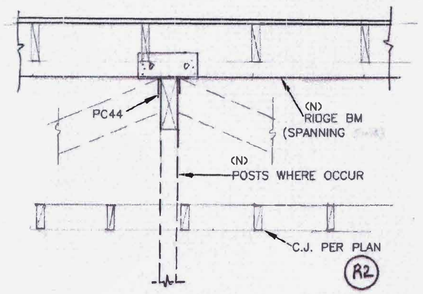
date 4-9-2023

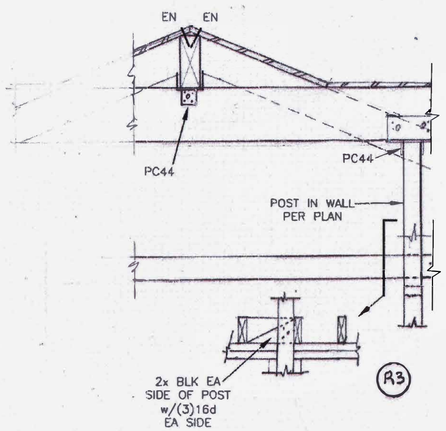
sheet no

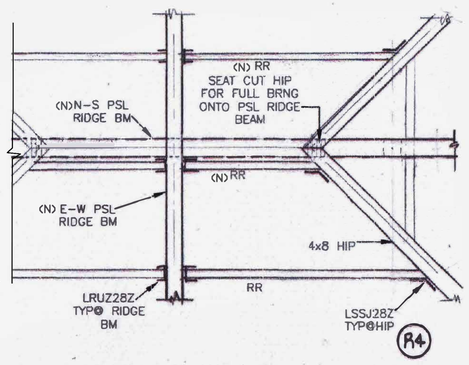
S3

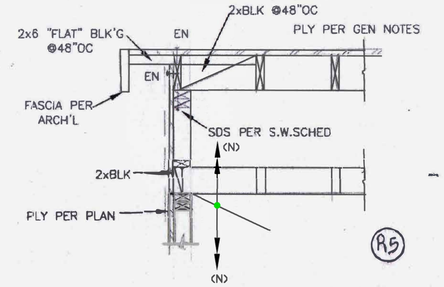
of 4 sheets

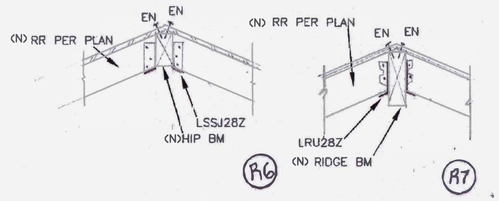


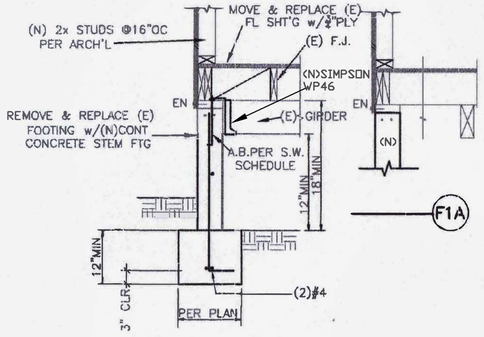


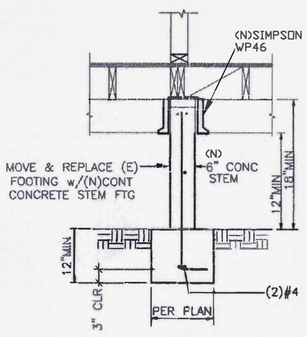


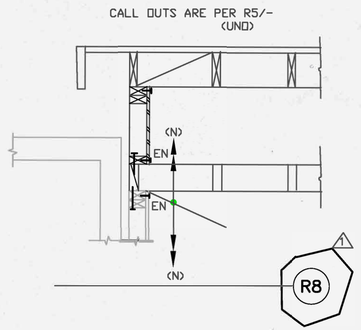


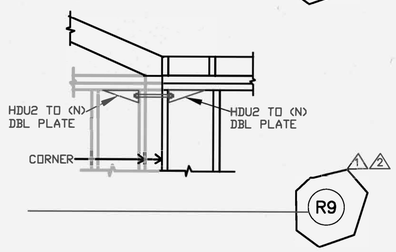


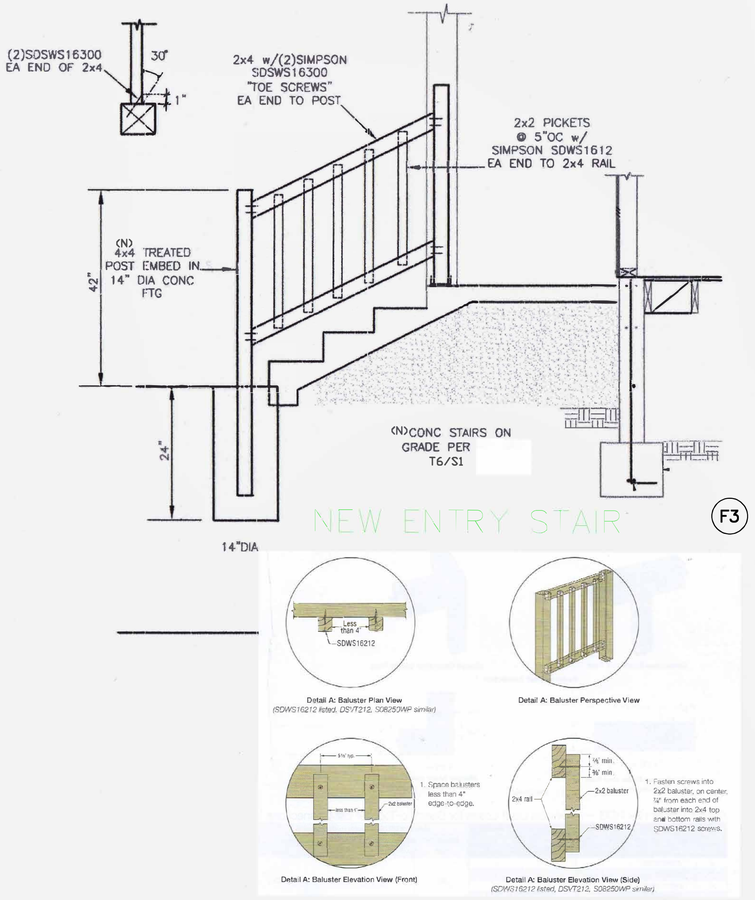


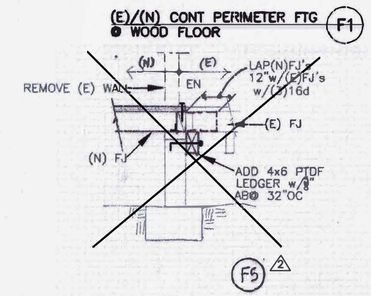


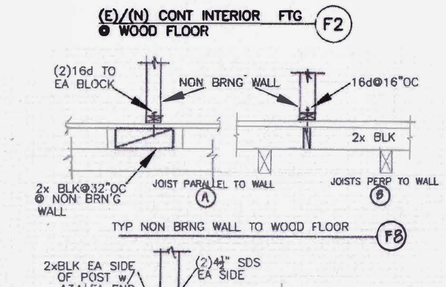


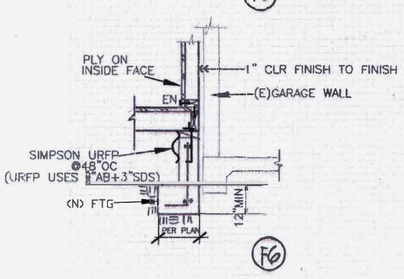


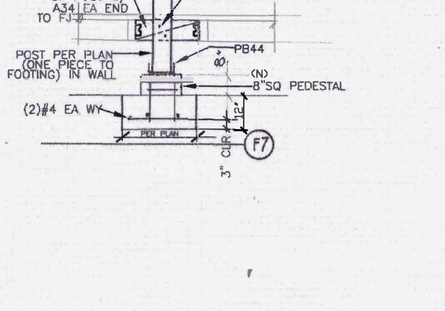












JOHN D. OELTMAN
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3025 LONG VALLEY ROAD
SIMI VALLEY, CA 93065
805-570-2197
e-mail : joeltman@aol.com

revisions		
#	date	by

REVISIONS		
#	DATE	
1	1-17-24	FIRST PLAN CHECK
2	1-21-26	FIELD REV

MARQUEZ DUPLEX
RESIDENTIAL ADDITION
4684 SEVENTH ST CARPINTERIA CA 93103
ROOF FRAMING DETAILS

drawn JO

date 5-17-23

sheet no
S4
of 4 sheets

Attachment A
Exhibit 3:
Recommended Conditions of Approval

Marquez Duplex Reconstruction & Addition for Unit A
20-2057-CUPR/CDP

May 4, 2026

PLANNING COMMISSION HEARING
PROJECT 20-2057-CUPR/CDP
4684 SEVENTH STREET (APN 003-301-012)
MAY 4, 2026

ATTACHMENT C: CONDITIONS OF APPROVAL
MARQUEZ DUPLEX RECONSTRUCTION & ADDITION FOR UNIT A

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

PROJECT DESCRIPTION

1. This Conditional Use Permit Revision and Coastal Development Permit are based upon and limited to compliance with the project description, the hearing exhibits (Attachment A, Exhibit 2 to the staff report dated May 4, 2026) and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

   The project description is as follows:

   > *Request for a Conditional Use Permit Revision and Coastal Development Permit to allow the reconstruction of the existing 847 square-foot front duplex unit in the same footprint ~~an interior/exterior remodel~~ and construction of a new 258 square-foot addition to the side of the ~~existing 847 square-foot front duplex~~ unit on a parcel of approximately 6,094 square feet in size. The addition would contain a new bedroom, bathroom, and laundry room. The project would also include a new covered front entry porch~~, new doors and windows, new exterior finishes, a new roof, interior alterations,~~ and the demolition of a 176 square-foot covered porch. The existing uncovered parking space in the front yard is proposed to be removed and replaced with landscaping and a new picket fence. The project will result in a 1,035 square-foot duplex unit with an attached 378 square-foot two-car carport. The maximum height of the duplex unit would remain at approximately 16 feet-seven inches.*

   The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions

thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape Plans) must be submitted for review and approval and shall be implemented as approved by the City.

COMMUNITY DEVELOPMENT DPEARPTMENT PROJECT SPECIFIC CONDITIONS

2. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. **Plan Requirements:** The selected fixtures for all exterior lighting fixtures shall be depicted on plans to be reviewed and approved by CDD and shall conform to what was presented to and approved by the ARB. **Monitoring:** CDD shall review plans prior to the Building Permit approval. CDD shall site inspect prior to occupancy clearance.

3. The design, scale and character of the project architecture, landscape and signage (as applicable) shall be compatible and blend harmoniously with vicinity development and consistent with the City's "small beach town" character. **Plan Requirement and Timing:** The applicant shall submit plans for the project for final review by the Architectural Review Board prior to approval of any Building Permit for physical development. **Monitoring:** Community Development Department staff (CDD) shall review submitted plans, provide direction to the ARB regarding this condition and site inspect during the construction phase.

4. All materials and colors used in construction and all landscape materials shall be as represented to the City and any deviation will require the express review of the Community Development Department.

5. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a CDD-qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the City Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and shall spot check in the field.

6. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** A sign stating this restriction shall be provided to the applicant and posted onsite. **Timing:** The sign shall be in place prior to the beginning of and throughout all

construction activities. Violations may result in suspension of permits. **Monitoring:** Building Inspector shall spot check and respond to complaints.

7. All construction equipment shall be maintained in proper operating condition and fitted with standard noise reduction features (e.g., mufflers). **Timing:** During all construction activities. **Monitoring:** CDD staff shall notify the contractor of this requirement prior to construction and spot check in the field.

8. Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the plans submitted to the Community Development Department for review prior to issuance of a Building Permit. **Monitoring:** CDD staff shall site inspect prior to the commencement and as needed during all grading and construction activities.

9. During construction, washing of concrete trucks, paint, equipment or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to CDD, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The wash off area shall be designated on all plans prior to issuance of a Grading or Building Permit. The washout area shall be in place and maintained throughout construction. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area.

10. Sixty-five percent (65%) or more of all construction and demolition debris generated shall be diverted from the landfill, as mandated by Carpinteria Municipal Code. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During demolition and grading, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on demolition plans. Applicant shall submit a Waste Management Plan (WMP) prior to demolition and provide Public Works with a completed WMP, including receipts for recycled materials to demonstrate compliance with the City's Construction and Demolition Program's 65% mandatory diversion rates. **Timing:** Materials shall be recycled as necessary throughout demolition and grading activities. **Monitoring:** Public Works shall review and approve a completed WMP prior to issuance of a Building Permit.

11. To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by CDD staff. **Plan Requirements and Timing:** Prior to Building Permit issuance, applicant shall designate

and provide to CDD the name and phone number of a contact person to monitor trash/waste and organize a clean-up crew. Trash control shall occur throughout all grading and construction activities. **Monitoring:** CDD shall inspect periodically throughout grading and construction activities.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

12. This Conditional Use Permit Revision and Coastal Development Permit are not valid until a revision to Building Permit No. 14153 for the development has been obtained. Failure to obtain said Building Permit revision shall render this Conditional Use Permit Revision and Coastal Development Permit null and void. Prior to the approval of the Building Permit revision, all of the conditions listed in this Conditional Use Permit Revision and Coastal Development Permit that are required to be satisfied prior to approval of a Building Permit must be satisfied. Upon issuance of the Building Permit revision, the Conditional Use Permit Revision and Coastal Development Permit shall be valid. The effective date of this Permit shall be the date of expiration of the appeal period, or if appealed, the date of action by the City Council.

13. If the Planning Commission determines at a noticed public hearing that the permittee is not in compliance with any permit condition(s), pursuant to the provisions of Section 14.62.060 of the Carpinteria Municipal Code, the Planning Commission is empowered, in addition to revoking the permit pursuant to said section, to amend, alter, delete or add conditions to this permit.

14. Any use authorized by this Conditional Use Permit Revision and Coastal Development Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit Revision and Coastal Development Permit. Any Building Permits/revisions issued pursuant to this Conditional Use Permit Revision and Coastal Development Permit shall expire upon expiration or revocation of the Conditional Use Permit Revision and Coastal Development Permit. Conditional Use Permit Revision and Coastal Development Permit renewals must be applied for prior to expiration of the Conditional Use Permit Revision and Coastal Development Permit.

15. The applicant's acceptance of this permit and/or commencement of construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the permittee.

16. Within one year ~~two years~~ after the effective date of this permit, construction shall commence. Construction cannot commence until a revision to Building Permit No. 14153 has been issued. Failure to commence the construction pursuant to a valid Building Permit shall render the Conditional Use Permit Revision and Coastal Development Permit null and void.

17. All time limits may be extended by the Planning Commission for good cause shown, provided a written request, including a statement of reasons for the time limit extension request is filed with Community Development prior to the expiration date.

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

19. All applicable conditions of approval and mitigation measures shall be printed in their entirety on applicable pages of grading/construction or building plans submitted to CDD. The approved set of plans shall be retained at the construction site for review by the Building Inspector during the course of construction.

20. Prior to issuance of a revision to the Building Permit, the applicant shall provide a signed copy of the Conditions of Approval.

21. Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of a modification application to be considered by the Planning Commission.

22. Prior to issuance of a revision to the Building Permit, the applicant shall pay all applicable CDD permit processing fees in full.

23. No revised building permits shall be issued for this project prior to meeting all required terms and conditions listed herein. When not specified herein, all conditions shall be satisfied prior to issuance of a revised building permit or prior to occupancy when allowed by the Community Development Director.

24. Any and all damage or injury to public property resulting from this development, including without limitation, City streets, shall be corrected or result in being repaired and restored to its original or better condition.

25. The owner/applicant ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Conditional Use Permit Revision and Coastal Development Permit (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Owner further agrees to pay any and all City costs, permits, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents

decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.

26. In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by Applicant/Owner/Permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the entire project shall be reviewed by the City and substitute Conditions of Approval may be imposed.

27. Written authorization to proceed and consent to conditions of approval by the legal owner of the property shall be provided to the City prior to building permit issuance.

SPECIAL DISTRICT CONDITION LETTERS

28. Compliance with the attached Departmental and District letters is required as follows:
    a. Carpinteria Sanitary District (email), dated March 25, 2021,
    b. Santa Barbara County Air Pollution Control District, dated March 30, 2021,
    c. Carpinteria Valley Water District, dated March 31, 2021,
    d. Carpinteria-Summerland Fire Protection District letter, dated March 31, 2021, and
    e. City of Carpinteria Public Works Department, dated April 29, 2026.

Approved by the Planning Commission on May 4, 2026.

I HAVE READ AND UNDERSTOOD, AND I WILL COMPLY
WITH ALL ABOVE STATED CONDITIONS OF THIS PERMIT.

_____

Applicant/Property Owner Date

From: Lance Lawhon
To: Syndi Souter
Subject: RE: 4684 Seventh Street A; 20-2057-DP/CUP/CDP
Date: Thursday, March 25, 2021 9:10:00 AM
Attachments: image001.png
image002.png

****EXTERNAL EMAIL****

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Hi Syndi, Thank you for the opportunity to review the subject project. The District has no comment at this time. If the project requires modifications to the sewer lateral serving the residence, a permit from the District would be required. Thank you

Lance Lawhon
Engineering Technician

5300 Sixth Street, Carpinteria, CA 93013
Phone: (805) 684-7214 ext. 113 Fax: (805) 684-7213
Email: lancel@carpsan.com Web: www.carpsan.com

ENVIRONMENTAL LEADERSHIP IN CARPINTERIA SINCE 1928

NOTE: Our Administration Office has temporarily relocated to 1110 Eugenia Place. Please continue to use 5300 Sixth Street as our mailing address. Phone numbers and email addresses remain the same.

From: Syndi Souter [mailto:SyndiS@ci.carpinteria.ca.us]
Sent: Wednesday, March 24, 2021 4:42 PM
To: John Ilasin; Erin Maker; Dan Chepley; Brian King (Brian@cvwd.net); Danielle Rose; Lance Lawhon; FirePrevention; Todd Jenkins (T.Jenkins@csfd.net); Michael LoMonaco (m.lomonaco@csfd.net); Desmond S. Ho (HoD@sbcapcd.org)
Subject: 4684 Seventh Street A; 20-2057-DP/CUP/CDP

Hi All,

Attached please find the routing slip, application, plans, and Flood Hazard Determination letter for the above project.
Please review the project and send any comments/conditions to me by 4/9/2021.

Thanks,
Syndi Souter, Associate Planner
Community Development Department
City of Carpinteria

5775 Carpinteria Avenue
Carpinteria, CA 93013
(805) 755-4405

Please note: Due to workspace changes for COVID-19, email is the best way to reach me. Stay safe!

March 30, 2021

Syndi Souter
City of Carpinteria
Community Development Department
5775 Carpinteria Avenue
Carpinteria, CA 93013

Re: Santa Barbara County Air Pollution Control District Suggested Conditions on 4684 Seventh Street, 20-2057-DP/CUP/CDP

Dear Syndi Souter:

The Air Pollution Control District (District) has reviewed the referenced project, which consists of the construction of a new 35 square foot (SF) front porch entry, a 258 SF addition, a new roof, interior remodeling, and exterior updates on the existing property. The subject property, a 0.14-acre parcel zoned PRD-15 and identified in the Assessor Parcel Map Book as APN 003-301-012, is located at 4684 Seventh Street in the City of Carpinteria.

The District recommends that the following **best practice** be considered for inclusion as conditions of approval:

1. *Advisory*: The applicant should determine whether any structure(s) proposed for demolition or renovation contains asbestos that is friable or has the potential to become friable during demolition or disposal. If any structure does contain friable asbestos, the asbestos should be removed by a contractor that is state certified for asbestos removal. For more information on asbestos in construction, please see www.ourair.org/asbestos.

If you or the project applicant have any questions regarding this comment, please feel free to contact me at (805) 961-8873 or via email at HoD@sbcapcd.org.

Sincerely,

Desmond Ho

Desmond Ho
Air Quality Specialist
Planning Division

cc: Planning Chron File

Carpinteria Valley Water District

1301 Santa Ynez Avenue • Carpinteria, CA 93013
Phone (805) 684-2816

BOARD OF DIRECTORS

Matthew Roberts
President
Case Van Wingerden
Vice President
Polly Holcombe
Shirley L. Johnson
Kenneth Stendell

GENERAL MANAGER

Robert McDonald, P.E. MPA

March 31, 2021

Syndi Souter – Associate Planner
City of Carpinteria - Community Development Department
5775 Carpinteria Avenue
Carpinteria, CA 93013

SUBJECT: 4684 SEVENTH ST, A, APN 003-301-012, ACCOUNT NO. 03-030775-09, NEW FRONT PORCH, ADDITION, INTERIOR REMODEL, AND EXTERIOR UPDATES – INTENT TO SERVE - NO COMMENT

To Whom It May Concern,

Please be advised, this parcel is within the jurisdiction of Carpinteria Valley Water District (District) and therefore is entitled to District water service in accordance with District Rules and Regulations. Currently the District is in a Stage I Water Shortage Condition; for more information on Ordinance 19-2, please visit the District's website www.cvwd.net. This letter is good for one year from the date of the letter.

The subject property is served by a 3/4" water meter. Based on the plans submitted, dated February 7, 2021, the District has no comments on the project at this time.

Should changes to the plans, including landscaping, irrigation, or water fixtures, occur we require an additional opportunity to review revised plans.

If you have any questions, please feel free to contact me at danielle@cvwd.net or 805-684-2816x121.

Sincerely,
Carpinteria Valley Water District

Danielle Rose
Engineering Assistant

Cc: Brian King, District Engineer; TCM to account

S:\Development\4684 7th Street\2021_03_31_IntentToServe.docx

4684, 7th Street, , Carpinteria, , CA, 93013, , 258 SqFt addition and interior remodel, yes

Location	34.399939, -119.523945
Status	Planning Completed
Submittal Date:	2021-03-29
Address/Location:	4684 7th Street Carpinteria, CA 93013
APN:	003-301-012
Comments:	258 SqFt addition and interior remodel
Submittal Type:	Planning
Applicant:	UDICA Design & Permits (Ubaldo Diaz)
Address	260 Pabst Lane Santa Maria, CA 93455
Phone Number:	805-363-8810
Fire Protection Systems Existing or Required	Yes

Planning/Conceptual Design

Date Plan Review Completed:	2021-03-31
Permit Number:	20-2057-DP/CUP/CDP
Planner:	Syndi Souter
Submittal Type:	Addition & Remodel
Description:	Addition and Interior Remodel
Plans Checked By:	Todd Jenkins
Invoiced	Yes
Items Invoiced:	FPC-P
Invoices Paid	Yes
Invoices Paid:	FPC-P

Project Conditions

All work shall be done per current applicable CFC and CSFPD ordinance and standards.

Fire Protection Systems	City Jurisdiction: Any existing one-and two-family dwellings for which an application for building permits is filed or required to be filed with the City for any alteration modification remodel and/or addition that exceeds 75% of the existing square footage of the building floor area shall be required to install automatic fire sprinklers throughout the entire building. Existing buildings which are deemed by the Building Official to have undergone excessive reconstruction and are new construction shall be required to install automatic fire sprinklers throughout. Prior to installation plans for the proposed fire sprinkler system shall be designed by a qualified person and submitted to this office for approval. Smoke detectors and Carbon Monoxide Alarms must be installed in all residences in accordance with the current National Electric Code Per the provisions of the California Building and Fire Codes.
Fees	PURSUANT to Ordinance 599 Chapter 8.26 Section 8.26.030 - Imposition of fire protection mitigation fee of the Carpinteria Municipal Code: The applicant will be required to pay a fee PRIOR TO THE ISSUANCE OF A "CERTIFICATE OF OCCUPANCY"for the purpose of mitigating the increased fire protection needs generated by the development. The amount of the fee is as follows:

Checks shall be made payable to: Carpinteria-Summerland Fire Protection District (CSFPD) and delivered to Fire District Headquarters at 1140 Eugenia Place, Suit
Money orders and cashiers' checks will be accepted. Credit and debit cards can be used online. The link can be found at Carpfire.org Note: Cash payment will n

Inspector's Signature:

Signed 2021-03-31 13:36:25 UTC

CITY OF CARPINTERIA, CALIFORNIA

Public Works Department
Memorandum

To: Syndi Souter, Senior Planner,
Community Development Department

From: Shay Darrington, Engineering Technician /s/

Via: John Ilasin, Public Works Director /s/

Date: April 29, 2026

Subject: 4684 Seventh Street, Project No. 20-2057-DP/CUP/CDP

The Public Works Department has reviewed the project submittal dated April 16, 2026, and has the following conditions of approval:

CONDITIONS OF APPROVAL

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

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

3. An Engineering Permit shall be obtained from the City Engineer for earthwork excavation or fill that exceeds three feet in vertical depth at its deepest point, measured from the natural ground slope, and/or thirty cubic yards of material moved in any twelve-month period.

4. Record drawings or as-built plans shall be submitted to the City Engineer at time of final inspection for all work covered by an Engineering Permit. The record drawings or as-built plans shall be the original construction tracings or permanent mylar copies of a quality acceptable by the City Engineer.

5. A Transportation Permit shall be obtained from the City Engineer for operating or moving any vehicle or combination of vehicles or special mobile equipment in any of the acts as listed in Carpinteria Municipal Code Section 12.12.010.

6. All existing private property encroachments shall be removed from the City of Carpinteria public right-of-way and/or public property.

7. Improvements shall include the removal and replacement of any lifted or damaged sidewalks, curbs, and gutters along the property's frontage, should such damage occur during construction.

8. The driveway approach shall conform to detail 110-2, as outlined in the Standard Plans for Public Works Construction (SPPWC) and the Standard Specifications for Public Works Construction (SSPWC). All improvements shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.

9. The proposed sidewalk, curb, and gutter shall adhere to the specifications outlined in details 112-2, 113-2, and 120-3 as specified in the Standard Plans for Public Works Construction (SPPWC) and the Standard Specifications for Public Works Construction (SSPWC). All improvements must be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.

10. In the event that it is proposed to remove and relocate an existing tree within the City of Carpinteria public right-of-way and/or public property, such relocation must comply with detail 520-5 as specified in the Standard Plans for Public Works Construction (SPPWC) and the Standard Specifications for Public Works Construction (SSPWC). All associated improvements shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.

11. The removal and replacement of any tree located within the City of Carpinteria public right-of-way and/or public property that does not constitute a hazard shall be presented to the Tree Advisory Board for evaluation.

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

13. In the event that it is proposed to trench into the asphalt concrete pavement and/or concrete sidewalk located within the City of Carpinteria public right-of-way and/or public property, the trench must comply with detail 133-4 as specified in the Standard Plans for Public Works Construction (SPPWC) and the Standard Specifications for Public Works Construction (SSPWC). All associated improvements shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.

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

15. A Maintenance Agreement for permanent stormwater quality best management practices shall be submitted to the City Engineer for review and approval. The Maintenance Agreement shall include, at minimum, the following elements: (1)

Operations and Maintenance Plan; (2) Legal description and plat of property; (3) Site plan of all permanent stormwater quality best management practices; (4) Property owner's printed name, signature, and date of signing; and (5) Notary public acknowledgement.

16. Improvements in areas of special flood hazards as shown in the latest effective flood insurance rate map shall be constructed in conformance with the City floodplain management regulations (Carpinteria Municipal Code Chapter 15.50).

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

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

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

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

End of Comments

Attachment B
Minutes from the May 26, 2022 & April 27, 2023 ARB Meetings

Marquez Duplex Reconstruction & Addition for Unit A
20-2057-CUPR/CDP

May 4, 2026

access points. He added that the bulb-outs could be reduced to 20-feet instead of 40-feet, and that native landscaping that incorporates the existing poppy field could be added to the project.

Boardmember Johnson agreed with Boardmember Reginato's comments and asked why a landscaping plan was not included with the proposal. Mr. Roberts responded that the project is an interim trail with a very small budget allocated to the project. Boardmember Johnson closed by stating that he thinks the trail is a great idea for improved safety.

Boardmember Rodriguez shared that he likes the idea of a bulb-out at the Linden Avenue access and a more meandering path, and was okay with the 40-foot bulb width. He added that safety is important, and that the open field would be safer for the kids to play in than where they play in the street now. He expressed that he did not like the tractor enclosure, or any other encroachments on the property. He said the project was a great use of open space, and it would be an improvement to the end of Holly Avenue. He suggested that the private leaseholders on the property could add more landscaping to their gardens to enhance the trail.

A discussion was held among the Boardmembers regarding the location of the tractor enclosure. Boardmember Stein stated that the small tractors are stored on the City property and are used to groom the beach daily. Boardmember Johnson added that the storage location at the end of Elm Avenue reduced the carbon footprint of the tractors during use. Boardmember Rodriguez asked if the tractors could be parked at the Community Garden off of Fifth Street. Boardmember Reginato suggested that the tractors could be stored at the Ash Avenue Boathouse or at the Community Garden. Mr. Roberts stated that he would look into alternate practical tractor parking locations.

Boardmember Blakemore agreed with Boardmember Reginatio's comments and suggested a bulb-out between 20-feet and 30-feet would be an appropriate size. She commented that the tractor enclosure should be screened with landscaping if a new location is not feasible. She added that the trail will be a good asset to the community.

Boardmember Stein agreed with all of the other Boardmembers' comments. He suggested that the City should have the property surveyed and remove all of the encroachments and cancel the private leases.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Rodriguez, to recommend preliminary approval to the Planning Commission with their comments attached and the following condition:

- Final review to be completed administratively by staff and Boardmember Blakemore.

VOTE: 5-0

3) Project: Marquez Duplex Addition & Remodel for Unit A, 20-2057-DP/CUP/CDP
Address: 4864 Seventh Street, Unit A
Applicant: Ubaldo J. Diaz, UDICA Design + Permits, agent for Martha Marquez
Planner: Syndi Souter

Request of Ubaldo J. Diaz, UDICA Design + Permits, agent for Martha Marquez, to consider Project 20-2057-DP/CUP/CDP for preliminary review of a proposal to construct a 258 square foot addition, relocate the front porch and entry, construct a new roof, and complete an interior

remodel to the existing front duplex Unit A. An existing 176 square foot covered porch would be demolished. The resultant residence would be 1,035 square feet in size with an attached 378 square-foot two-car carport, for a total size of 1,413 square feet. The property is a 6,094 square-foot parcel zoned Planned Residential Development (PRD-15), and shown as APN 003-301-012, addressed as 4684 Seventh Street.

Ex Parte Communications: None

Staff presented the project and explained that the proposal is only for the front Unit A, and that portions of the residence are legal nonconforming and will need a Conditional Use Permit approved by the Planning Commission for alterations in those areas of the structure. Boardmember Reginato asked about the parking space in the front yard and the proposed picket fence that would block access. Staff replied that the parking space cannot be located within the front yard setback. Boardmember Johnson inquired about the age of the rear unit and staff responded that it was built in 1987.

Ubaldo Diaz, project designer/agent, confirmed that the parking space in front would be eliminated, the vent pipes would be removed, and the electric meter box would be relocated or enclosed.

Public Comment: None

Boardmember Discussion:
Boardmember Reginato commented that he likes the picket fence. Boardmember Stein commented that he likes the details and understands the Conditional Use Permit is necessary for the alterations to the legal nonconforming portions of the residence.

Boardmember Rodriguez suggested the single living room window could be swapped out for two smaller windows centered with the kitchen window to break up the mass. He also suggested wainscoting, brick, stone, or another trim around the raised foundation to break up the siding.

Boardmember Blakemore said the project looks good. Boardmembers Reginato and Stein stated that they could go either way with Boardmember Rodriguez's comments. Boardmember Stein said that the front unit does need to tie in with the rear unit.

Boardmember Johnson asked if a landscaping plan was proposed for the project, and staff added that a landscaping plan would be needed to address how the front yard will look once the parking space is removed. Mr. Diaz commented that he would get input from a landscape architect for ideas before final review.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Reginato, to recommend preliminary approval to the Planning Commission with their comments attached.

VOTE: 5-0

OTHER BUSINESS: None

CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date: April 27, 2023

ACTION MINUTES

The meeting was called to order at 5:28 p.m. by Chair Stein.

ROLL CALL

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

Boardmembers absent: Patrick O'Connor

OTHERS PRESENT: 16 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

1) Project: Marquez Duplex Addition & Remodel for Unit A, Project 20-2057-DP/CUP/CDP
Address: 4864 Seventh Street, Unit A
Applicant: Ubaldo J. Diaz, UDICA Design + Permits, agent for Martha Marquez
Planner: Syndi Souter

Request of Ubaldo J. Diaz, UDICA Design + Permits, agent for Martha Marquez, to consider Project 20-2057-DP/CUP/CDP for final review of a proposal to construct a 258 square foot addition, relocate the front porch and entry, construct a new roof, complete an interior remodel to the existing front duplex Unit A, and add new landscaping. An existing 176 square foot covered porch would be demolished. The resultant residence would be 1,035 square feet in size with an attached 378 square-foot two-car carport, for a total size of 1,413 square feet. The property is a 6,094 square-foot parcel zoned Planned Residential Development (PRD-15), and shown as APN 003-301-012, addressed as 4684 Seventh Street

No ex parte communications were disclosed.

Syndi Souter summarized the changes made to the plans in response to the ARB's preliminary review comments. She explained that staff felt the changes adequately addressed the Board's comments and staff was recommending approval as submitted.

Ubaldo Diaz, agent for the applicant, was present to answer any questions. He confirmed the selected light fixture was night-sky friendly and that the lighting element was recessed into the hood of the light.

Public Comment: None

Boardmember Discussion:
Boardmember Blakemore recommended the Arbutus trees called out on the landscape plan be specified as "*Arbutus marina*," as this was the most attractive of the arbutus options.

The rest of the Board was pleased with the changes made and agreed that all ARB comments had been satisfied.

ACTION: Motion by Boardmember Stein, seconded by Boardmember Blakemore, to recommend final approval of the project to the Community Development Director with their comments attached.

VOTE: 3-0

2) Project: Shattuck Residence Remodel and Addition, Project 22-2191-CDP/ARB
Address: 5631 Canalino Drive
Applicant: Kurt Muenzer, NMA Architects, for Richard and Lisa Shattuck
Planner: Marysol Smith

Request of Kurt Muenzer, NMA Architects, for Richard and Lisa Shattuck to consider Project 22-2191-CDP/ARB for preliminary review of a proposal for a remodel and 414 square foot addition to the front of an existing single-family residence. The property is a 6,534 square foot parcel zoned Single Family Residential (6-R-1) and shown as APN 003-352-002, addressed as 5631 Canalino Drive.

No ex parte communications were disclosed.

Marysol Smith presented the project to the Board. She summarized the handful of changes made to the project in response to comments received from the ARB during the conceptual review of the project. Overall, she believed the changes made adequately responded to the Board's comments and was recommending approval.

Kurt Muenzer, NMA Architects, and Scott Menzel, landscape architect, summarized the changes to the project, presented the proposed colors and materials board, and answered questions from the Board.

Public Comment: None

Boardmember Discussion:
Boardmember Blakemore asked the applicant to consider upsizing the olive tree in the front yard to a 36" box, if possible.

The rest of the Board expressed their support for the project as presented, noting that all of their conceptual review comments had been addressed and that the project looked very nice. They indicated they did not need to see the project again for a separate final review.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Stein, to recommend preliminary / final approval to the Community Development Director as submitted.

VOTE: 3-0

Attachment C
December 5, 2022 and October 7, 2024
Planning Commission Meeting Minutes

Marquez Duplex Reconstruction & Addition for Unit A
20-2057-CUPR/CDP

May 4, 2026

November 7, 2022) for approval of a 24-month time extension to the previously-approved Development Plan, Coastal Development Permit, and Tentative Parcel Map to remodel an existing single family residence, construct a new detached two-car carport, construct a new detached two-story building containing two residential units each with an attached two-car garage, and subdivide the property for condominium purposes resulting in three residential condominiums, under the provisions of the Chapter 14.14, Planned Residential Development (PRD) Zone District and Title 16, Subdivisions, of the Carpinteria Municipal Code; and to determine that the time extension request is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to §15061(b)(3) of the CEQA Guidelines. The application involves APN 003-301-020, addressed as 4716 Seventh Street

DISCLOSURE OF EX-PARTE COMMUNICATIONS – Commissioner Moyer said he drove by.

Principal Planner Nick Bobroff presented the staff report. He said staff was recommending approval of the 24-month time extension as requested.

PUBLIC HEARING OPENED & CLOSED – Chair Benefield opened the public hearing and upon seeing no public speakers come forth, closed it.

MOTION
Upon a motion by Commissioner Allen, seconded by Commissioner Moyer, the Planning Commission voted unanimously to approve the requested time extension. Motion was passed by the following roll call vote: Commissioner La Fevers voted yes, Commissioner Allen voted yes, Commissioner Callender voted yes, Commissioner Moyer voted yes and Chair Benefield voted yes.

2) **Marquez Duplex Addition & Remodel for Unit A**
Project # 20-2057-CUP/CDP
Address : 4684 Seventh Street
Applicant: Martha Marquez
Planner: Syndi Souter

Hearing on the request of Martha Marquez to consider Project 20-2057-CUP/CDP (application filed July 22, 2020) for approval of a Conditional Use Permit and Coastal Development Permit to remodel a legal nonconforming 847 square-foot duplex unit and construct a 258 square-foot addition to the side of the unit for a resultant size of 1,035 square feet under the provisions of the Carpinteria Municipal Code (CMC) §14.14 - Planned Residential

Development District and §14.62 - Conditional Use Permit; and to approve an Exemption pursuant to §15301, §15304, and §15332 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 003-301-012, addressed as 4684 Seventh Street.

DISCLOSURE OF EX-PARTE COMMUNICATIONS – Chair Benefield and Commissioners Allen and Moyer said they drove by.

Associate Planner Syndi Souter presented the staff report. She said staff was recommending approval of the resolution and approval of the project.

Commissioner Callender asked for details about the legal non-conforming status triggering the conditional use permit, and Ms. Souter explained structural alterations were within the front yard setback.

PUBLIC HEARING OPENED- Chair Benefield opened the public hearing.

Patrick O'Connor asked if the project was conforming when it was converted from a single-family home to a duplex in 1987.

Community Development Director Steve Goggia explained it was conforming and there was a Development Plan for the duplex, which is allowed by code in that district.

PUBLIC HEARING CLOSED – Chair Benefield closed the public hearing.

Commissioner Moyer expressed support. He said it is a big improvement for the situation and a chance for the city to rebuild some housing stock.

Commissioner La Fevers agreed with Moyer and offered to make a motion.

MOTION
Commissioner La Fevers moved and Commissioner Moyer seconded to adopt Resolution No. PC- 22-009 thereby approving the Conditional Use Permit and Coastal Development Permit to allow the addition and remodel to 4684 Seventh Street. Motion was passed unanimously by the following roll call vote: Commissioner Moyer voted yes, Commissioner Callender voted yes, Commissioner La Fevers voted yes, Commissioner Allen voted yes and Chair Benefield voted yes.

3) **Amendments to the Downtown "T" Encroachment Permit Guidelines**
Project # 22-2171-ORD
Address: Downtown "T"

MINUTES, PLANNING COMMISSION
CITY OF CARPINTERIA
CARPINTERIA, CALIFORNIA

October 7, 2024
Regular Meeting
5:30 P.M.

CALL TO ORDER and ROLL CALL The meeting was called to order at 5:30 p.m. by Chair La Fevers. **Commissioners Present:** Glenn La Fevers, Chair David Allen, Vice Chair Jane L. Benefield John Moyer Katherine Salant **Others Present:** Nick Bobroff, Community Development Director Brian Banks, Principal Planner Syndi Souter, Senior Planner Mindy Fogg, Principal Planner Megan Musolf, Assistant Planner	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE – Chair La Fevers led the flag salute.	PLEDGE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS Community Development Director Nick Bobroff announced the ARB will be looking at proposed objective design standards on October 17th that are part of the rezone effort for the larger Housing Element.	ANNOUNCEMENTS
PUBLIC COMMENT Patrick O'Connor asked if the Downtown Design Committee was going to participate in developing the proposed objective design standards. Bobroff explained in the interest of expediency there had not been a plan to involve the committee, but they could look to see where it could fit into the process.	PUBLIC COMMENT
CONSENT CALENDAR **1) Minutes of the regular Planning Commission meeting held September 3, 2024** MOTION Upon a motion by Commissioner Moyer, seconded by Commissioner Allen, the Planning Commission voted 4-0-1(La Fevers abstained) to approve the minutes of the regular Planning Commission meeting held September 3, 2024, as submitted.	CONSENT CALENDAR
NEW PUBLIC HEARING **2) Marquez Duplex Addition & Remodel for Unit A Time Extension**	NEW PUBLIC HEARING

Project # 20-2057-CUP/CDP/TEX
Applicant: Martha Marquez
Address: 4684 Seventh Street
Planner: Syndi Souter

Hearing on the request of Martha Marquez to consider Project 20-2057-CUP/CDP/TEX (request filed June 20, 2024) for approval of a 12-month time extension to the previously-approved Conditional Use Permit and Coastal Development Permit to remodel a legal nonconforming 847 square-foot duplex unit and construct a 258 square-foot addition to the side of the unit for a resultant size of 1,035 square feet under the provisions of the Carpinteria Municipal Code (CMC) §14.14 - Planned Residential Development District and §14.62 - Conditional Use Permit; and to determine that the time extension request is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to §15061(b)(3) of the CEQA Guidelines. The application involves APN 003-301-012, addressed as 4684 Seventh Street.

DISCLOSURE OF EX-PARTE COMMUNICATIONS - None

Discussion took place about the reason for the time extension and potential delays resulting from the City of Carpinteria's building permit plancheck transition process.

PUBLIC HEARING OPENED & CLOSED – No speakers came forward.

MOTION
Upon a motion by Commissioner Moyer, seconded by Commissioner Benefield, the Planning Commission approved the Marquez Duplex Addition & Remodel for Unit A Time Extension. Motion passed by a 5-0 voice vote.

3) Howard New Residence Time Extension,
Project # 22-2162-DP/CDP/ARB/TEX
Applicant: Dylan Chappell, architect, for John Howard
Address: 4818 Dorrance Way
Planner: Syndi Souter

Hearing at the request of Dylan Chappell, architect, for John Howard, to consider Project 22-2162-DP/CDP/ARB/TEX (request filed August 27, 2024) for approval of a 12-month time extension to the previously-approved Development Plan and a Coastal Development Permit to construct a new 2,197 square-foot two-story single-family residence and a detached 512 square-foot two-car garage with a 446 square-foot workshop above on a vacant lot under the provisions of Carpinteria Municipal Code

Attachment D
CEQA Notice of Exemption

Marquez Duplex Reconstruction & Addition for Unit A
20-2057-CUPR/CDP

May 4, 2026

Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Santa Barbara
105 East Anapamu Street
Santa Barbara, CA 93101

From: (Public Agency): City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013
(Address)

Project Title: Marquez Duplex Reconstruction & Addition for Unit A

Project Applicant: Martha Marquez

Project Location - Specific:

4684 Seventh Street, Carpinteria, CA 93013 (APN 003-301-012)

Project Location - City: Carpinteria Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:
The proposed project would allow the reconstruction of the existing 847 square-foot front duplex unit in the same footprint and construction of a new 258 square-foot addition, for a resultant size of 1,035 square feet. A CUP is required because the existing unit is legal nonconforming in the front yard setback.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Martha Marquez, property owner

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: §15301, §15302, §15304, and §15332
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:
The project includes only reconstruction, a small addition, and landscape to an existing dwelling unit, wherein the project is consistent with the City's General/Coastal Plan, Zoning Code, is within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects.

Lead Agency Contact Person: Syndi Souter, Senior Planner Area Code/Telephone/Extension: (805) 755-4405

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: Senior Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Revised 2011

Attachment E
Structural Engineer's Field Report

Marquez Duplex Reconstruction & Addition for Unit A
20-2057-CUPR/CDP

May 4, 2026

FIELD REPORT

JOHN R. OELTMANN
Structural Engineers
3025 Long Valley Road
Santa Ynez, Ca 93460
(805) 570-2197

Date: 9-23-25 Job No. 20-23

Project: Marquez Duplex

Location: 1654 7TH ST

Contractor:

Weather:

Present at Site:

To: Ubaldo

Field Report No.

Comments	Action
The existing roof and existing walls are to be removed.	Construct new roof & walls as prescribed in the approved plans & structural details
The existing floor joists are 2X8 @24"oc	Keep the floor joists that are in good condition. Replace those with termite damage. "Sister " on new 2X8 to non termite damaged floor joists
The existing floor girders are ok except in a few places where they are doubled or trippled and acting as beams.	Refer to the attached for location of multiple joist to be removed and replaced
The existing floor sheathing has been removed	Add new 1" T&G ply sheathing per typ details use 10"@6"o.c. Block all edges
The existing footings shall be removed	Replace with new footings per approved drawings

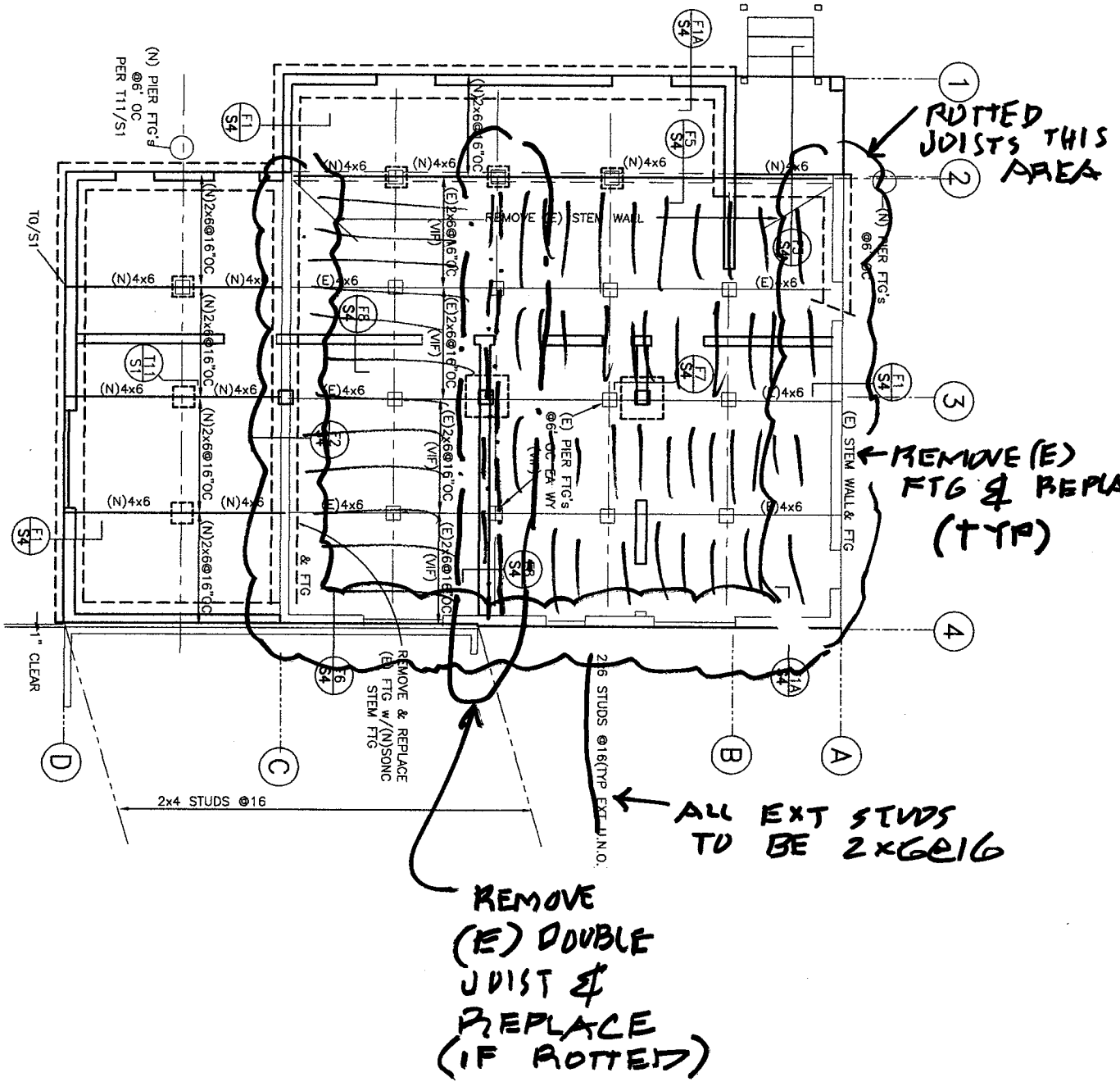
REGISTERED PROFESSIONAL ENGINEER
JOHN R. OELTMANN
No. 2243
Exp. 12-25
STRUCTURAL
STATE OF CALIFORNIA

Copies to: Martha

FIELD REPORT

Signed:

ATTACHMENT


FOUNDATION PLAN 1/4"=1'
(N) PIER FTG's @6' OC PER T11/S1
T0/S1
(N)4x6
(N)2x6@16"OC
(E)4x6
(E)2x6@16"OC (VIF)
REMOVE (E) STEM WALL
(E) PIER FTG's @6' OC EA WAY
(E) STEM WALL & FTG
REMOVE & REPLACE (E) FTG w/(N)SONC STEM FTG
1" CLEAR
2x4 STUDS @16
2x6 STUDS @16(TYP EXT U.N.O.
ROTTED JOISTS THIS AREA
REMOVE (E) FTG & REPLA (TYP)
ALL EXT STUDS TO BE 2x6@16
REMOVE (E) DOUBLE JOIST & REPLACE (IF ROTTED)

PLANNING COMMISSION STAFF REPORT

MEETING DATE: May 4, 2026

ITEM FOR CONSIDERATION

Coeler New Residence

Project 23-2232-DP/LLA/CDP/ARB

Request to approve a Development Plan, Lot Line Adjustment, and Coastal Development Permit to construct a new 3,520 square foot two-story single-family residence with a detached 840 square foot three-car garage and adjust the lot line with the adjacent property at 355 Linden Avenue; and to accept a categorical exemption pursuant to §15303, §15304, §15305, and §15332 of the California Environmental Quality Act (CEQA).

Report prepared by: Syndi Souter, Senior Planner
Community Development Department

SIGNATURE

Reviewed by: Nick Bobroff, Director
Community Development Department

SIGNATURE

Owners: Peter and Barbara Coeler

Agent: Dylan Chappell, Architect

Project Location: 333 and 355 Linden Avenue

APNs: 003-440-027 and -028

Zoning: Planned Residential Development (PRD-20)

Land Use Designation: Medium Density Residential (MDR)

I. RECOMMENDATION

Adopt the attached Resolution No. PC-26-001, thereby approving Project 23-2232-DP/LLA/CDP/ARB to construct a new 3,520 square foot two-story single-family residence with a detached 840 square foot three-car garage and adjust the lot line with the adjacent property at 355 Linden Avenue; and to accept a categorical exemption pursuant to §15303, §15304, §15305, and §15332 of the California Environmental Quality Act (CEQA).

II. PROPOSED PROJECT DESCRIPTION

Development Plan

The requested Development Plan would allow the construction of a new 3,520 square-foot two-story single-family dwelling and a detached 840 square-foot three-car garage. The maximum roof ridge height of the residence would be 24.08 feet above finished grade and the height of the detached garage would be 14.5 feet. The project would include new landscaping and hardscape, including a new curb cut and driveway from Dorrance Way. A 30-inch diameter Platanus racemosa (Western Sycamore) is proposed to be protected and retained in place on site. The 912 square-foot detached garage at 355 Linden Avenue would be demolished to remedy an encroachment onto the 333 Linden Avenue property. Approximately 67 cubic yards of soil would be imported for site preparation. Access would be from Dorrance Way via the new driveway.

Lot Line Adjustment (LLA)

The project includes a Lot Line Adjustment between 333 and 355 Linden Avenue. The property at 355 Linden Avenue (Parcel A) is 9,787.5 square feet in size and is currently an "L" shaped lot with a portion of its property extending behind 333 Linden Avenue. The property at 333 Linden Avenue (Parcel B) is a 5,287.5 square-foot rectangular lot. The LLA would reconfigure the common lot lines to become a single straight line between the two parcels and take 2,250 square feet from Parcel A and add it to Parcel B, resulting in two equally sized 7,537.5 square-foot parcels. A 15-foot-wide non-exclusive easement for the benefit of Parcel B is proposed across the rear of Parcel A for ingress and egress from Dorrance Way to the proposed garage.

Coastal Development Permit

A Coastal Development Permit is required to allow the proposed development as described above.

Proposed plans are included as Attachment A, Exhibit 2. Story poles for a prior design were erected on April 14, 2025, and are substantially similar in height and locations as the current proposal; photographs can be found in Attachment B.

III. BACKGROUND

Site Characteristics and Background

The project area consists of two separate parcels. The property at 355 Linden Avenue (Parcel A) is located at the corner of Linden Avenue and Dorrance Way and is presently developed with a 2,460 square-foot two-story residential structure and a 912 square-foot detached garage. The property at 333 Linden Avenue (Parcel B) is a vacant parcel that 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, 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]

Architectural Review Board

Concept Review

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.

Preliminary Review

A formal project application for a new duplex on the site was submitted on July 13, 2023, and subsequently revised plans for a Spanish/Mediterranean style 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 with a maximum height of 24.42 feet, were submitted in December 2024. The proposal for the single-family residence received preliminary review by the ARB on May 1, 2025. At that meeting, one neighbor spoke and submitted a comment letter raising concerns about privacy, the height and size of the residence, and the architectural style. Another neighbor submitted only a comment letter with concerns about privacy and sea level rise impacts.

The ARB reviewed the design for the single-family dwelling and voted 4-0 to continue the project to a future meeting with the following comments:

- The Spanish/Mediterranean style is acceptable,
- The "muscular" massing should be scaled down to a scale similar to the residence at 355 Linden Avenue,
- The plate heights should be reduced to lower the overall height,
- Reduce the overall size of the residence,

[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/

- The floor plan should have direct access to the backyard and fewer than five bedrooms,
- Add gables and pop-outs to add articulation to the long walls, and
- With the understanding that the sycamore would be retained, a new palm should be planted on Linden Avenue to replace the palm to be removed.

The plans were revised in response to the ARB comments with the following changes:

- A Lot Line Adjustment was incorporated into the project which would reconfigure the lot line between the property at 355 Linden Avenue (which is currently an "L-shaped" parcel) and the project site to create two parallel parcels of equal size at 7,537 square-feet;
- The size of the residence was increased by 189 square feet and a new 356 square-foot covered porch was added to the rear of the residence;
- The plate heights on the second story were reduced to a range of 7.5-feet to 9.5-feet, which lowered the overall height from 24.42-feet to 23.83-feet, a reduction of seven inches;
- The floor plan was reconfigured with the main living area accessible to the backyard and now contains four bedrooms;
- Pop-outs with open gable roofs have been added to the side and rear elevations to articulate the massing;
- The design has been "softened" with more Mediterranean style details and features such as: additional arched windows, adding Santa Barbara stone accents to the front and side walls, the roof pitch on the second story was raised from 2.5:12 to 4:12, the incorporation of shallow or no roof overhangs, additional scallop details in the stucco below the areas without a roof overhang, and an additional tiled arch surround on the northern garage window;
- The second floor has been "wedding-caked" above the first floor at distances ranging from 7-feet to 2-feet on the sides and set back 18.5 feet from the front;
- The landscaping plan has been revised to include a variety of ornamental flowering shrubs and grasses, in addition to perimeter hedges and a lawn area with olive trees in the rear yard; and
- The proposal continues 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 in Attachment A, Exhibit 2).

The revised design for the single-family residence received a second preliminary review by the ARB on November 13, 2025. No public comment letters were submitted, and one member of the public spoke with concerns about the existing hedge height blocking views of the story poles, suspicions that the new residence would be a vacation rental, and the size of the proposed residence. The ARB members were generally happy with the revised design, and voted 4-0 to recommend preliminary approval to the Planning Commission with the following comments on the revised design:

- A tree should be added in the planter on the north side of the driveway;
- Additional landscaping should be added along the common property line with the adjacent residence at 355 Linden Avenue; and
- Consider a darker cream/beige stucco color, similar to the color of the stucco at Dart Coffee in Linden Square.

The plans were updated in response to the ARB comments with the following changes:

- The landscaping plan has been updated to include an olive tree and additional shrubs along the northern property line to soften views from the street; and
- The proposed color for the stucco remains Navajo White, due to the subsequent Final ARB approval of the new residence at 4949 Dorrance Way with a darker cream/beige stucco color (Greek Villa), to avoid two houses with the same color in close proximity.

Copies of the Minutes from the December 15, 2022, May 1, 2025, and November 13, 2025 ARB meetings are included in Attachment C.

Planning Commission

The Planning Commission initially reviewed the project on February 2, 2026. At that meeting, four members of the public spoke with concerns about the new residence becoming a vacation rental, safety issues with the proposed driveway on Linden Avenue, the size of the proposed residence, impacts to private mountain views, and the neighborhood compatibility of the design. One of the speakers also submitted a public comment letter which reiterated their spoken comments.

The Planning Commissioners had mixed comments on the proposal, including concerns that the proposal was too large and not compatible with the neighborhood, hesitancy about the possibility of the new residence becoming a vacation rental, reluctance to allow the removal of the iconic palm tree on Linden Avenue, and support for the proposal as a reasonable improvement on the site that would improve the quality of our housing stock. One issue that the Commissioners unanimously agreed upon was the safety concerns about the new driveway on Linden Avenue, and that the access should be relocated to Dorrance Way. After a lengthy discussion, the Commissioners voted 3-2 to continue the item with direction to the applicant to revise the project in a way that the garage would be relocated to the rear of the property with access from Dorrance Way, and that the overall footprint of the residence, as it relates to the front setback, would not substantially be changed.

A copy of the plans that were reviewed at the February 2, 2026 Planning Commission meeting can be found in Attachment D, and a copy of the minutes from that meeting are included in Attachment E.

IV. ENVIRONMENTAL

This project can be found to be categorically exempt from environmental review pursuant to Sections 15303 (new construction or conversion of small structures); 15304 (minor alterations to land); 15305 (minor alterations in land use limitations); and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). Class 3 Exemptions include, but are not limited to, the construction of a new single-family residence with a detached garage. Class 4 Exemptions allow for minor alterations to land that include grading on land with a slope of less than 10%, new landscaping, and minor trenching and backfilling where the surface is restored. Class 5 Exemptions allow for minor lot line adjustments that do not result in the creation of a new parcel. Class 32 Exemptions allow for in-fill development projects provided the project: is consistent with the applicable general plan policies and zoning regulations; the site is within city limits on a site no larger than five acres surrounded by urban uses; the site has no habitat value for rare, threatened, or endangered species; the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

The project meets the requirements for the listed Categorical Exemptions as the project includes the construction of a new single-family residence, a detached garage, associated grading (including utility trenches and over-excavation and recompaction for the foundation), landscaping improvements, and a lot line adjustment that would not create a new parcel; wherein the project is consistent with the City's General/Coastal Plan and Zoning Code, is located within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site can be adequately served by all required utilities and public services. As the project is consistent with these standards, the exemption is appropriate.

The proposed CEQA Notice of Exemption is included as Attachment F.

V. ANALYSIS

The project has been revised in response to the Planning Commission's comments with a new detached garage located at the rear of the property and access taken from Dorrance Way via a proposed 15-foot-wide easement over 355 Linden Avenue. The front of the residence remains set back 20-feet from Linden Avenue, now with a living room facing the street. The overall size of the residence was reduced by 346 square-feet with the new detached garage layout, and the number of bedrooms was reduced from five down to four. Although the size of the residence was reduced, the total overall square footage increased by 494 square feet due to the newly proposed detached three-car garage. The rear covered porch has been eliminated, and replaced with a courtyard between the residence and the detached garage. The revised proposal retains both the native sycamore tree on site and the palm street tree in front of the property.

The discussion below provides an analysis of the revised project in terms of its compliance with the development standards of Title 14, Zoning, and Title 16, Subdivisions, of the Carpinteria Municipal Code (CMC), and with the objectives and policies of the City's General Plan/Coastal Land Use Plan.

Carpinteria Municipal Code (CMC)

CMC Title 14, Zoning

A single-family residence is a permissible use in the PRD-20 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 Planned Residential Development District and other CMC requirements:

Standard	Requirement/Allowance	Proposal- 333 Linden Avenue
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

Standard	Requirement/Allowance	Proposal- 333 Linden Avenue
Side (North)	5 feet	5 feet
Side (South)	5 feet	5 feet
Rear (West)	15 feet	24.5 feet
Height	30 feet max.	24.08 feet max.
Building Coverage	50% max. (3,768 square feet)	30.2% (2,277 square feet)
Open Space & Landscaping	20% min. (1,507 square feet)	45% (3,401 square feet)
Density	20 units/acre (3 units max.)	1 unit
Parking	2 garage spaces	3 garage spaces
Driveway Width	16 feet max.	12 feet

Development Plan Approval

In order to approve a Development Plan for the project, the Planning Commission must make all of the findings for approval provided for in CMC 14.68.030, which are listed below:

a. *The proposed development is in conformance with the provisions of the applicable zoning district, Local Coastal Plan and implementation programs, and General Plan.*
b. *The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives.*
c. *The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*
d. *The proposed development will not conflict with any recorded easements acquired by the public at large for access through the property or use of the property or any easements granted to any public agency or required as a condition of approval.*
e. *The proposed development will not adversely affect necessary community services and values including but not limited to traffic circulation, sewage disposal, fire protection, water supply, and police protection.*
f. *The proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.*

Staff believes all of the necessary findings can be made. The proposed project is consistent with the type and intensity of development anticipated in urbanized areas of the City's beach neighborhood. The project is an in-fill development project resulting in the construction of a new single-family dwelling. With the approval of the requested Lot Line Adjustment, the project would be consistent with all applicable requirements of the City's General Plan/Coastal Land Use Plan and Carpinteria Municipal Code, including Title 14, Zoning. The property is not located in a flood or fire hazard zone, nor is the project located in an area encumbered with any public easements or sensitive habitats. Appropriate conditions have been included in the project conditions of approval to address parking,

geologic hazards, construction noise, water quality, risk of future sea level rise, and air quality considerations. Additional supporting evidence is provided in the Findings for Approval, included as Attachment A, Exhibit 1 to this report.

Demolition of the Detached Garage at 355 Linden Avenue

The rear wall of the existing detached 912 square-foot garage at 355 Linden Avenue encroaches approximately six inches onto the property at 333 Linden Avenue. During the project review, the applicant team opted to demolish the garage instead of including a re-alignment of that section of the common property line with the Lot Line Adjustment proposal. In the future, under a separate permit application, the applicant team plans to make improvements to the property at 355 Linden Avenue which will likely include a new garage structure. The demolition of the garage, which would result in no covered parking onsite, is permissible under the provisions of AB 2097, which eliminates the requirement for dedicated onsite parking spaces for residential uses within one-half mile of the Amtrak Station. As such, the State law with California Coastal Commission support, supersedes the CMC requirements for residential parking spaces.

CMC Title 16, Subdivision Requirements

Title 16 of the Carpinteria Municipal Code (CMC) regulates land subdivisions, mergers, and lot line adjustments in conformance with the California Subdivision Map Act. For the proposed lot line adjustment, neither a tentative or final parcel map is required pursuant to the exception listed in CMC §16.12.010.E, which states, "A lot line adjustment between two or more existing adjacent parcels [is exempt from the requirements of this Title], where the land taken from one parcel is added to an adjacent parcel, and where a greater number of parcels than originally existed is not thereby created, provided the lot line adjustment is approved by the planning commission." The proposed lot line adjustment meets this exception as it would result in 2,250 square feet of land taken from the 355 Linden Avenue parcel and added to the adjacent 333 Linden Avenue parcel, and the properties would remain as only two legal lots. The parcel at 355 Linden Avenue would decrease in size from 9,787.5 square feet to 7,537.5 square feet, and the parcel at 333 Linden Avenue would increase in size from 5,287.5 square feet to 7,537.5 square feet. Thus, the lot line adjustment would result in two equally sized parcels that conform to the current 7,000 square-foot minimum lot size for a residential parcel.

Additionally, the maximum density allowed for both parcels combined would remain at a total of six units. The maximum density in the PRD-20 zone district is 20 units per acre. Presently, the 9,787.5 square-foot parcel at 355 Linden Avenue could contain up to four units, and the 5,287.5 square-foot parcel could contain up to two units, for a total of six units. The lot line adjustment would result in two 7,537.5 square-foot parcels, which could contain up to three units each, for a total of six units. As such, the lot line adjustment would not increase the total allowed density.

For more detail, see the attached Lot Line Adjustment Site Plan and Exhibit included in Attachment A, Exhibit 2.

General Plan/Coastal Land Use Plan

The project site has a General Plan/Coastal Land Use Plan designation of Medium Density Residential (MDR) and is within Design Subarea 1 (Beach Neighborhood) of the Community Design Element and is subject to the following policies:

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 three 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.

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 revised proposal eliminates the driveway that would have backed-out onto Linden Avenue, thus retaining the existing pedestrian and vehicular traffic patterns on Linden Avenue. The new driveway access from

Dorrance Way would result in head-out egress onto a less busy street, which would allow better visibility for pedestrians and traffic safety.

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 in Attachment A, Exhibit 2). The recommendations included in the Tree Protection Plan have been incorporated into the project conditions of approval. Likewise, the revised proposal to locate the garage at the rear of the lot and take access from Dorrance Way would allow the existing palm tree along the Linden Avenue frontage to remain in place. While not native, these trees are important to the character and visual setting of Linden Avenue through the downtown and beach neighborhood.

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.

Noise Element

Policy N-5c: *The City will require that construction activities employ techniques that minimize the noise impacts on adjacent uses.*

The City's standard conditions relating to construction timing and noise attenuation have been included in the attached recommended Conditions of Approval (Attachment A, Exhibit 3).

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 (355 Linden Avenue). The size, massing, and height of the proposed residence is comparable to other newer 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.

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, doors, 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 revised layout relocated the garage to the rear of the property, so the garage would no longer be highly visible from the street and there would no longer be a driveway interrupting the sidewalk in this area. The low 3.5-foot-tall stucco wall along the property's frontage could provide some physical buffering from the highly trafficked Linden Avenue right-of-way.

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 on the front of the residence near the pathway to the entrance. Additionally, hanging lantern-style exterior lights and landscaping pathway lights are proposed for the new residence, as shown on the colors and materials board and on Sheet A6.0 of the plans in Attachment A, Exhibit 2. The specifications for the exterior light fixtures would be reviewed during Final ARB review 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 residence design would be articulated with plate heights ranging from 7.5- to 9.5-feet, a combination of gable, hip, and shed roofs, with portions of the elevations "popped-out" and stepped back in various locations. The second story balconies add further depth to the proposal. A 3.5-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 a "boxy" building design. The project has been redesigned in response to the Planning Commissions previous comments with a detached three-car garage at the rear of the property, with access from Dorrance Way. As such, the project now complies with Implementation Policy 4, above.

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 in Attachment A, Exhibit 2.

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 proposed size, bulk, and scale of the revised residence appear to be generally similar to and compatible with surrounding newer homes and buildings in the Beach Neighborhood, and the second story plate heights and overall height have been reduced to better relate to the immediately adjacent residences. The Spanish/Mediterranean architectural style is not common in the Beach Neighborhood, however the variety of architectural styles, massing, and colors/materials 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 4: *For single family dwellings, the second story should comprise not more than 40% of the total building square footage (including garages).*

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 proposal complies with DG 4 with the second story at 35.3% of the total square footage. 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 24.08-feet, so the proposal is compliant with DG 7.

DG 10: *Building facades longer than 20 feet should incorporate design features such as large, r 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, a stone wrap around the front of the residence, stone accent walls, and wooden trellis accents. The façades of the detached garage would be articulated with wooden garage doors, windows, doors, and an accent stone wrap around the base. 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 proposed roof incorporates front-and rear-facing gables, small open gables over the pop-outs along the sides, and a shed roofs above the front living room and primary

bath windows. The detached garage would have a hipped roof. These variations break up the roof mass and appear to comply with the intention of 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 in Attachment A, Exhibit 2.

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 proposed 3.5-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. The former garage area at the front of the residence has been repurposed as a living room with a large bank of windows facing the street, and features a large balcony above on the second floor. The main entry to the home faces Linden Avenue, but is set back farther into the lot interior and accessed by a decorative walkway from the front door.

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.*

As discussed above, the project has been redesigned with a detached three-car garage located at the rear of the property with access via an easement from Dorrance Way, as preferred by DG 17. The garage has been designed with three separate wooden doors and a stone wrap around the base to break up the elevation. The garage wall that faces the residence would have two sets of sliding doors. The roof over the garage and sliding doors would be detailed with exposed wooden beams, rafter tails, and supports. These elements enhance the aesthetics of the detached garage as described in DG 18, above, and architecturally relate to the design and detailing of the primary residence.

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 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 living room 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 front second story balcony would overlook the front entry and would be set back approximately 60-feet from the nearest adjacent neighbor, so minimal privacy impacts are anticipated. Lastly, the rear second story balcony would overlook the courtyard, detached garage, and rear driveway.

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 a portion of the front yard, north side pathway, courtyard, and driveway areas. The front walkway, balance of the front yard, and south side pathway would be flagstone. The area near the trunk of the sycamore tree, would be gravel mulch. Landscaping includes fruitless olive trees with flowering shrubs and grasses in the front, side hedges, fruitless olive trees with planters in the courtyard, and a ribbon driveway. Shrubs would be planted around the perimeter of the site with planters in front of the wall 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 3.5-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. 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 proposed plans show a sconce and specify hanging-lantern fixtures and pathway lights to provide exterior lighting. The proposed conditions of approval require that the ARB review the specifications for the proposed exterior lighting for compliance with the above measure and the City's general night-sky friendly lighting policies.

Housing Element

Program Category #1. *Make Sites Available to Accommodate the RHNA.*

Goals:

- *Maintain an adequate supply of appropriately zoned land and take all necessary actions to support the production of at least 901 housing units in the City to accommodate the RHNA allocation for the 2023-2031 period.*
- *Maintain a jobs-housing balance or ratio within the 0.75 to 1.25 range suggested by the Santa Barbara County Association of Governments.*

Policies:

- *Adequate Sites: Provide and maintain sufficient sites in the General Plan and Zoning Code and associated Land Use and Zoning Maps to accommodate the housing needs allocated to the City in the Regional Housing Needs Allocation (RHNA) Plan.*
- *Housing Types: In the General Plan and implementing ordinances, provide for a mix of housing types consistent with the City's needs, including single-family detached and multi-family housing.*
- *Accessory Dwelling Units: Promote the development of ADUs consistent with State law and City regulations.*
- *Public Services and Facilities: Ensure that public services and facilities have the capacity to support the need for the new residential development allocated to the City by the RHNA Plan.*

The proposal would provide a four-bedroom single-family dwelling, which is one of the types of housing that has been identified as needed within the City. The project would result in a gain of one new housing unit for the RHNA.

VI. DEVELOPMENT IMPACT FEES

A series of ordinances and resolutions adopted by the City Council require the payment of various development impact fees (DIFs). If the project were approved as submitted, it would be subject to the fees as shown in the following tables. The amounts shown are estimates only. The actual amounts will be calculated in accordance with the fee resolutions in effect when the fees are paid. The fees are updated annually in July.

The developer of a project that is required to pay development impact fees may apply to the City Council for a reduction, adjustment or waiver of any of those fees based on the absence of any reasonable relationship or nexus between the impacts of the proposed development and either the amount of the fee(s) charged or the type of facilities to be financed. The application must be in writing and must be submitted to the city clerk either ten days prior to the public hearing on the development permit for the project, or if no development permit is required, at the time of building permit application.

Estimated Development Impact Fees

For one new single-family residential unit, based on 3,520 square-feet of new habitable area.

Fee Type	Fee Per Square-Foot Unless noted otherwise	Total Fee
Streets and Thoroughfares	$0.12	$422.40
Highway Interchanges & Bridges	$1.68	$5,913.60
Traffic Control Facilities	$0.20	$704.00
General Facilities & Equipment	$0.95	$3,344.00
Storm Drainage Facilities	$1.78	$6,265.60
Quimby/Parkland Acquisition	n/a	n/a
Parks and Recreational Facilities	$5.63	$19,817.60
Aquatics Facilities	$0.34	$1,196.80
TOTAL DIFs		**$37,664.00**

Other Estimated Fees

Fee Type	Fee Per Unit Unless noted otherwise	Total Fee
Carp.-Summerland Fire District		
Fire Mitigation Fee	$3,261.59	$3,261.59
Fire Protection Certificate	$229.00	$229.00
Carpinteria Sanitary District		
Development Impact Fee	$6,746.00	$6,746.00
Sewer Service Charge	$800.70/unit/yr.	$800.70/yr.
School District		
Residential (habitable area)	$3.48/sq. ft.	$12,249.60
New Construction Tax	$500.00	$500.00
Landscape Bond	$500.00 or $0.03/sq. ft.	$500.00
TOTAL Other Fees		**$24,286.89**

VII. ACTION OPTIONS

1. Adopt Resolution No. PC-26-001, thereby approving Project 23-2232-DP/LLA/CDP/ARB to construct a new 3,520 square foot two-story single-family residence with a detached 840 square foot three-car garage and adjust the lot line with the adjacent property at 355 Linden Avenue; and accept the CEQA Notice of Exemption; and adopt the Findings for Approval in Attachment A, Exhibit 1 and Conditions of Approval as proposed in Attachment A, Exhibit 3. (Staff's recommendation)

2. Direct the applicant to prepare project revisions and return to the next Commission meeting.

3. Conceptually deny the project as proposed. Direct staff to return with findings for denial to the Planning Commission's next meeting.

VIII. ATTACHMENTS

Attachment A Resolution PC-26-001
Exhibit 1 – Findings for Approval
Exhibit 2 – Plan Set
Exhibit 3 – Recommended Conditions of Approval
Attachment B Story Pole Photographs
Attachment C Minutes from the December 15, 2022, May 1, 2025, and November 13, 2025 ARB Meetings
Attachment D Architectural Plans from the February 2, 2026 Planning Commission Meeting (Superseded)
Attachment E Minutes from the February 2, 2026 Planning Commission Meeting
Attachment F CEQA Notice of Exemption

Attachment A
Resolution PC-26-001

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

May 4, 2026

RESOLUTION NO. PC-26-001

A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION APPROVING A DEVELOPMENT PLAN, LOT LINE ADJUSTMENT, AND COASTAL DEVELOPMENT PERMIT FOR PROJECT 23-2232-DP/LLA/CDP/ARB FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH A DETACHED GARAGE, AND ADJUST THE LOT LINE WITH THE ADJACENT PROPERTY AT 355 LINDEN AVENUE. THE PROJECT IS LOCATED AT 333 & 355 LINDEN AVENUE (APNs 003-440-027 & -028), REQUESTED BY DYLAN CHAPPELL.

WHEREAS, the Carpinteria Planning Commission has considered an application for a Development Plan, Lot Line Adjustment, and Coastal Development Permit filed by Dylan Chappell, Architect, on behalf of Peter and Barbara Coeler on July 13, 2023, to construct a new 3,520 square foot two-story single-family residence with a detached 840 square foot two-car garage and adjust the lot line with the adjacent property at 355 Linden Avenue; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on February 13, 2025; and

WHEREAS, the City of Carpinteria Architectural Review Board considered the proposed project at their December 15, 2022, May 1, 2025, and November 13, 2025 meetings, wherein the project was recommended for preliminary approval; and

WHEREAS, the Planning Commission conducted a public hearing and received evidence regarding the application, and requested revisions to the project on February 2, 2026; and

WHEREAS, the Planning Commission has conducted a noticed public hearing and received evidence regarding the application for the Development Plan, Lot Line Adjustment, and Coastal Development Permit; and

WHEREAS, the project is categorically exempt from the California Environmental Quality Act under Guidelines Sections 15303 (new construction or conversion of small structures); 15304 (minor alterations to land); 15305 (minor alterations in land use limitations); and 15332 (in-fill development projects); and

WHEREAS, the Planning Commission has reviewed the policies of the General Plan/Coastal Land Use Plan and the Zoning Code standards that are relevant to the project.

NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The Development Plan, Lot Line Adjustment, and Coastal Development Permit are approved, making the Findings for approval outlined in Exhibit 1;

2. The Notice of Exemption prepared for the project is accepted as having satisfied the requirements of CEQA; and

3. The Development Plan, Lot Line Adjustment, and Coastal Development Permit consistent with the plans shown in Exhibit 2 are approved subject to the project conditions of approval set forth in Exhibit 3.

PASSED, APPROVED AND ADOPTED this 4th day of May 2026, by the following called vote:

AYES: Commissioners:

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

_____
John Moyer, Chair

ATTEST:

_____
Nick Bobroff, Secretary

I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the Planning Commission of the City of Carpinteria held the 4th day of May 2026.

Attachment A
Exhibit 1:
Findings for Approval

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

May 4, 2026

ATTACHMENT A
EXHIBIT 1: FINDINGS FOR APPROVAL

CITY OF CARPINTERIA PLANNING COMMISSION HEARING
PROJECT NO. 23-2232-DP/LLA/CDP/ARB
MAY 4, 2026

COELER NEW RESIDENCE & LOT LINE ADJUSTMENT
333 & 355 LINDEN AVENUE

REQUESTED BY DYLAN CHAPPELL

FINDINGS PURSUANT TO GOVERNMENT CODE, LOCAL COASTAL PLAN, GENERAL PLAN, AND TITLE 14 OF THE CARPINTERIA MUNICIPAL CODE

1.0 Administrative Findings

The Planning Commission hereby incorporates by reference as though set forth in full all Community Development Department staff reports and attachments thereto presented to the Planning Commission and all comments made or received either orally or in writing at the public hearings on this project.

1.1 Procedures

Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City's Local Coastal Program, it has been found that the process for public review of the subject Development Plan and Local Coastal Development Permit has been properly conducted as follows:

a. An application for a Development Plan, Lot Line Adjustment and Coastal Development Permit was submitted on July 13, 2023, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on February 13, 2025. Said application and all related material have been available for public review at City offices since the date of submittal.

b. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's Local Coastal Program Land Use Plan, the Interpretive Guidelines of the Coastal Commission and the California Coastal Act.

c. The project has been reviewed by the City's Architectural Review Board at duly noticed public meetings which included, but is not limited to, mailed notice to all property owners within 300 feet and occupants within 100 feet of the subject property.

d. The project has been reviewed by the City's Planning Commission at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners within 300 feet and all occupants within 100 feet of the subject property and publication in the local newspaper, the Coastal View News.

1.2 California Environmental Quality Act

The Planning Commission finds that the project is categorically exempt from the California Environmental Quality Act pursuant to Sections 15303 (new construction or conversion of small structures); 15304 (minor alterations to land); 15305 (minor alterations in land use limitations); and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act as the project includes only the construction of a new single-family dwelling with a detached garage, associated grading and landscaping, and a minor lot line adjustment that does not result in the creation of a new parcel, on a lot in an urbanized part of the City with no habitat value and with access to all necessary services and utilities.

1.3 Development Plan Findings

Pursuant to Carpinteria Municipal Code §14.68.030(9), the Planning Commission shall determine that all of the following criteria have been met prior to approving or approving with conditions a Development Plan:

1. *The proposed development is in conformance with the provisions of the applicable zoning district, Local Coastal Plan and implementation programs, and General Plan.*

   As presented in the staff report prepared for the Planning Commission hearing of May 4, 2026, and herein incorporated by reference, the project involves the construction of a new two-story single-family dwelling with a detached garage pursuant to Chapter 14.14, Planned Residential Development (PRD), and a minor lot line adjustment pursuant to Title 16, Subdivisions, of the City's Municipal Code. The project has also been found to be consistent with the General Plan's applicable Land Use and Community Design Element Objectives and Policies in that the project involves the construction of a new single family dwelling and that fits within the "small beach town" character of the neighborhood and the established surrounding development pattern relative to architectural style, overall size and scale, front setback distances, its pedestrian-scaled design and its decorative architectural elements consistent with the Spanish/Mediterranean style. The project has also been found to be consistent with the applicable objectives and policies of the Circulation, Open Space, Recreation, & Conservation, Safety, Noise, and Housing Elements.

2. *The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives.*

The subject parcel is not located within a known geologic, floodplain, or fire hazard zone. The property is not in an area presently subject to the requirements of the City's Interim Sea Level Rise Guidance document for new- or re-development. The proposed density is within the limits defined within the City's zoning district and land use designation.

3. *The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

   The site does not contain any environmentally sensitive habitat area nor does the project have the ability to impact fish or wildlife as it involves the construction of one new residential unit within a developed urban neighborhood. An existing native sycamore tree would be preserved on the project site. There are no known other sensitive resources, native vegetation or specimen trees that would be impacted as a result of this project. Appropriate conditions of approval are included to address and avoid potential construction-related impacts to air quality, water quality, and noise. A condition has also been included requiring adherence to the requirements of the Tree Protection Plan for the preserved-in-place sycamore tree.

4. *The proposed development will not conflict with any recorded easements acquired by the public at large for access through the property or use of the property or any easements granted to any public agency or required as a condition of approval.*

   There are no known recorded easements on the property for public access or public utilities. No new public easements are required of the project as a condition of approval. A new private non-exclusive access easement is proposed to provide access from Dorrance Way to the new residence. The project has been reviewed and conditionally approved by the Carpinteria-Summerland Fire Protection District, Carpinteria Sanitary District and Carpinteria Valley Water District.

5. *The proposed development will not adversely affect necessary community services and values including but not limited to traffic circulation, sewage disposal, fire protection, water supply, and police protection.*

   The project does not have the potential to adversely affect these services in that these services are currently available to the property and for the surrounding residences located throughout the neighborhood. The proposed new single-family residence would not place an additional demand on community services significant enough to adversely affect the availability of these services. Agencies potentially affected by this project have been notified and have indicated an ability to serve the project.

6. *The proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.*

The project involves the construction of a new single-family residence with a detached garage within an urbanized, residential part of the City. The proposed structure is compatible with the surrounding development in terms of size, bulk, scale, architectural style and placement on the lot and with the City's desire to preserve and enhance the "small beach town" character of the Downtown Beach Neighborhood as noted in the staff report presented to the Planning Commission, dated May 4, 2026. The demolition of the detached garage at 355 Linden Avenue to remedy the encroachment onto the property at 333 Linden Avenue is permissible under the provisions of AB 2097, and the area of the demolished garage would remain as an open area for onsite uncovered parking.

1.4 Lot Line Adjustment Finding

Pursuant to the Subdivision Map Act and Title 16 of the Carpinteria Municipal Code, it has been found that the Lot Line Adjustment requested may be issued based on the following finding:

1. *A lot line adjustment between four or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created, if the lot line adjustment is approved by the local agency, or advisory agency. A local agency or advisory agency shall limit its review and approval to a determination of whether or not the parcels resulting from the lot line adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances. An advisory agency or local agency shall not impose conditions or exactions on its approval of a lot line adjustment except to conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities, infrastructure, or easements. No tentative map, parcel map, or final map shall be required as a condition to the approval of a lot line adjustment. The lot line adjustment shall be reflected in a deed, which shall be recorded. No record of survey shall be required for a lot line adjustment unless required by Section 8762 of the Business and Professions Code.*

   The proposed lot line adjustment is between two legal lots and would result in 2,250 square feet of land taken from the 355 Linden Avenue parcel and added to the adjacent 333 Linden Avenue parcel, and the properties would remain as only two legal lots. The parcel at 355 Linden Avenue would decrease in size from 9,787.5 square feet to 7,537.5 square feet, and the parcel at 333 Linden Avenue would increase in size from 5,287.5 square feet to 7,537.5 square feet. The adjusted parcels would be consistent with the City's Local Coastal Plan/General Plan and the Carpinteria Municipal Code. Therefore, this finding can be made.

1.5 Coastal Development Permit Finding

Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City's Local Coastal Program, it has been found that the permit requested may be issued based on the following findings:

1. *The proposed development is in conformity with the City's certified Local Coastal Program.*

   The project involves the construction of a new two-story single-family dwelling with a detached garage pursuant to Chapter 14.14, Planned Residential Development, and a minor lot line adjustment pursuant to Title 16, Subdivisions, of the City's Municipal Code. Based on the City's Coastal Land Use Plan (CLUP), this type of use has been anticipated.

   An analysis of the project's conformity with the Objectives and Policies of the City's certified Local Coastal Program is presented in the staff report prepared for the Planning Commission hearing of May 4, 2026, and herein incorporated by reference. The Land Use and Community Design Elements of the City's General Plan encourage new development that is compatible with the existing surrounding development and maintains and enhances the City's "small beach town" charm. Consistent with the applicable objectives and policies of the General Plan, the residence would be of a size, scale, architectural style, layout, and placement on the lot that fits the desired vision for the Downtown Beach Neighborhood. The project has also been found to be consistent with the applicable objectives and policies of the Circulation, Open Space, Recreation, & Conservation, Safety, Noise, and Housing Elements of the City's General Plan/Coastal Land Use Plan. Therefore, this finding can be made.

Attachment A
Exhibit 2:
Reduced Plan Set

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

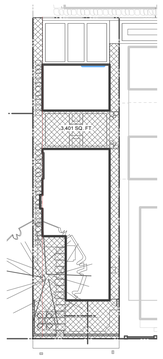
May 4, 2026

333 LINDEN AVE

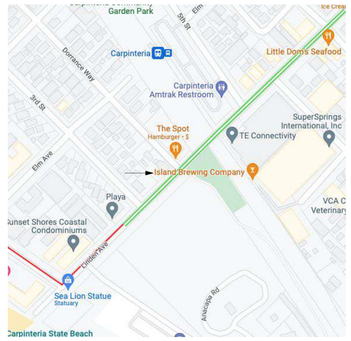
BIRDSEYE VIEW

FEMA FIRM

OPEN SPACE DIAGRAM



VICINITY MAP



GOVERNING AGENCY

CITY OF CARPINTERIA

PROJECT INFORMATION

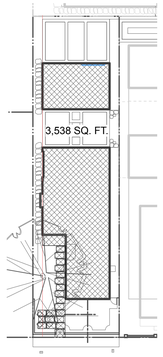
PROJECT ADDRESS	333 LINDEN AVE CARPINTERIA, CA 93013	
ASSESSOR'S PARCEL NUMBER	003-440-028	
LOT AREA	7,537.5 SQ. FT.	30%
ZONE	PRD-20	
OCCUPANCY	R-3, U	
BUILDING TYPE	SFR	
CONSTRUCTION TYPE	V-B	
FIRE HAZARD	NO	
FIRE SPRINKLERS REQUIRED	YES	
GENERAL PLAN		
FLOOD ZONE DESIGNATION	X	
SLOPE	2%	
STORMWATER MANAGEMENT PLAN		
MAX BUILDING HEIGHT	30'	
PROPOSED BUILDING HEIGHT	24'-1"	3"

SETBACKS FRONT: 50' FROM CL OF STREET or 20', SIDE 5' REAR: 15'

PARKING 3 GARAGE SPACES PROVIDED

ARTISTIC RENDERING

IMPERVIOUS DIAGRAM



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 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** 12716 RIVERSIDE DRIVE VALLEY VILLAGE, CA 91607
ARCHITECT	**DYLAN CHAPPELL** DYLAN CHAPPELL ARCHITECTS PO BOX 8291 MAMMOTH LAKES, CA 93546

PROJECT AREAS

SQUARE FOOTAGE	**EXISTING (SF)**		**PROPOSED (SF)**	
	NET	**GROSS**	**NET**	**GROSS**	
1ST FLOOR [LC]			2,277		332
2ND FLOOR			1,243		171
HOUSE TOTAL			**3,520**		161
ATTACHED GARAGE [LC]			0		432
DETACHED GARAGE			840		840
1ST FLOOR COVERED PORCH			0		356
2ND FLOOR BALCONIES			463		5
LOGGIA [LC]			0		75
OVERALL SIZE OF FRONT STRUCTURE					
FRONT GARAGE DESIGN			3,791		
REAR GARAGE DESIGN			3,520		271

LOT COVERAGE DATA	**PROPOSED (SF)**		
SITE	7,537.5	100%	
BUILDING FOOTPRINT (LOT COVERAGE)	2,350	31%	2%
MAX LOT COVERAGE ALLOWED	3,769	50%	
HARDSCAPE (IMPERVIOUS)	0	0%	
LANDSCAPE	3,063	41%	
PERMEABLE PAVERS	1,963	26%	
COMMON OPEN SPACE PROVIDED	3,401	45%	18%
COMMON OPEN SPACE REQUIRED	1,507	20%	

GRADING STATS:
REQUIRED BY OVER EXCAVATION AND RECOMPACTION
667 CY CUT, 667 CY FILL, 67 CY IMPORT

SCOPE OF WORK

A NEW TWO STORY SFR OF 3,520 SQ. FT. WITH A DETACHED THREE CAR GARAGE OF 840 SQ. FT. THERE WILL BE ELECTRICAL, MECHANICAL, PLUMBING AND SITE WORK.

SHEET INDEX

GENERAL

G1.0	TITLE SHEET
G2.0	SITE PHOTOS
TPPO.O	TREE PROTECTION PLAN

CIVIL

C0.0	SURVEY

ARCHITECTURAL

A1.0	SITE PLAN
A2.0	1ST FLOOR PLAN
A2.1	2ND FLOOR PLAN
A2.2	ROOF PLANS
A3.0	ELEVATIONS
A4.0	SECTIONS
A6.0	DETAILS

LANDSCAPE

L1.0	LANDSCAPE PLAN

STORMWATER

Stormwater Control Plan for Small (Tier1) Projects

Tier 1 Stormwater Control Plan Project Data

[Complete all fields]

Project Name / Case File Number	333 LINDEN AVE
Project Location [Street Address if available, or intersection and/or APN]	333 LINDEN AVE. 003-440-028
Name of Owner or Developer	PB LIVING TRUST
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	**SFR**
Total New Impervious Surface Area (square feet) [Sum of currently pervious areas that will be covered with new impervious surfaces]	3,280
Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surfaces.]	**0**
Total Pre-Project Impervious Surface Area	0
Total Post-Project Impervious Surface Area	3,280
Runoff Reduction Measure(s) Selected (Check one or more)	❑ 1. Disperse runoff from roofs or pavement to vegetated area ❑ 2. Permeable pavement ❑ 3. Cisterns or Rain Barrels ❑ 4. Bioretention Facility or Planter Box

Stormwater Control Plan for Small (Tier1) Projects

Measure 2: Permeable Pavement

Permeable pavements may include pervious concrete, pervious asphalt, porous pavers, crushed aggregate, open pavers with grass or plantings (turf block), open pavers with gravel, or sedal pavers with open (non-grouted) joints.

Show on your site plan:

❑ Location, extent and types of pervious pavements.

Confirm the following standardsare met:

❑ No erodible areas drain on to permeable pavement.

❑ Subgrade compaction is minimal.

❑ Reservoir base course is of open-graded crushed stone. Base depth (3" or more) is adequate to retain rainfall and support design loads (more depth may be required).

❑ No subdrain is included or, if a subdrain is included, outlet elevation is a minimum of 3 inches above bottom of base course.

❑ Subgrade is level and slopes are not so steep that subgrade is prone to erosion.

❑ Rigid edge is provided to retain granular pavements and unit pavers.

❑ Solid unit pavers, if used, are set in sand or gravel with minimum 3/8 inch gaps between the pavers. Joints are filled with an open-graded aggregate free of fines.

❑ Permeable concrete or porous asphalt, if used, are installed by industry-certified professionals according to the vendor's recommendations.

❑ Selection and location of pavements incorporates Americans with Disabilities Act requirements (if applicable), site aesthetics, and uses.

❑ Additional comments:_____

Check with local Fire Department for applicability criteria using permeable pavement.

FIRE DEPARTMENT NOTES

14.14.060 - BUILDING SETBACKS.

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 FEE

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

(ORD. 315 § 1 (PART), 1981)

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), 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(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 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 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 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 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.

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

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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C31307
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR
333 LINDEN AVE
CARPINTERIA, CA 93013
-
PLANNING COMMISSION SET 03-23-2026

REVISION

NO	DESCRIPTION	DATE

TITLE SHEET

G1.0

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

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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-31,357
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

PLANNING COMMISSION SET 03-23-2026

△ REVISION

NO	DESCRIPTION	DATE

SITE PHOTOS

G2.0

City of Carpinteria Tree Protection Guidelines

Any encroachment within the dripline of native trees shall adhere to the following standards:

i. Any paving shall be of pervious material (gravel, brick without mortar or turf block).

ii. Any trenching required within the dripline of a protected tree shall be done by hand.

iii. Any roots one inch in diameter or greater encountered during grading or trenching shall be cleanly cut and sealed.

h. All trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction.

i. 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.

j Only trees designated for removal on the approved Tree Protection Plan shall be removed.

k. Any native trees which are removed, relocated and/or damaged (including any encroachment into the dripline) shall be replaced onsite on a 10:1 basis with saplings grown from seed obtained from the same watershed as the project site. Where necessary to remove a tree that is feasible to replant, trees shall be boxed and replanted. A drip irrigation system with a timer shall be installed. Trees shall be planted prior to issuance of occupancy clearance and irrigated and maintained until established (five years). The plantings shall be protected from predation by wild and domestic animals and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period. Rodenticides containing any anticoagulant compounds (including, but not limited to, Vy'arfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.

TREE PROTECTION NOTES:

1. FENCE OFF ALL TREES FROM CONSTRUCTION AT THE CRITICAL ROOT ZONE OR WHERE PRACTICAL WITH 6' CONSTRUCTION FENCING. SIGNS STATING "TREE PROTECTION AREA" AT 15-FOOT INTERVALS MUST BE SHOWN ON FENCE AND INSTALLED ON THE PROJECT SITE PRIOR TO AND THROUGHOUT ALL DEMOLITION ACTIVITIES.

2. NO ACTIVITIES OR STORAGE OF CONSTRUCTION MATERIALS SHALL BE ALLOWED WITHIN THE FENCED AREAS UNLESS APPROVED BY ARBORIST.

3. ANY ROOT DISTURBANCE TO ANY OF THE PROTECTED TREES SHALL BE DONE BY HAND AND THE PROJECT ARBORIST NOTIFIED. ANY ROOTS LARGER THAN 3 INCHES IN DIAMETER THAT NEED TO BE SEVERED SHALL BE REPORTED TO AND INSPECTED BY THE ARBORIST PRIOR TO SEVERING.

4. ALL ROOTS ENCOUNTERED SHALL BE CUT CLEANLY WITH A SHARP SAW TO ALLOW FOR NEW ROOT REGENERATION, BACKFILLED IMMEDIATELY OR KEPT MOIST TO PREVENT DRYING OUT AND DYING.

5. COMPACTION OF THE ROOT ZONE SHALL BE AVOIDED BY SPREADING 3-4" OF MULCH. IF NECESSARY PLYWOOD OR EQUIVALENT SHALL BE PLACED ON TOP.

6. DURING HOT, DRY PERIODS THE FOLIAGE MAY NEED TO BE WASHED WITH HIGH PRESSURE WATER TO REMOVE CONSTRUCTION DUST.

7. PROJECT ARBORIST SHALL BE NOTIFIED PRIOR TO ANY ACTIVITIES WITHIN THE CRITICAL ROOT ZONE.

8. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED OR OPERATED WITHIN THE PROTECTED AREA. NO FILL SOIL, ROCKS OR CONSTRUCTION MATERIALS SHALL BE STORED OR PLACED WITHIN THE PROTECTED AREA.

9. NEW UTILITIES SHALL BE LOCATED WITHIN ROADWAYS, DRIVEWAYS OR A DESIGNATED UTILITY CORRIDOR SUCH THAT IMPACTS TO TREES ARE MINIMIZED.

10. GRADING AND CONSTRUCTION SHALL BE LOCATED OUTSIDE OF THE TREE PROTECTION ZONE OF ALL PROTECTED TREES UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY ARBORIST. THE PROJECT ARBORIST SHALL NOTIFY THE COUNTY ARBORIST IF THERE IS A DESIRE TO ENTER THE TREE PROTECTION ZONE FOR THIS PURPOSE.

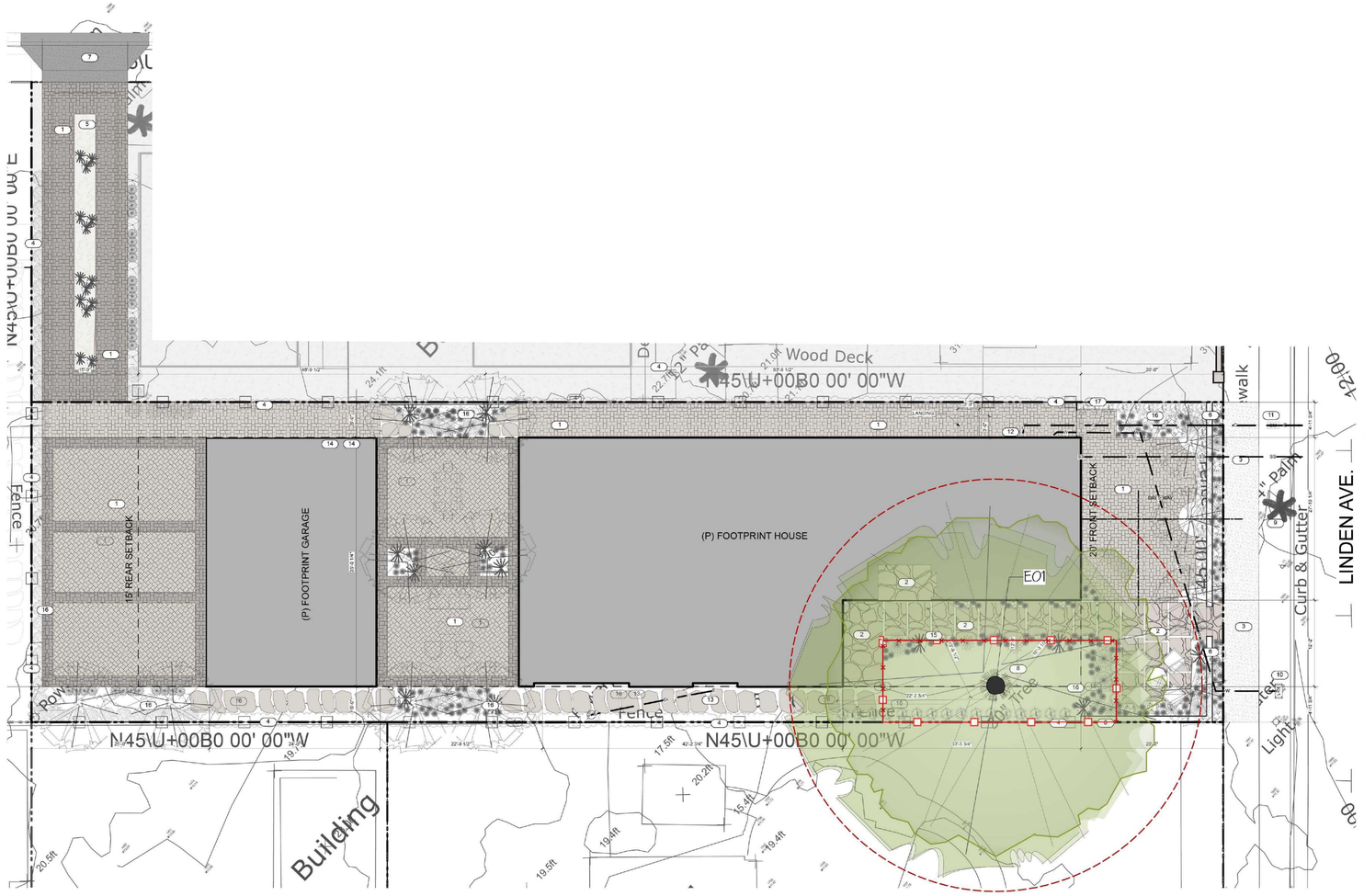
11. ANY ENCROACHMENT WITHIN THE TREE PROTECTION ZONE SHALL ADHERE TO THE FOLLOWING STANDARDS:
    A. ANY PAVING SHALL BE OF PERVIOUS MATERIAL (GRAVEL, BRICK WITHOUT MORTAR OR TURF BLOCK).
    B. ANY TRENCHING REQUIRED WITHIN THE TPZ SHALL BE DONE BY HAND.
    C. ANY ROOTS ONE INCH IN DIAMETER OR GREATER ENCOUNTERED DURING GRADING OR TRENCHING SHALL BE CLEANLY CUT. NO SEALING OF ROOTS WILL BE ALLOWED. ROOTS SHALL BE CUT BACK TO A LATERAL WHENEVER POSSIBLE.

12. DRAINAGE PLANS SHALL BE DESIGNED SO THAT TREE TRUNK AREAS ARE PROPERLY DRAINED TO AVOID PONDING.

13. ONLY TREES DESIGNATED FOR REMOVAL ON THE APPROVED TREE PROTECTION PLAN SHALL BE REMOVED.

14. ANY PROTECTED TREES THAT ARE REMOVED SHALL BE REPLACED.

15. TREES TO BE RELOCATED AND THAT ARE DAMAGED SHALL BE REPLACED.



SITE PLAN 1 — SCALE 1/8" = 1'-0" — feet 0 4 8 16 — NORTH

Existing Tree Report											
ID	Botanical Name	Common Name	Average Spread	Height	DBH (Inches)	No. of Stems	Condition	Action	Vigour	% CRZ Encroachment	Date Assessed
E01	Platanus racemosa	Western Sycamore	480"	780"	29.9 Inches	1	Average	Retain	Average	47%	10/11/2024

LEGEND:

TREES TO BE REMOVED X

(T.P.Z.) TREE PROTECTION ZONE

TREE PROTECTION FENCING

DIGALERT

NOTES:
- ALL TREE PROTECTION INFORMATION PROVIDED BY BILL MELLETT, CERTIFIED ARBORIST #WE-7619A.

NOTE:
- TREE TO BE PRUNED AND MAINTAINED 3' CLEAR OF ALL STRUCTURES.

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

NOTES
1. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the Landscape Architect prior to the commencement of work.
2. Contractor to review all specifications prior to commencement of work.
3. Landscape construction documents based on site plan provided by Chappell Architecture on 11/8/2024.

TREE PROTECTION PLAN

SCALE: 1/8" = 1'-0" — 0 8' 16' 24'

SUBMITTAL SET

All design, ideas, arrangements, and plans indicated by these drawings and specifications are the property and copyright of Bill Mellett Design and shall not/or be used on any other work, nor be disclosed to any other person for any use whatsoever without written permission.

REVISIONS
- 07/12/2025
- 03/05/2026

BMD

DESIGNED BY BILL MELLETT #4464 LANDSCAPE ARCHITECT CALIFORNIA STATE OF CA 03/31/2026

SHEET TITLE: TREE PROTECTION PLAN

PROJECT: MANCIRAS RESIDENCE
333 LINDEN AVENUE
CARPINTERIA, CA 93013

BILL MELLETT DESIGN
LANDSCAPE ARCHITECTURE
P.O. BOX 104
CUAL, CA 93924
BILL MELLETT DESIGN IS A DIVISION OF ENCINO HILL INC.
(805) 450-9168
SMUD.A.COM

DATE: 11/26/2024
SCALE: AS SHOWN
DRAWN: WLM
JOB: 24158
SHEET: TPP0.0
01 of 00 Sheets

EXHIBIT "A"

LOT LINE ADJUSTMENT

LEGAL DESCRIPTION

PARCEL A

Lot 1 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.

Together with the north half of Lot 5 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.

PARCEL B

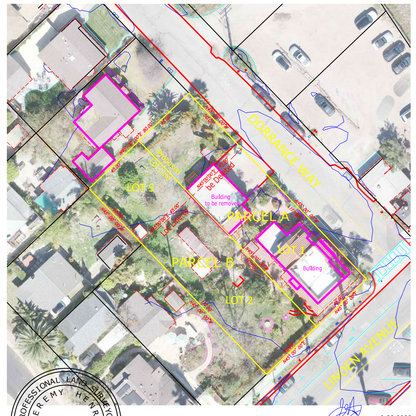
Lot 2 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the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

Together with the south half of Lot 5 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.

Prepared on September 1, 2025 by:

Jeremy Henry PLS 8135
Henry Land Surveying
805-216-6124
Jeremyhenry1118@gmail.com

SITE PLAN


DORRANCE WAY
LINDEN AVENUE
PARCEL A
PARCEL B
Building to be removed
Building
Building
Building

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 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
389 PINECREST AVE. P.O. BOX 8291
MAMMOTH LAKES, CA 93546
805.205.4760

• 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 monitoring erosion and sediment control measures prior, during, and after storm events. Monitoring 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
entranceway.

• 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 2.0 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. 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, tackifier, 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 vehicle 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 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. 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 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 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 straw and tackifier. The installation of erosion control blankets should be considered for all disturbed 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 30 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.

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 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 containment area.

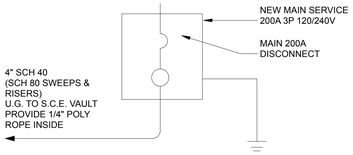
Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

Shoring, Construction Fencing, and other Site Safety:
The responsibility for design 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

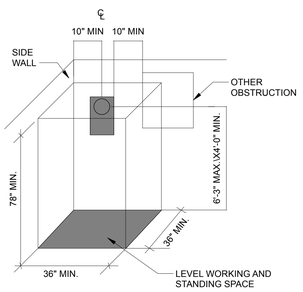
NEW LOCATION OF 200 AMP ELECTRIC SERVICE PANEL
PROVIDE BONDING & UFFER GROUND. S.C.E MSR # XXXXXX



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

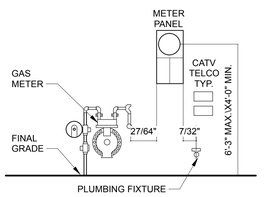
METER ASSEMBLY SEPARATION 5
0 N.T.S.



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 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
0 N.T.S.



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 3
0 N.T.S.

MWELO WORKSHEET

OUTDOOR water use estimate (Non-Agricultural)
Water Efficient Landscape Worksheet

Reference Evapotranspiration (ETo) Table for Carpinteria

ETo	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Annual
Carpinteria	2.0	2.4	3.2	3.9	4.8	5.2	5.5	5.7	4.5	3.4	2.4	2.0	44.9

Reference Evapotranspiration (ETo) 44.9

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape areas							
Low Water	.3	Drip	.81	.37	3102	808	13350
Medium Water	0.5	Drip	.81	.62	200	124	3451
Back Lawn	.07	Overhead Spray	.75	.75	1200	900	25054
				Totals	**(A)2502**	**(B)1432**	**39,855.00**
Special Landscape Areas *(edible plants, recreational areas, areas irrigated with recycled water, or water features)*				1			
				1			
				Totals	**(C)**	**(D)**	
						ETWU Total	**39,855.00**
						Maximum Allowed Water Allowance (MAWA)[e]	**39,855.00**

[a] Hydrozone #/ Planting Description
Examples
1) Front lawn
2) Low water use plantings
3) Medium water use planting

Plant Factor
Very low water use: 0-0.1
Low water use: 0.1-0.3
Moderate water use: 0.4-0.6
High water use: 0.7-1.0

[b] Irrigation method
1) Overhead spray
2) Drip

[c] Irrigation Efficiency
1) 0.75 for spray head
2) 0.81 for drip

[d] ETWU (Annual Gallons Required)
Eto x 0.62 x ETAF x Area

Single Family Residential water features, including pools, should be documented in the Regular landscape area with a Plant Factor of 1
Non single-family (multi-family, commercial etc.) water features, including pools, should be documented in the Special Landscape area with a ETAF of 1.0.

[e]MAWA (Annual Gallons Allowed) = (Eto) x [(0.62) x (ETAF x LA) + (1-ETAF) x SLA)]
Where 0.62 is conversion factor that converts acre-inches per acre per year to gallon per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non- residential areas

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	(B)
Total Area	(A)
Average ETAF	B ÷ A

All Landscape Areas	
Total ETAF x Area	(B+D)
Total Area	(A+C)
Sitewide ETAF	(B+D) ÷ (A+C)

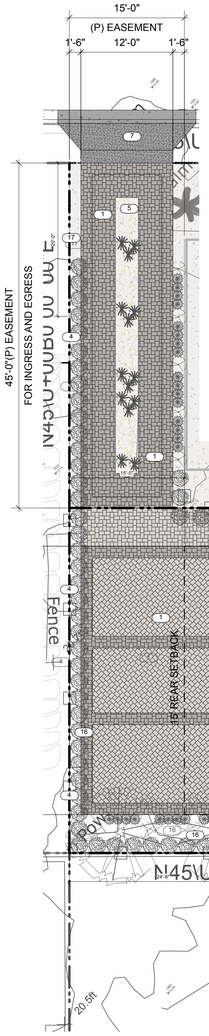
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

EXAMPLE

Reference Evapotranspiration (ETo) 44.9

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape areas							
Front yard	0.3	Drip	0.81	0.37	1000	370	10,300.06
Back yard	0.5	Spray	0.75	0.67	1000	670	18,651.46
				Totals	**(A) 2000**	**(B) 1040**	**28,951.52**
						Maximum Allowed Water Allowance (MAWA)[e]	**28,951.52**

4



SITE PLAN 1
feet 0 4 8 16 SCALE 1/8" = 1'-0"
NORTH

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 strucutre (2% if surface is impervious) or to approved drainage system. SBCO Grading Ordinance #4766

KEY NOTES

1. **PERMEABLE PAVER**: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA. ASHLAR PATTERN
2. **FLAGSTONE:** ON CONCRETE PAD
3. **(E) SIDEWALK:** TO REMAIN
4. **6' TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH
5. **RIBBON DRIVEWAY:**
6. **STUCCO SITE WALL:** 42" 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 REMAIN:**
10. ***(E) WATER METER:*** *3/4" WATER METER, 1 1/2" MAIN. WATR 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) N200 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 (2) & (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 903.2.7.*
15. ***TREE PROTECTION FENCING:*** *SEE TPP AND ARBORIST REPORT*
16. ***3/8 " GRAVEL MULCH:***
17. **36" TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH. FOR THE FIRST 20' IN FROM DORRANCE FOR VISION CLEARANCE.

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LICENSED ARCHITECT DYLAN CHAPPELL No. C-37307 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

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PLANNING COMMISSION SET 03-23-2026

△ REVISION

NO	DESCRIPTION	DATE

SITE PLAN

A1.0

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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-31207
03/23/2026
STATE OF CALIFORNIA

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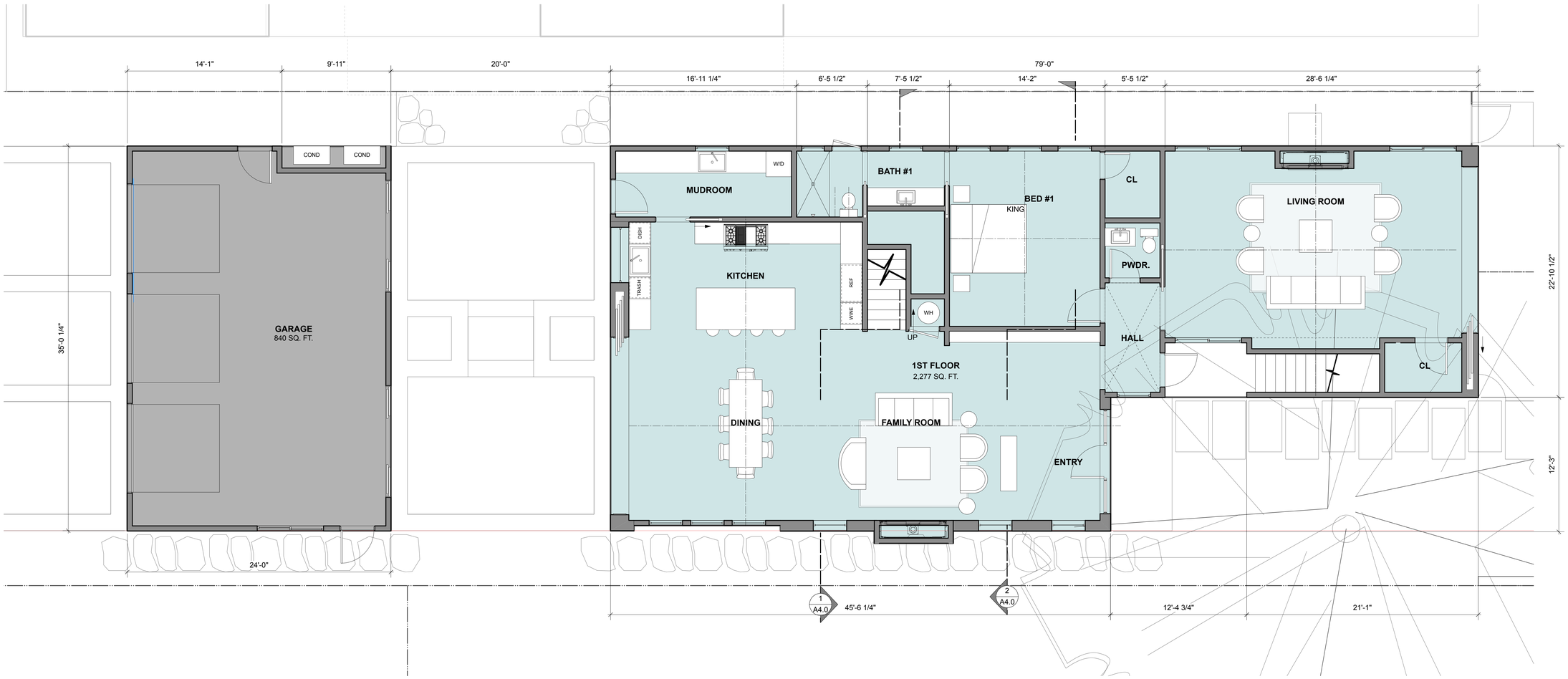
CITY CASE NUMBER
PLN2022-2232



1ST FLOOR PLAN
feet 0 2 4 8
SCALE 1/4" = 1'-0"
1
NORTH

333 LINDEN AVE SFR

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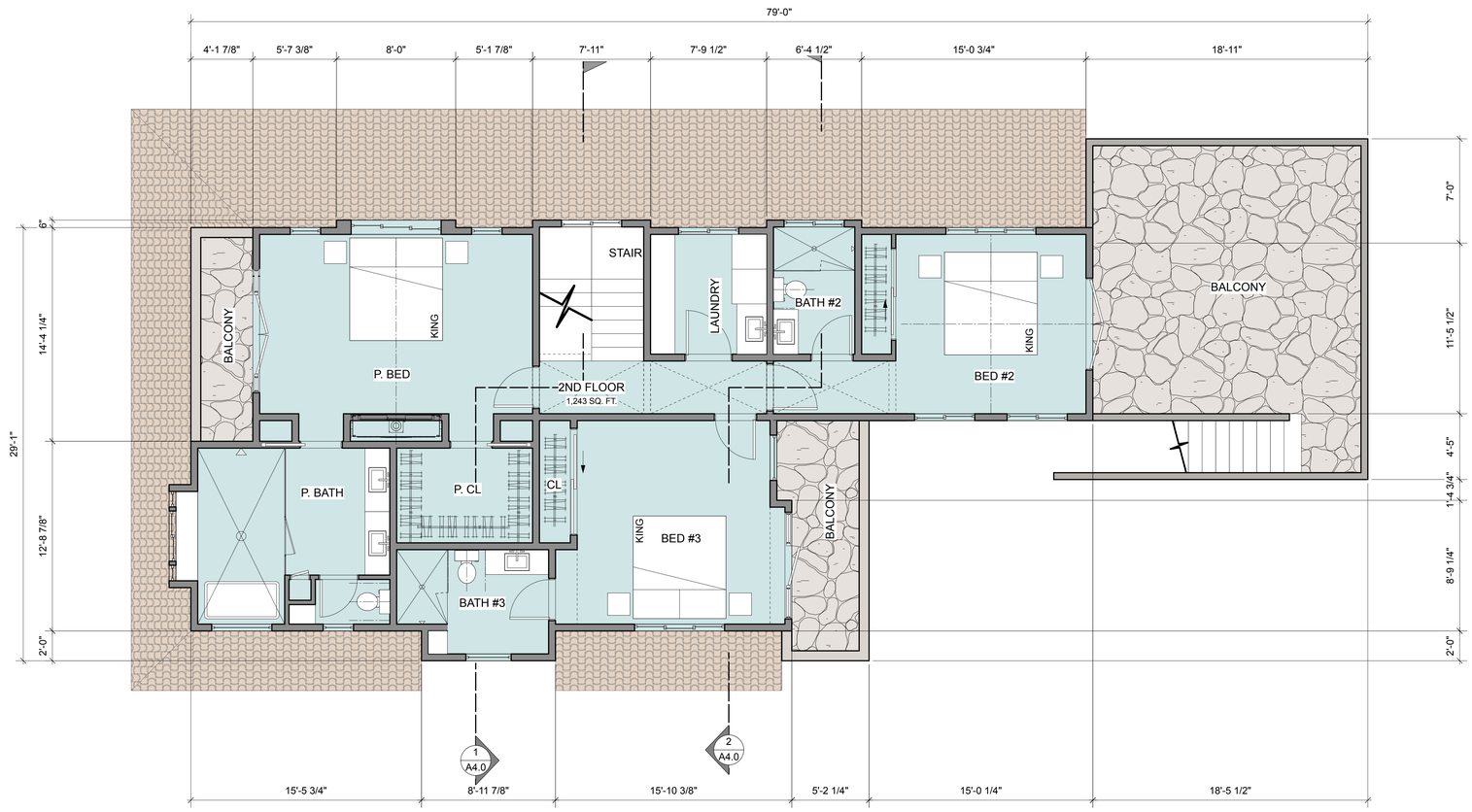
NO	DESCRIPTION	DATE

1ST FLOOR PLAN

A2.0



2ND FLOOR PLAN
SCALE 1/4" = 1'-0"
1

feet 0 2 4 8

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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-36744
REN: 8.31.2027
STATE OF CALIFORNIA

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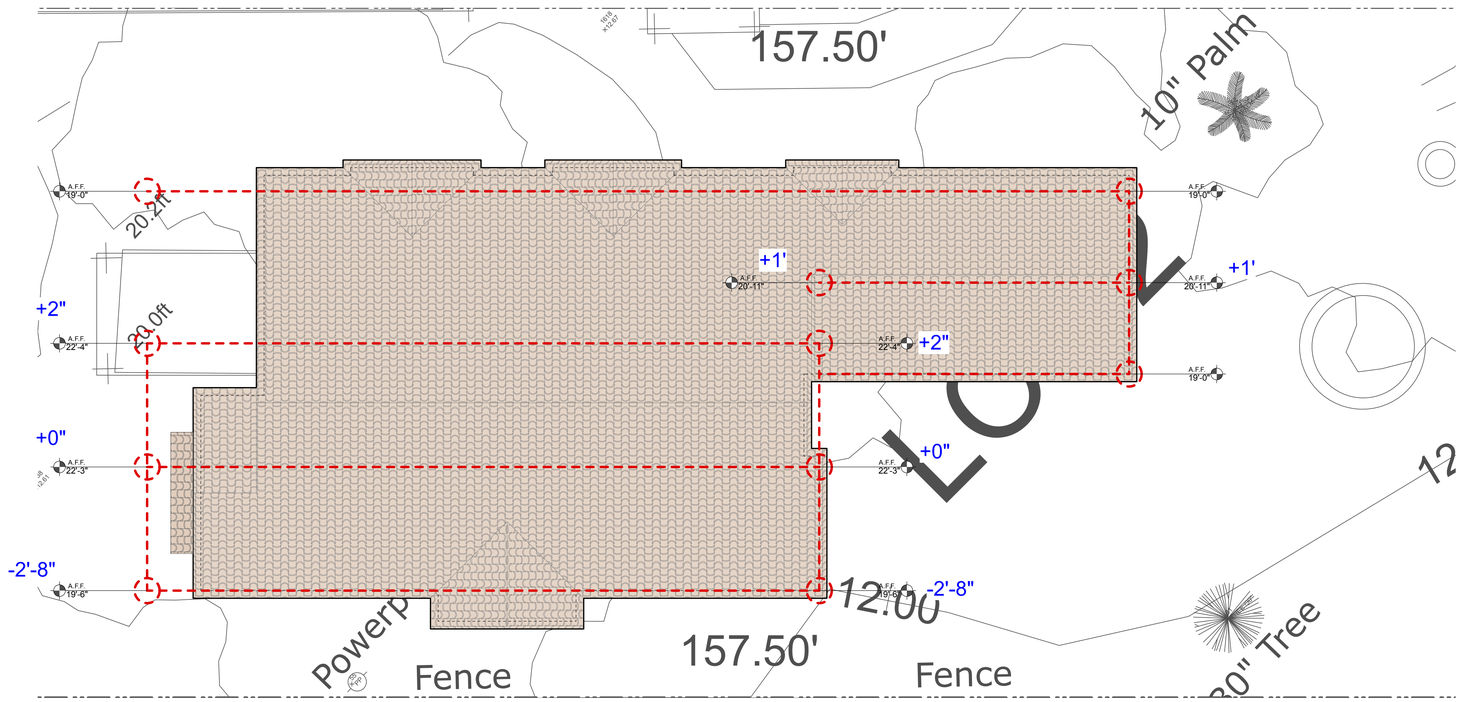
2ND FLOOR PLAN

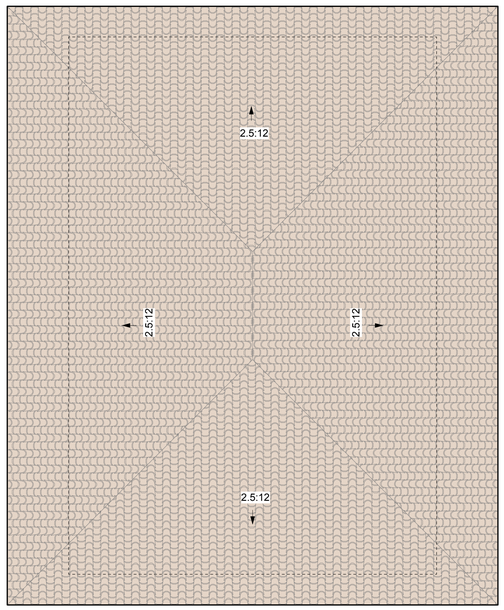
A2.1

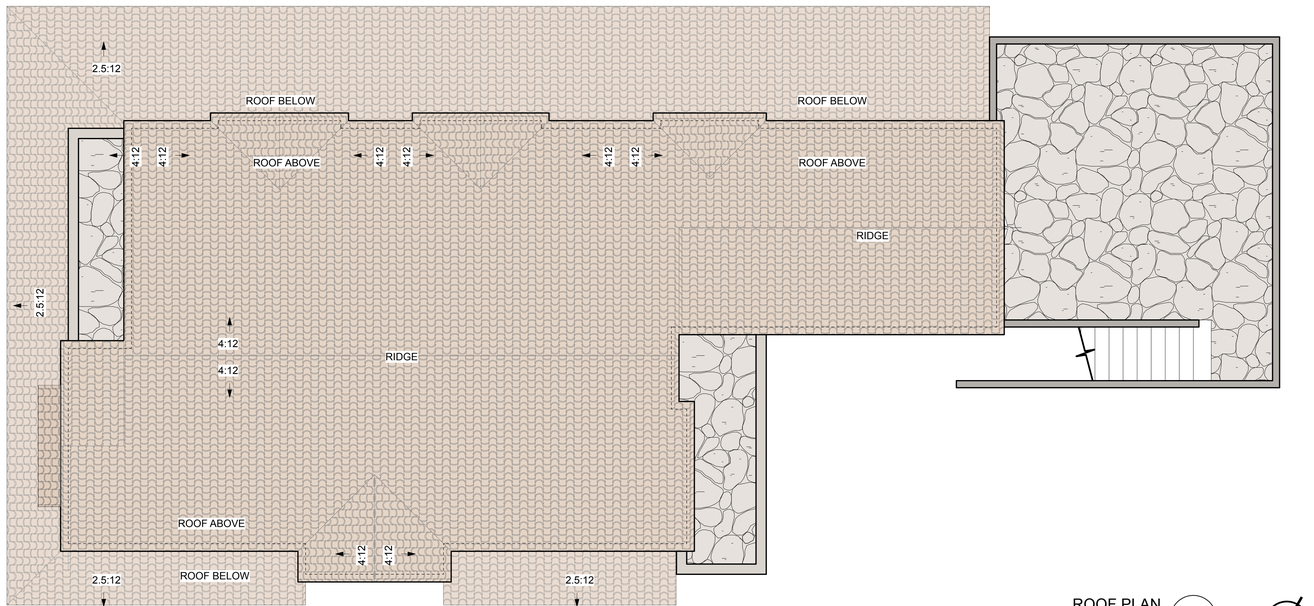


STORY POLE PLAN

feet 0 2 4 8 SCALE 1/4" = 1'-0"

2





ROOF PLAN

feet 0 2 4 8 SCALE 1/4" = 1'-0"

1

NORTH

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NO	DESCRIPTION	DATE

ROOF PLAN
STORY POLE PLAN

A2.2

GARAGE WEST ELEVATION 3

feet 0 2 4 8 SCALE 1/4" = 1'-0"

WEST ELEVATION 2

feet 0 2 4 8 SCALE 1/4" = 1'-0"

KEY NOTES

1. **EXT. FINISH**: 7/8" STUCCO, LA HABRA , NAVAJO WHITE, P-525
2. **DOORS AND WINDOWS**: METAL WINDOW CORP, ALUMINUM, COLOR: DARK BRONZE
3. **ACCENT TILE:** Villa Azul 10" x 10" Matte Porcelain Tile in Blue
4. **BALCONIES**: WROGHT 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 15% OF FIELD,CASA GRANDE BLEND
8. **SANDSTONE CAP**: NATURAL SANDSTONE WALL CAPS 4" THICK
9. **SANDSTONE VENEER**: NATURAL SANDSTONE VENEER

SOUTH ELEVATION 1

feet 0 2 4 8 SCALE 1/4" = 1'-0"

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ELEVATIONS

A3.0

KEY NOTES

1. **EXT. FINISH**: 7/8" STUCCO, LA HABRA , NAVAJO WHITE, P-525
2. **DOORS AND WINDOWS**: METAL WINDOW CORP, ALUMINUM, COLOR: DARK BRONZE
3. **ACCENT TILE:** Villa Azul 10" x 10" Matte Porcelain Tile in Blue
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8. **SANDSTONE CAP**: NATURAL SANDSTONE WALL CAPS 4" THICK
9. **SANDSTONE VENEER**: NATURAL SANDSTONE VENEER

EAST ELEVATION (STREET) 2

feet 0 2 4 8 SCALE 1/4" = 1'-0"

NORTH ELEVATION 1

feet 0 2 4 8 SCALE 1/4" = 1'-0"

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NO	DESCRIPTION	DATE

ELEVATIONS

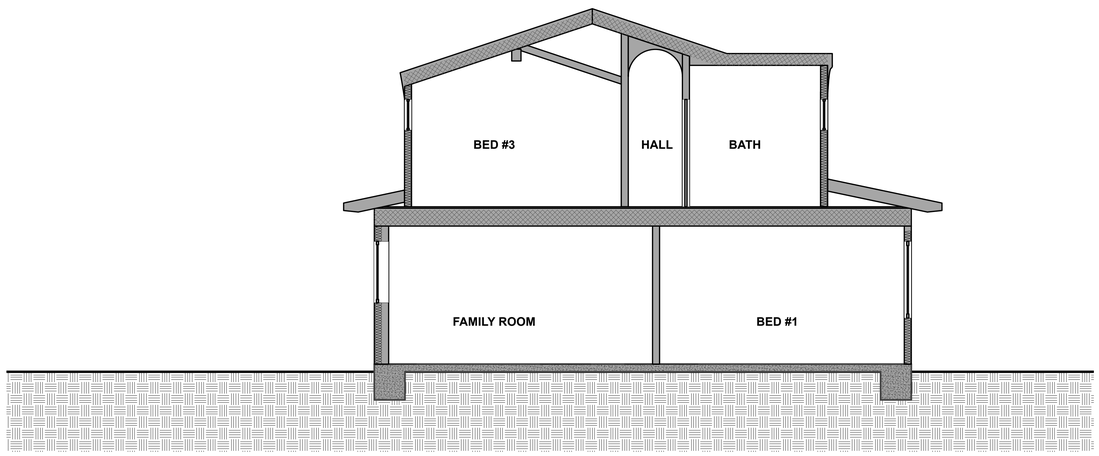
A3.1

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.

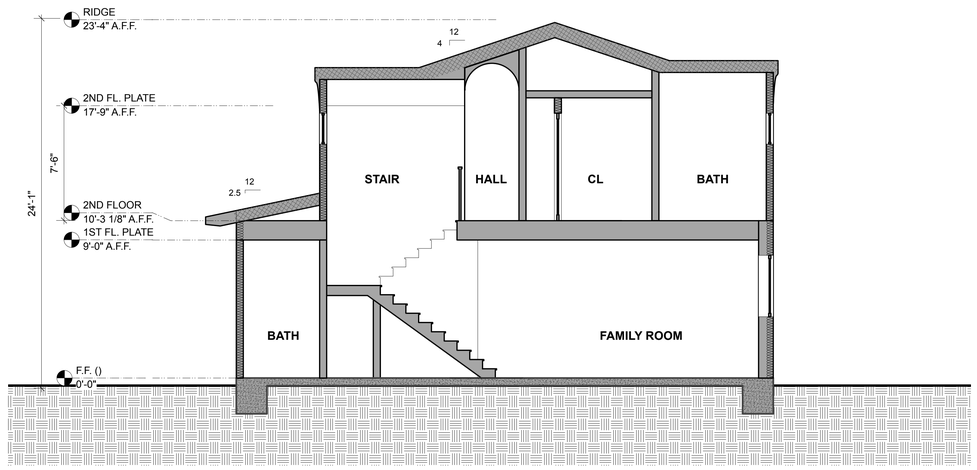
SECTION NOTES

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



SECTION @ GREAT ROOM 2

feet 0 2 4 8 SCALE 1/4" = 1'-0"



SECTION @ STAIR 1

feet 0 2 4 8 SCALE 1/4" = 1'-0"

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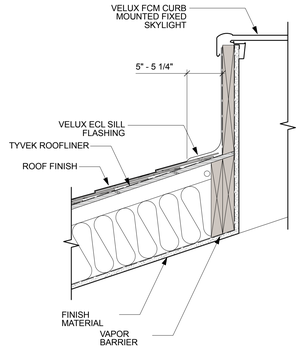
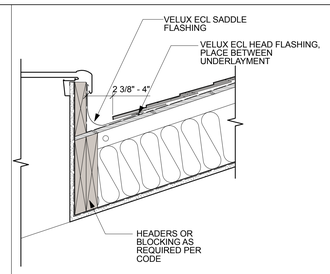
SECTIONS

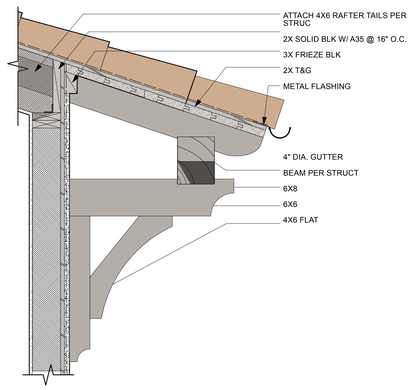
A4.0





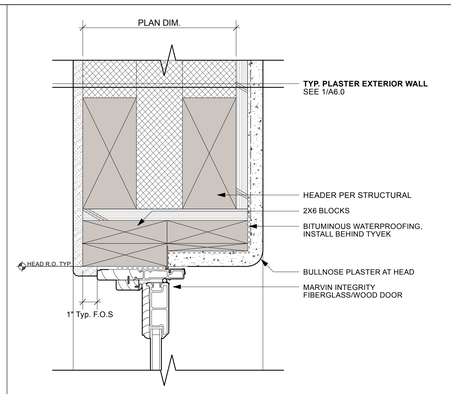
SCALE 1 1/2" = 1'- 0"

16 CURB MOUNTED SKYLIGHT



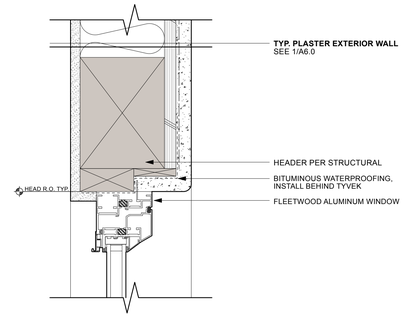
SCALE 1" = 1'- 0"

12 TYP. PLASTER @ EAVE



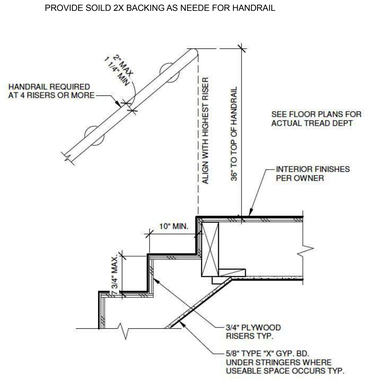
SCALE 3" = 1'- 0"

8 DOOR HEAD @ THICK WALL, JAMB SIM.

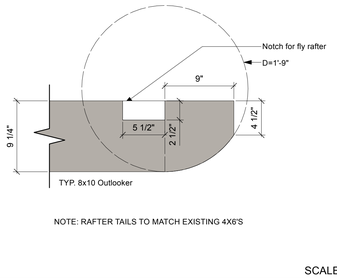


SCALE 3" = 1'- 0"

4 PLASTER @ WINDOW HEAD



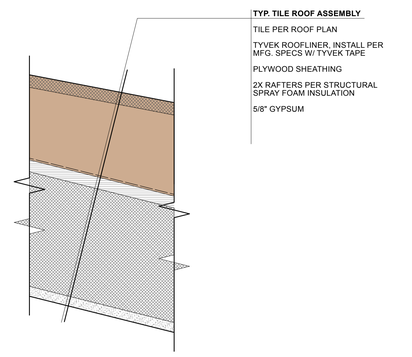
19 TYP. STAIR LANDING @ TOP



NOTE: RAFTER TAILS TO MATCH EXISTING 4X6'S

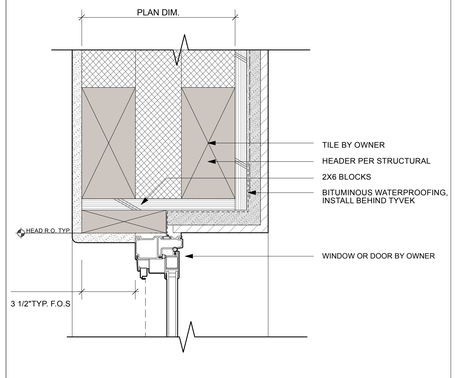
SCALE 1 1/2" = 1'- 0"

15 TYP. OUTLOOKER AND RAFTER TAIL DESIGN



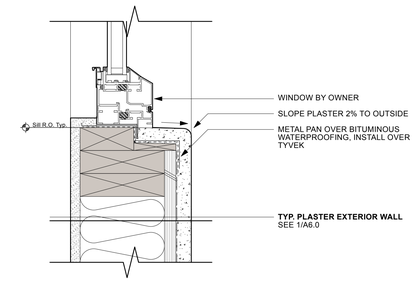
SCALE 3" = 1'- 0"

11 TYP. ROOF DETAIL



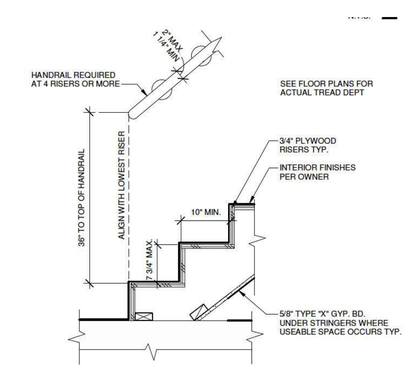
SCALE 3" = 1'- 0"

7 TILE @ WINDOW HEAD, JAMB SIM.



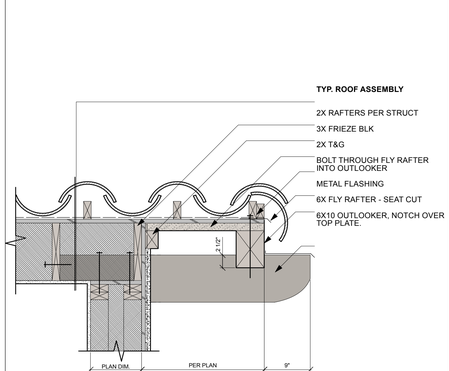
SCALE 3" = 1'- 0"

3 PLASTER @ WINDOW SILL



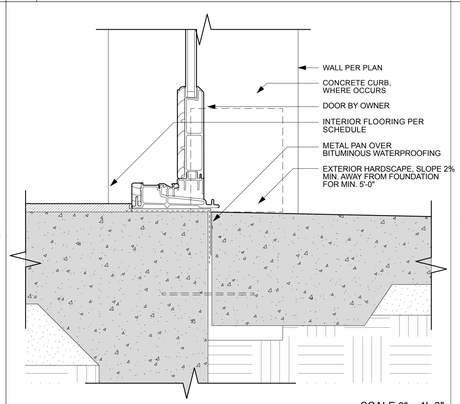
17 TYP. STAIR LANDING @ BOTTOM

13 TYP. EXTERIOR LIGHTING FIXTURE



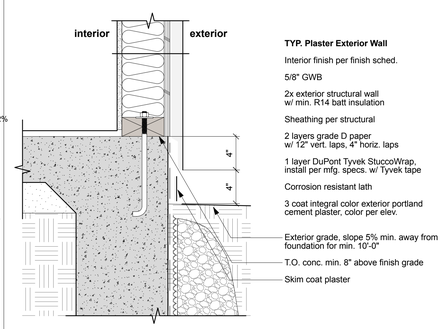
SCALE 1" = 1'- 0"

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
4353 BARTON RD
LOOMIS, CA 95650
805.852.1677

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LICENSED ARCHITECT
DYLAN CHAPPELL
REG. NO. C-31,207
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

PLANNING COMMISSION SET 02-25-2026

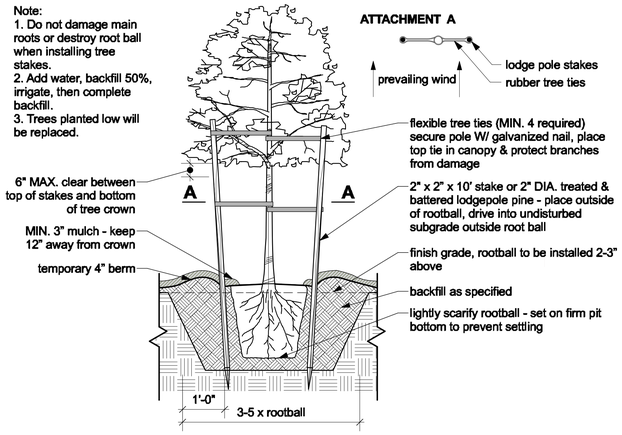
REVISION

NO	DESCRIPTION	DATE

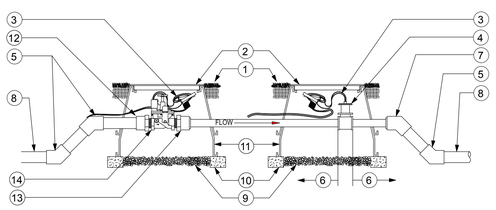
DETAILS

A6.0

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.

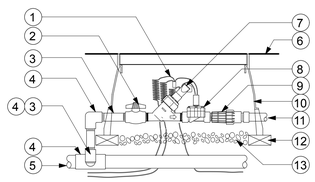


TREE PLANTING 5
feet 0 N.T.S.



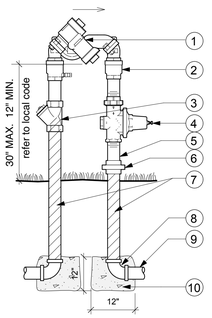
1. FINISH GRADE
2. JUMBO VALVE BOX AND COVER
3. CONTROL WIRES W/ 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS. WIRE COLORS PER SPEC.'S
4. FLOW SENSOR PER SPECIFICATIONS
5. PVC 45 DEGREE ELL, TYP.
6. MINIMUM 10x PIPE DIA. UPSTREAM AND MIN. 5X PIPE DIA. DOWNSTREAM OF STRAIGHT PIPE
7. PVC 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
feet 0 N.T.S.



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
feet 0 N.T.S.



1. REDUCED PRESSURE TYPE BACKFLOW PREVENTER
2. SHUT-OFF BALL VALVE
3. BRASS WYE STRAINER
4. BRASS PRESURE 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
feet 0 N.T.S.

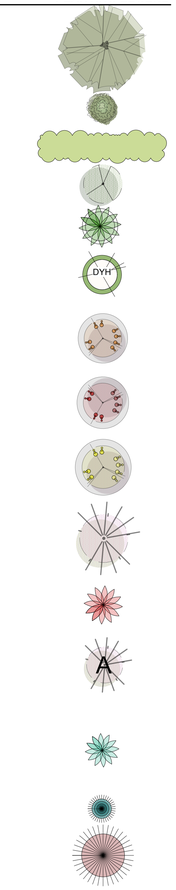
KEY NOTES

1. **PERMEABLE PAVER**: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA. ASHLAR PATTERN
2. **FLAGSTONE:** ON CONCRETE PAD
3. **(E) SIDEWALK:** TO REMAIN
4. **6' TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH
5. **RIBBON DRIVEWAY:**
6. **STUCCO SITE WALL:** 42" 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 REMAIN:**
10. ***(E) WATER METER:*** *3/4" WATER METER. 1 1/2" MAIN. WATR 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) N200 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 (2) & (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 903.2.7.*
15. ***TREE PROTECTION FENCING:*** *SEE TPP AND ARBORIST REPORT*
16. ***3/8 " GRAVEL MULCH:***
17. **36" TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH. FOR THE FIRST 20' IN FROM DORRANCE FOR VISION CLEARANCE.

PLANTING LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOLS	NOTES
TREES					
OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE	24	24"-48" BOX	VERY LOW	
SHRUBS					
FICUS 'GREEN GEM'	INDIAN LAUREL	51	15 GAL	MED	
GREWIA OCCIDENTALIS -ESPALIER STALKED	LAVENDER STAR	24	15 GAL	MED	
BUXUS MICROPHYLLA JAPONICA "GREEN BEAUTY"	BOXWOOD	9	15 GAL	MED	
IRIS 'NADA'	BUTTERFLY IRIS	16	1 GAL	LOW	
RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORN	46	15 GAL	LOW	
ANIGOZANTHOS ' ORANGE CROSS'	ORANGE CROSS KANGAROO PAWS	7	5 GAL	MED-LOW	
ANIGOZANTHOS ' RED CROSS'	RED CROSS KANGAROO PAWS	9	5 GAL	MED-LOW	
ANIGOZANTHOS 'YELLOW GEM'	YELLOW GEM KANGAROO PAWS	9	5 GAL	MED-LOW	
PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	8	5 GAL	LOW	
PHORMIUM ' AMAZING RED'	NEW ZELAND FLAX	6	5 GAL	LOW	
ARMERIA MARITIMA	SEA PINK, THRIFT SEAPINK	45	1 GAL	MED	
SUCCULENTS					
AGAVE ATTENUATA	FOX TAIL AGAVE	10	15 GAL	LOW	
GRASSES					
CAREX DIVULSA	BERKELEY SEDGE	220	1 GAL	LOW	
CHONDROPETALUM TECTORUM 'EL COMPO'	CAPE RUSH	10	5 GAL	LOW	
GROUNDCOVER					
THYMUS PRAECOX	CREEPING THYME	9	FLATS	LOW/MED	
DYMONDIA MARGARETAE	SILVER CARPET	50	4"	LOW	@ FLAGSTONE JOINTS

PLANTING LEGEND



MATERIAL LEGEND

- PEA GRAVEL 3/8" DEL RIO OR HANDLY GOLD
- DECOMPOSED GRAITE
- SYNTHETIC LAWN
- FLAGSTONE: BUCKSKIN OR OKLAHOMA
- **PERMEABLE PAVER:** ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA. ASHLAR PATTERN

IRRIGATION LEGEND

ID	MODEL	LENGTH	MANUFACTURER	PSI	NOTES
	5/8" Polyethylene Dripline	500 LINEAR FEET	DURA-POL	30	

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

CHAPPELL ARCHITECTURE
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LICENSED ARCHITECT DYLAN CHAPPELL No. C-31207 STATE OF CALIFORNIA

COORDINATION SET NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

PLANNING COMMISSION SET 03-23-2026

REVISION

NO	DESCRIPTION	DATE

LANDSCAPE PLAN

L1.0

Attachment A
Exhibit 3:
Recommended Conditions of Approval

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

May 4, 2026

PLANNING COMMISSION HEARING
PROJECT 23-2232-DP/LLA/CDP/ARB
333 & 355 LINDEN AVENUE
(APNs 003-440-027 & -028)
MAY 4, 2026

ATTACHMENT A, EXHIBIT 3: CONDITIONS OF APPROVAL
COELER NEW RESIDENCE & LOT LINE ADJUSTMENT

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

PROJECT DESCRIPTION

1. This Development Plan, Lot Line Adjustment, and Coastal Development Permit are based upon and limited to compliance with the project description, the hearing exhibits (Attachment A, Exhibit 2 to the staff report dated May 4, 2026), and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

   The project description is as follows:

   Request for a Development Plan, Lot Line Adjustment, and Coastal Development Permit to construct a new 3,520 square-foot two-story single-family dwelling with a detached 840 square-foot three-car garage. The maximum roof ridge height of the residence would be 24.08 feet above finished grade, and the height of the detached garage would be 14.5 feet. The project would include new landscaping and hardscape, including a new curb cut and driveway from Dorrance Way. A 30-inch diameter Platanus racemosa (Western Sycamore) is proposed to be protected and retained in place on site. The 912 square-foot detached garage at 355 Linden Avenue would be demolished to remedy an encroachment onto the 333 Linden property. Approximately 67 cubic yards of soil would be imported for site preparation. Access would be from Dorrance Way via the new driveway.

   The project includes a Lot Line Adjustment between 333 and 355 Linden Avenue. The property at 355 Linden Avenue (Parcel A) is 9,787.5 square feet in size and is currently an "L" shaped lot with a portion of its property extending behind 333 Linden Avenue. The

property at 333 Linden Avenue (Parcel B) is a 5,287.5 square-foot rectangular lot. The LLA would reconfigure the common lot lines to become a single straight line between the two parcels and take 2,250 square feet from Parcel A and add it to Parcel B, resulting in two equally sized 7,7537.5 square-foot parcels. A 15-foot-wide non-exclusive easement for the benefit of Parcel B is proposed across the rear of Parcel A for ingress and egress from Dorrance Way.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape Plans) must be submitted for review and approval and shall be implemented as approved by the City.

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT SPECIFIC CONDITIONS

2. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. **Plan Requirements:** The selected fixtures for all exterior lighting fixtures shall be depicted on plans to be reviewed and approved by CDD and shall conform to what was presented to and approved by the ARB. **Monitoring:** CDD shall review plans prior to the Building Permit approval. CDD shall site inspect prior to occupancy clearance.

3. The design, scale and character of the project architecture, landscape and signage (as applicable) shall be compatible and blend harmoniously with vicinity development and consistent with the City's "small beach town" character. **Plan Requirement and Timing:** The applicant shall submit plans for the project for final review by the Architectural Review Board prior to approval of any Building Permit for physical development. **Monitoring:** Community Development Department staff (CDD) shall review submitted plans, provide direction to the ARB regarding this condition and site inspect during the construction phase.

4. All materials and colors used in construction and all landscape materials shall be as represented to the City and any deviation will require the express review of the Community Development Department.

5. The existing 912 square-foot detached garage on 355 Linden Avenue (APN 003-440-027) and any other accessory structures (tool sheds, gazebos, etc.) that encroach onto the property at 333 Linden Avenue (APN 003-440-028) shall be removed prior to the issuance of any Grading or Building Permits for the new residence at 333 Linden Avenue. **Plan Requirement and Timing:** The applicant shall apply for and obtain a Demolition Permit, demolish the structure(s), and obtain a final inspection to verify the demolition of the

garage and any other encroaching accessory structures prior to the issuance of any Grading or Building Permits for new development. **Monitoring:** Community Development Department staff (CDD) shall review submitted plans and conduct site inspections to verify removal.

6. In order to protect existing native trees and minimize adverse effects of grading and construction onsite, the applicant shall implement a tree protection and replacement plan. No ground disturbance, including grading, shall occur within the critical root zone of any native tree unless specifically authorized by the approved tree protection and replacement plan. The tree protection and replacement plan shall include the following:

    a. An exhibit showing the location, diameter and critical root zone of all native trees located onsite.

    b. Fencing of all trees to be protected at or outside of the critical root zone. Fencing shall be at least three feet in height of chain link or other material acceptable to CDD and shall be staked every six feet. The applicant shall place signs stating "tree protection area" at 15-foot intervals on the fence. Said fencing and signs shall be shown on the tree protection exhibit, shall be installed prior to commencement of grading and/or construction and shall remain in place throughout all grading and construction activities.

    c. The tree protection plan shall clearly identify any areas where landscaping, grading, trenching or construction activities would encroach within the critical root zone of any native or specimen tree. All encroachment is subject to review and approval by CDD.

    d. Construction equipment staging and storage areas shall be located outside of the protected area and shall be depicted on project plans submitted for issuance of a Grading or Building Permit. No construction equipment shall be parked, stored or operated within the protected area. No fill soil, rocks or construction materials shall be stored or placed within the protected area.

    e. All proposed utility corridors and irrigation lines shall be shown on the tree protection exhibit. New utilities shall be located within roadways, driveways or a designated utility corridor such that impacts to trees are minimized.

    f. Any proposed tree wells or retaining walls shall be shown on the tree protection plan exhibit as well as grading and construction plans and shall be located outside of the critical root zone of all protected trees unless specifically authorized.

    g. Any encroachment within the critical root zone of native trees shall adhere to the following standards:

i. Any paving shall be of pervious material (gravel, brick without mortar or turf block).

ii. Any trenching required within the critical root zone of a protected tree shall be done by hand.

iii. Any roots one inch in diameter or greater encountered during grading or trenching shall be cleanly cut and sealed.

h. All trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction.

i. No permanent irrigation shall occur within the critical root zone of any native tree. Drainage plans shall be designed so that tree trunk areas are properly drained.

j. Only trees designated for removal on the approved tree protection plan shall be removed.

k. Any protected trees which are removed, relocated and/or damaged (more than 20% encroachment into the critical root zone) shall be replaced on a 10:1 basis with one gallon size saplings grown from seed obtained from the same watershed as the project site. Where necessary to remove a tree and feasible to replant, trees shall be boxed and replanted. A drip irrigation system with a timer shall be installed. Trees shall be planted prior to issuance of occupancy clearance and irrigated and maintained until established (three years). The plantings shall be protected from predation by wild and domestic animals and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period.

l. Any unanticipated damage that occurs to trees or sensitive habitats resulting from construction activities shall be mitigated in a manner approved by CDD. This mitigation may include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consultant biologist to assess the damage and recommend mitigation. The required mitigation shall be done immediately under the direction of CDD prior to any further work occurring on site. Any performance securities required for installation and maintenance of replacement trees will be released by CDD after its inspection and approval of such installation.

Plan Requirements: Prior to issuance of a Grading or Building Permit, the applicant shall submit grading plans, building plans and the tree protection and replacement plan to CDD for review and approval. All aspects of the plan shall be implemented as approved. Prior to issuance of a Grading or Building Permit, the applicant shall successfully file and receipt evidence of posting a performance

security which is acceptable to CDD to guarantee tree replacement. **Timing:** Timing on each measure shall be stated where applicable; where not otherwise stated, all measures shall be in place throughout all grading and construction activities. **Monitoring:** CDD shall conduct site inspections throughout all phases of development to ensure compliance with and evaluate all tree protection and replacement measures. Release of performance security requires CDD staff signature.

7. Construction parking, staging, and materials storage shall be located onsite and in a manner that does not obstruct public parking for coastal access. **Plan Requirements and Timing:** A plan that depicts the location of onsite construction parking, staging areas, and materials storage shall be shown on the plans submitted to the Community Development Department for review prior to issuance of a Building Permit. **Monitoring:** CDD staff shall site inspect for compliance prior to and as needed during all grading and construction activities.

8. In compliance with the Water Conservation in Landscaping Act of 2006 (Assembly Bill 1881, Laird)) as amended by the May 29, 2015 Information Bulletin 2015-03 from the Department of Housing and Community Development and Chapter 15.90 of the City's Municipal Code: Water Efficient Landscaping, a Landscape Documentation Package containing the following elements shall be prepared by a design professional: PROJECT INFORMATION; WATER EFFICIENT LANDSCAPE WORKSHEET; SOIL MANAGEMENT REPORT; LANDSCAPE DESIGN PLAN; IRRIGATION DESIGN PLAN; and GRADING DESIGN PLAN. The preparation of a Certificate of Completion containing the following elements shall also be prepared by a design professional: CERTIFICATION OF INSTALLATION (per the approved plan); FINAL SOILS INFORMATION; IRRIGATION SCHEDULING PARAMETERS; MAINTENANCE SCHEDULES; and IRRIGATION AUDIT REPORT. **Plan Requirements and Timing:** Prior to approval of a Building Permit, the applicant shall submit a Landscape Documentation Package to the CDD for review and approval. The CDD shall send a copy of the Documentation Package the Carpinteria Valley Water District. The applicant shall enter into an agreement with the City to install required landscaping and irrigation and maintain required landscaping for the life of the project. Subsequent to installation of the approved Grading, Landscape and Irrigation Plans, the applicant shall submit a Certificate of Completion to CDD for review and approval. The Landscape Documentation Package and Certificate of Completion forms are available at the CDD, and are required to be approved by the CDD prior to Occupancy Clearance. **Monitoring:** CDD shall conduct site visits to ensure installation and maintenance of landscape and irrigation.

9. All mechanical equipment including heating and air conditioning units, and trash receptacle areas, shall be completely screened from surrounding properties and shall be either enclosed within a building or parapet, or located in a fenced rear yard area. **Plan Requirements**: The locations of all exterior mechanical equipment shall be depicted on a Roof and/or Mechanical Equipment Plan to be reviewed and approved by CDD with input from the ARB. **Monitoring:** CDD and ARB shall review the Roof and/or Mechanical Equipment Plan for compliance with this measure prior to approval of a Building Permit

for the development. Building Inspector shall inspect structures upon completion to ensure that mechanical equipment has been installed consistent with the approved Plan.

10. Final plans shall include the location of all above ground and vaulted appurtenances including, but not limited to, utility vaults, gas meters, fire backflow prevention systems, and check valves. The location of such appurtenances shall be approved by CDD and may be required to be located and/or screened to as to minimize aesthetic impacts.

11. The recommendations outlined in the project specific geotechnical investigation shall be followed in the construction of the subject project and the applicants shall be required to have the project engineering geologist onsite to observe all excavations prior to placement of compacted soil, gravel backfill, or rebar and concrete. **Plan Requirements/Timing:** Two copies of the preliminary foundation investigation shall be submitted with the building plans for building permit plan check. Applicable plan sheets (i.e., grading, foundation, etc.) shall be in substantial compliance with the recommendations outlined in the soils report. The project engineering geologist shall be onsite during excavation, recompaction and foundation preparation work, as applicable. **Monitoring:** Building Inspector shall review and approve building plans and shall site inspect during construction, prior to occupancy clearance.

12. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a CDD-qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the City Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and shall spot check in the field.

13. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** A sign stating this restriction shall be provided to the applicant and posted onsite. **Timing:** The sign shall be in place prior to the beginning of and throughout all construction activities. Violations may result in suspension of permits. **Monitoring:** Building Inspector shall spot check and respond to complaints.

14. All construction equipment shall be maintained in proper operating condition and fitted with standard noise reduction features (e.g., mufflers). **Timing:** During all construction activities. **Monitoring:** CDD staff shall notify the contractor of this requirement prior to construction and spot check in the field.

15. Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the plans submitted to the Community Development Department for review prior to issuance of a Building Permit. **Monitoring:** CDD staff shall site inspect prior to the commencement and as needed during all grading and construction activities.

16. During construction, washing of concrete trucks, paint, equipment or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to CDD, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The wash off area shall be designated on all plans prior to issuance of a Grading or Building Permit. The washout area shall be in place and maintained throughout construction. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area.

17. Sixty-five percent (65%) or more of all construction and demolition debris generated shall be diverted from the landfill, as mandated by Carpinteria Municipal Code. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During demolition and grading, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on demolition plans. Applicant shall submit a Waste Management Plan (WMP) prior to demolition and provide Public Works with a completed WMP, including receipts for recycled materials to demonstrate compliance with the City's Construction and Demolition Program's 65% mandatory diversion rates. **Timing:** Materials shall be recycled as necessary throughout demolition and grading activities. **Monitoring:** Public Works shall review and approve a completed WMP prior to issuance of a Building Permit.

18. To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by CDD staff. **Plan Requirements and Timing:** Prior to Building Permit issuance, applicant shall designate and provide to CDD the name and phone number of a contact person to monitor trash/waste and organize a clean-up crew. Trash control shall occur throughout all grading and construction activities. **Monitoring:** CDD shall inspect periodically throughout grading and construction activities.

19. Best available erosion and sediment control measures shall be implemented during grading and construction. Best available erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and

geotextile fabric berms, erosion control blankets, coir rolls, jute net and straw bales. Storm drain inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the construction period. Construction entrances and exits shall be stabilized using gravel beds, rumble plates, or other measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. **Plan Requirements:** An erosion and sediment control plan shall be submitted to and approved by the City prior to issuance of a Grading or Building Permit. The plan shall be designed to address erosion and sediment control during all phases of development of the site. **Timing:** The plan shall be implemented prior to the commencement of construction. **Monitoring:** Public Works shall perform site inspections throughout construction.

20. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site by following the dust control measures listed below. During clearing, grading, earth moving, excavation or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
    a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this shall include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency shall be required whenever the wind~~s~~ speed exceeds 15 miles per hour. Reclaimed water should be used whenever possible.
    b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
    c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped form the point of origin.
    d. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.

    Plan Requirements: All requirements shall be shown on the grading and building plans. **Timing:** Condition shall be adhered to throughout all grading and construction activities. **Monitoring:** CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

21. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress. **Plan Requirements:** The name and telephone number of such persons shall be provided to the APCD and the Community Development Department. **Timing:** The dust monitor shall

be designated prior to issuance of a Grading or Building Permit. **Monitoring:** CDD shall contact the designated monitor as necessary to ensure compliance with dust control measures.

22. The following Diesel Exhaust Control Measures should be implemented during construction activities:
    a. Diesel construction equipment meeting the California Air Resources Board's current emission standards for off-road heavy-duty diesel engines shall be used.
    b. The engine size of construction equipment shall be the minimum practical size.
    c. The number of construction equipment operation simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
    d. Construction equipment shall be maintained in tune per the manufacturer's specifications.
    e. Construction equipment operating onsite shall be equipped with two-to-four-degree engine timing retard or pre-combustion chamber engines.
    f. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
    g. Catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed on equipment operating onsite.
    h. Diesel powered equipment should be replaced by electric equipment whenever feasible.
    i. State law requires that idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible.

    Plan Requirements: All requirements shall be shown on grading and building plans. **Timing:** Condition shall be adhered to throughout all grading and construction activities. **Monitoring:** CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite.

23. This Development Plan and Coastal Development Permit does not constitute approval for the installation of new and/or repair of existing underground utilities. All modifications to, or installations of new utilities shall be under separate permit(s) from the appropriate utility providers and the Public Works Department for any work within the public right-of-way. Utility provider permission for excavation shall precede issuance of any permits for construction within the public right-of-way.

DEVELOPMENT PLAN CONDITIONS

24. Approval of the Development Plan and Coastal Development Permit shall expire two (2) years after approval by the Planning Commission unless prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been applied for by the applicant. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension.

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

26. No permits for development shall be issued except in conformance with the approved Development Plan, Lot Line Adjustment, and Coastal Development Permit. The size, shape, arrangement, use and location of buildings, walkways, parking areas and landscaped areas shall be developed in conformity with the approved Development Plan and Lot Line Adjustment marked Attachment A, Exhibit 2, dated May 4, 2026. Substantial conformity shall be determined by the Community Development Department Director.

27. On the date a subsequent Development Plan is approved for this site, any previously approved but unbuilt plans shall become null and void.

28. To allow time for the utility companies to locate and mark their facilities for the contractor, the applicant shall telephone Underground Service Alert (USA) toll free at 1-800-227-2600 a minimum of 48 hours prior to the start of construction. For best response, provide as much notice as possible, up to 10 working days.

29. Existing and proposed easements for all utilities shall be located and described on the engineering plans or the architectural drawings prior to issuance of building permits.

LOT LINE ADJUSTMENT CONDITIONS

30. The Lot Line Adjustment and Grant of Easement (or Covenant of Easement) shall be recorded prior to the issuance of any Grading or Building Permits for new construction.

31. The following language shall be included on the deeds arising from the lot line adjustment:

    "This deed arises from the lot line adjustment 23-2232-DP/LLA/CDP/ARB and defines a single parcel within the meaning of California Civil Code Section 1093."

    Any document used to record the lot line adjustment shall include a statement that the document arises from a lot line adjustment that is intended to identify two legal parcels.

32. Before recordation of the Lot Line Adjustment, Developer shall provide the City Engineer and CDD with written evidence from the Santa Barbara County Clerk's Office that Developer has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

33. This Development Plan, Lot Line Adjustment, and Coastal Development Permit are not valid until the Lot Line Adjustment is recorded and a Building Permit for the development has been obtained. The Lot Line Adjustment shall be recorded prior to Grading or Building Permit issuance. Failure to record the Lot Line Adjustment and obtain said Building Permit shall render this Development Plan, Lot Line Adjustment, and Coastal Development Permit null and void. Prior to the approval of the Building Permit, all of the conditions listed in this Development Plan, Lot Line Adjustment, and Coastal Development Permit that are required to be satisfied prior to approval of a Building Permit must be satisfied. Upon issuance of the Building Permit, the Lot Line Adjustment and Coastal Development Permit shall be valid. The effective date of this Permit shall be the date of expiration of the appeal period, or if appealed, the date of action by the City Council.

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

35. All conditions of approval and mitigation measures shall be printed in their entirety on applicable pages of construction or building plans submitted to CDD. The approved set of plans shall be retained at the construction site for review by the Building Inspector during the course of construction.

36. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions or Approval on a form acceptable to Community Development. Such form may be obtained from the CDD office.

37. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full. Any outstanding plan check or inspection fees incurred during construction shall be paid in full prior to Occupancy clearance.

38. The applicant shall pay the statutory school fees in effect at the time of issuance of Building Permits to the Carpinteria Unified School District. **Plan Requirements and Timing:** The applicant shall submit final square footage calculations and the required fee payment to the School District prior to issuance of Building Permits. **Monitoring:** CDD shall ensure payment is made prior to issuance of a Building Permit.

39. In accordance with Chapter 15.80 of the Carpinteria Municipal Code, the applicant shall pay Development Impact Fees to the City prior to Building Permit issuance. The amount of the fees will be determined at the time permits are issued.

40. Prior to the issuance of any Building Permits, the applicant shall post a landscape security bond of $500.00 and comply with the following requirements:
    a. All landscaping and irrigation plans shall be prepared by a State licensed landscape architect or similar professional as determined appropriate by CDD.
    b. The landscaping shall be maintained in good condition for the life of the project. After landscaping has become established at three years and found to be in good condition, the security will be released.
    c. Landscaping shall be drought resistant, low water species.
    d. Where feasible, locally adapted native plants shall be required.
    e. Prior to Occupancy Clearance, all landscaping and planting shall be installed; and
    f. Specimen trees shall be appropriate to the site and shall be maintained in good condition so as to attain a full and healthy mature appearance.

41. Any change of use in the proposed buildings or structures shall be subject to environmental analysis and appropriate review by the City including Building Code compliance.

42. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.

43. Any and all damage or injury to public property resulting from this development, including without limitation, City streets, shall be corrected or result in being repaired and restored to its original or better condition.

44. All requirements of the City of Carpinteria (including but not limited to public improvements as defined in the City of Carpinteria Municipal Code (CMC), Section 15.16.110) and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met.

45. The standards defined within the City's adopted model Building Codes (UBC; NEC; UMC; UFC; UPC; UHC) relative to the building and occupancy shall apply to this project.

46. Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of a modification application to be considered by the Planning Commission.

47. No building permits shall be issued for this project prior to meeting all required terms and conditions listed herein. When not specified herein, all conditions shall be satisfied prior to issuance of a building permit or prior to occupancy when allowed by the Community Development Director.

48. If, at any time, the City or Planning Commission determines that there has been, or may be, a violation of the findings or conditions of this Development Plan, Lot Line adjustment, and Coastal Development Plan, or of the Municipal Code regulations, a public hearing may

be held before the Planning Commission to review this permit. At said hearing, the Planning Commission may add additional conditions, or recommend enforcement actions, or revoke the permit entirely, as necessary to ensure compliance with the Municipal Code, and to provide for the health, safety, and general welfare of the City. The applicant shall reimburse the City for all costs associated with gaining compliance with the original conditions of approval.

49. In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by Applicant/Owner/Permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the entire project shall be reviewed by the City and substitute Conditions of Approval may be imposed.

50. The owner/applicant ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Development Plan, Lot Line Adjustment and Coastal Development Permit (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Owner further agrees to pay any and all City costs, permits, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.

51. Written authorization to proceed and consent to conditions of approval by the legal owner of the property shall be provided to the City prior to building permit issuance.

SPECIAL DISTRICT CONDITION LETTERS

52. Compliance with the attached Departmental and District letters is required as follows:
    a) City of Carpinteria Public Works Department, dated July 26, 2023,
    b) City of Carpinteria Public Works Department- Sustainability Division, dated April 15, 2024,
    c) Carpinteria Sanitary District, dated December 19, 2024,
    d) Carpinteria-Summerland Fire Protection District, dated December 19 2024,
    e) Carpinteria Valley Water District- Intent to Serve Letter, dated January 16, 2025, and
    f) Carpinteria Valley Water District- Condition Letter, dated January 16, 2025.

Approved by the Planning Commission on May 4, 2026.

I HAVE READ AND UNDERSTOOD, AND I WILL COMPLY WITH ALL ABOVE STATED CONDITIONS OF THIS PERMIT.

_____

Applicant/Property Owner Date

CITY OF CARPINTERIA, CALIFORNIA

Public Works Department
Memorandum

To: Syndi Souter, Associate Planner
Community Development Department

Via: John L. Ilasin, Public Works Director/City Engineer

From: Jesus Montiel, Engineering Technician /s/

Date: July 26, 2023

Subject: 333 Linden Avenue, Project No. 23-2232-DP/CDP/ARB

The Public Works Department has reviewed the project submittal dated July 19, 2023, and has the following conditions of approval:

CONDITIONS OF APPROVAL

1. Applicant shall pay its proportional share of Two Thousand Nine Hundred Twenty-Five Dollars ($2,925) for the cost of concrete curb and gutter improvements as a part of the City of Carpinteria's 2022 Pavement Rehabilitation Project.

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

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

4. Record drawings or as-built plans shall be submitted to the City Engineer at time of final inspection for all work covered by an Engineering Permit. The record drawings or as-built plans shall be the original construction tracings or permanent mylar copies of a quality acceptable by the City Engineer.

5. A Transportation Permit shall be obtained from the City Engineer for operating or moving any vehicle or combination of vehicles or special mobile equipment in any of the acts as listed in Carpinteria Municipal Code Section 12.12.010.

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

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

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

9. A Maintenance Agreement for permanent stormwater quality best management practices shall be submitted to the City Engineer for review and approval. The Maintenance Agreement shall include, at minimum, the following elements: (1) Operations and Maintenance Plan; (2) Legal description and plat of property; (3) Site plan of all permanent stormwater quality best management practices; (4) Property owner's printed name, signature, and date of signing; and (5) Notary public acknowledgement.

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

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

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

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

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

End of Comments

CITY OF CARPINTERIA, CALIFORNIA

Public Works Department
Memorandum

To: Erin Maker, Environmental Program Manager
Public Works, Sustainability Division

From: Josefina Arechiga, Assistant Engineer /s/

Date: April 15, 2024

Subject: 333 Linden Avenue, Carpinteria, CA. 93013

CONDITIONS OF APPROVAL

This project is subject to the Central Coast Post-Construction Runoff Controls. Please refer to the County of Santa Barbara Stormwater Technical Guide for Low Impact Development. The guide is available through the link provided below, along with stormwater control plan templates.

Watershed Management - Construction & Development - City of Carpinteria (carpinteriaca.gov)

Requirements include integrating low-impact development standards with the site plan and landscaping. This should include identifying areas where runoff can be dispersed.

To determine the design criteria required for porous pavement to reduce runoff, refer to Figures 4-6 in the Stormwater Technical Guide for Low Impact Development and the Interlocking Concrete Pavement Institute (ICPI). Please provide a standard detail.

All projects constructed with post-construction runoff controls, including permeable pavement, must submit an Operations and Maintenance Plan and a Maintenance Agreement. Further guidance can be found on the Watershed Management Program page linked above.

End of Comments

CARPINTERIA
Sanitary District

5300 Sixth Street
Carpinteria, CA 93013

Phone (805) 684-7214 · Fax (805) 684-7213

December 19, 2024

Brian Banks
Community Development Department
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, California 93013

Subject: Project No. 23-2232-DP/CDP
333 Linden Avenue Single Family Residence
333 Linden Avenue (APN: 003-440-028)
Applicant: Peter & Barbara Coeler

Dear Mr. Banks:

Thank you for the opportunity to provide comments on the subject project. The project applicant proposes to construct a new single-family residence. The Carpinteria Sanitary District (District) recommends that the following conditions be incorporated into the review/approval process to address sewer system improvements:

1. All sewer improvements shall conform to approved District construction standards for materials and methods.
2. A sewer construction permit is required for any and all work on the building sewer and lateral sewer that will serve the parcel. The permit shall be procured and applicable fees paid prior to issuance of Building Permits. The applicant shall submit an engineered drawing to the District showing all proposed sewer connections, alterations or additions. During the construction phase, it is the applicant's and contractor's responsibility to notify the District of any sewer improvements or modifications not noted on the approved plans.
3. During construction, all installed sewer pipes and fittings shall be inspected by the District prior to placing trench backfill. Failure to request or obtain an inspection will require complete re-excavation and reconstruction of the work. All sewer improvements shall be pressure tested in accordance with District standard procedures prior to final acceptance.
4. A Development Impact Fee (DIF) shall be paid to the District for each newly constructed "equivalent dwelling unit" (EDU). Currently, the DIF is $6,746 per EDU; subsequent increases in DIF's are subject to District Board approvals. For the proposed project, a DIF of **$6,746.00** shall be paid to the District prior to issuance of required permits.
5. District sewer service charges (SSC's) are collected through the County of Santa Barbara property tax rolls on an annual basis. Prior to obtaining a Certificate of

Occupancy, the applicant shall pay District applicable SSC's due for the period between building occupancy and the following June 30th. The current annual SSC is **$800.70** per dwelling unit.

6. If you have any questions regarding the comments provided by the District, please contact me at (805) 684-7214, ext. 113.

Sincerely,
CARPINTERIA SANITARY DISTRICT

Lance Lawhon

Lance Lawhon
Engineering Technician

333 ? No address on record. Linden Ave Carpinteria CA 93013, Planning, New 2307 Sq Ft Duplex and (2) 352 sq ft attached garages Rev 12-20-24 to 3,168sq ft SFD with 426 sq ft attached garage

Location	34.395325, -119.523222
Status	Planning Complete
Submittal Date:	July 20, 2023
Project Address/Location:	333 ? No address on record. Linden Ave Carpinteria CA 93013
APN:	003-440-028
Project Description:	New 2307 Sq Ft Duplex and (2) 352 sq ft attached garages Rev 12-20-24 to 3,168sq ft SFD with 426 sq ft attached garage
Applicant:	Dylan Chappell
Applicant Address:	PO Box 8291 Mammoth Lakes CA 93546
Applicant Phone Number:	805-852-1677
Applicant Email:	dylan@dylanchappell.com
Submittal Type:	Planning

Planning/Conceptual Design

Date Review Completed:	October 2, 2023
Permit Number:	23-2232-DP/CDP/ARB
Planner:	Syndi Souter
Plan Checker:	Todd
Actions Taken:	Letter sent

PROJECT CONDITIONS:

Access Requirements:

Building address numbers shall be visible from the street. Numbers shall be a minimum 4" high 1" stroke on a contrasting background for residential structures. 8" high 2" stroke minimum on commercial structures.

Application for address changes or additional addresses shall be submitted to CSFPD Fire Prevention Bureau.

Additional Comments: No address assigned to parcel.

Water Requirements:

A current fire flow form shall be submitted to Carpinteria-Summerland Fire Protection District. Contact the Carpinteria Valley Water District to schedule having the test performed.

Fire Protection Systems Requirements:

All new buildings and structures shall be protected by an approved automatic fire sprinkler system.

Prior to installation plans for the proposed fire sprinkler system shall be designed by a qualified person and submitted to this office for approval.

Smoke detectors and carbon monoxide alarms must be installed in all residences in accordance with the current National Electric Code Per the provisions of the California Building and Fire Codes.

Additional Requirements:

Any future changes including further division, intensification of use, or increase in hazard classification may require additional conditions in order to comply with applicable fire district development standards.

Fees:

Pursuant to County ordinance Chapter 15 & Carpinteria Municipal Code Chapter 8.26 Section 8.26.030 - Imposition of fire protection mitigation fees: The applicant will be required to pay a fee for the purpose of mitigating the increased fire protection needs generated by the development. The amount of the fee is as follows:

A. 2024 Estate Single Family Residential Development. A fee of $2761.00 per Dwelling Unit plus an additional $0.682 per square foot beyond 2700 square feet of floor space will be assessed on all Estate Single Family Residential development.

PURSUANT to CSFPD Ordinance 2019-01 imposition of fire protection fees for service: The applicant may be required to pay fees for additional plans reviews and/ or additional field inspections. The amount of the fee is as follows: A. Two Hundred Twenty-Four ($224.00) Dollars for Additional Plan Review Fees will be assessed as additional plan reviews are completed. B. Two Hundred Ten ($210.00) Dollars per hour for Field Inspections will be assessed for additional inspections.

Checks shall be made payable to: Carpinteria-Summerland Fire Protection District (CSFPD) and delivered to Fire District Headquarters at 1140 Eugenia Place, Suite A Carpinteria, California 93013. Money orders and cashiers' checks will be accepted. Cash payment will not be accepted. Credit and debit cards can be used online. The link can be found at Carpfire.com

Inspector's Signature

Signed 12/19/2024, 3:34:01 PM PST

The above conditions apply to this project as submitted. Future changes including, but not limited, to further division, intensification of use, or increase in hazard classification, may require additional conditions in order to comply with applicable development standards in effect at the time of the change. If you have questions please do not hesitate to contact this office at (805) 684-4591

Carpinteria Valley Water District

1301 Santa Ynez Avenue • Carpinteria, CA 93013
Phone (805) 684-2816

January 16, 2025

Dylan Chappell
4353 Barton Rd
Loomis, CA 95650

SUBJECT: **Request for Intent to Serve Letter regarding proposed project at 333 Linden Ave (the "Project")**

Dear Applicant,

In response to your request, this letter will serve as confirmation that Carpinteria Valley Water District (the "District") currently has sufficient water supply to serve the Project, subject to qualifications indicated below.

The Project proposes to construct a new two-story single-family residence of 3,168 SF with an attached two-car garage of 426 SF. No change of use or additional water meters are proposed.

Permit #: 23-2232-DP/CDP/ARB

While the District currently has sufficient water to supply the Project's proposed use, it is important to note that the District has declared a Stage 0 Drought Emergency (see Ordinance 24-1, *www.cvwd.net*), which remains in effect. As a result, while there are currently meters available to service the Project, the District will continue to monitor its water supply, and may be forced to consider declaring more severe stages of drought or imposing further water restrictions or a moratorium on new and/or expanded connections.

Accordingly, the confirmation conveyed by this letter is subject to the following conditions and caveats:

1. If the intensity of the proposed use increases, this letter is void and you will need to file a new request for an "Intent to Serve" letter. Subsequent issuance of a new Intent to Serve letter is not assured.
2. This letter is only valid for the Subject Project.
3. You must obtain all permits and approvals for the Project as required by local, state and federal law.
4. This "Intent to Serve" letter is conditional upon, and shall not be in force or effect until, the Project receives final approval from the applicable land use agency.
5. Upon the expiration of any land use and or building permits for the Project, this "Intent to Serve" confirmation shall be void and you shall be required to submit a new request for confirmation of

the District's intent to serve the Project, which shall be subject to any drought conditions, restrictions and/or moratoriums then in effect.

6. If new meters are required for the Project, issuance of said meters shall be subject to applicable fees, including, but not limited to, Capital Cost Recovery fees, Construction costs and other related costs, and Water Supply Impact fees.
7. The District reserves the right to participate in or comment on any analysis or review of the Project performed by any agency under the California Environmental Quality Act (CEQA), even if said participation or comment may detrimentally impact the resulting CEQA review or analysis. This letter does not constitute analysis or approval under CEQA.
8. You must renew this letter annually after the date of this letter to keep the District apprised of Project status and developments.
9. This letter has a Project specific Conditions Letter attached that will be considered to be included in the conditions above.

Should you have any questions please do not hesitate to contact the District at 805-684-2816.

Very truly yours,
Carpinteria Valley Water District

Spencer Seale
Associate Engineer

cc: TCM to account
Brian King, District Engineer

Carpinteria Valley Water District

1301 Santa Ynez Avenue • Carpinteria, CA 93013
Phone (805) 684-2816

January 16, 2025

Dylan Chappell
4353 Barton Rd
Loomis, CA 95650

SUBJECT: **333 LINDEN AVE; APN 003-440-028; ACCOUNT NUMBER 03-030512-03; PROJECT NUMBER 23-2232-DP/CDP/ARB; NEW SINGLE-FAMILY RESIDENCE; INTENT TO SERVE WITH CONDITIONS**

To Whom It May Concern,

Please be advised, this parcel is within the jurisdiction of Carpinteria Valley Water District and therefore is entitled to District water service in accordance with District Rules and Regulations. Currently the District is in a Stage 0 Drought Emergency; for more information on Ordinance 24-1, please visit the District website www.cvwd.net.

This letter is good for one year from the date of the letter.

The subject property is currently served by a 0.75" residential water meter (Account #03-030512-03). Based on the plans dated December 6th, 2024, the District has the following conditions:

- Include the District on the City's building permit issuance and final sign off.
- All meters and backflow assemblies must be located back of walk and not fall within a path of travel or within a driveway.
- Fire demand calculations must be supplied to the District before building permit issuance to ensure the existing water meter is adequately sized and/or to properly size an independent fire service if required.
- If fire sprinklers are required, the owner is responsible for installing a reduced-pressure principle backflow assembly (RP) at the water meter per District standard detail W-115-01. Any deviations from the standard detail must be approved by the District prior to installation. Fire sprinkler demand calculations would need to consider the pressure loss across the backflow assembly. The backflow assembly must have a passing test performed by a certified backflow tester and submitted to the District prior to final sign off. Backflow device installation and testing fees are the responsibility of the owner and the backflow assembly would be added to the District's Cross-Connection Control Program and require annual testing.
- If other fire improvements are required for the project, the owner is responsible for all fees, deposits, and development costs associated with these improvements, including, but not limited to, fire hydrants, independent fire services, water meter upgrades, backflow assembly installations, plans, facility upgrades, and main extensions.

Should changes to the plans, including landscaping, irrigation, or water fixtures occur we require an additional opportunity to review revised plans.

If you have any questions, please feel free to contact me at spencer@cvwd.net or 805-684-2816x124.

Very truly yours,
Carpinteria Valley Water District

Spencer Seale
Associate Engineer

cc: TCM to account
Brian King, District Engineer

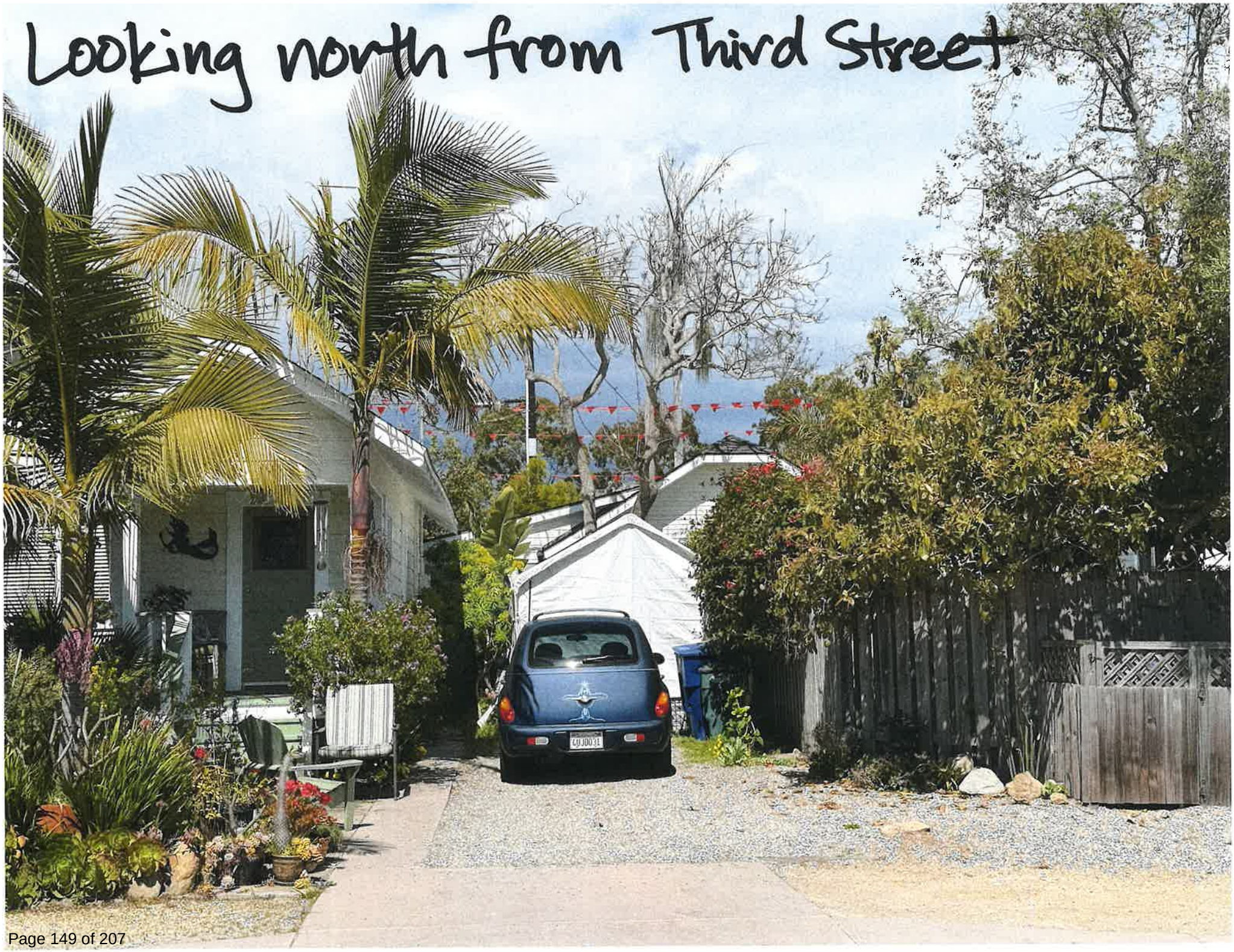
Attachment B
Story Pole Photographs

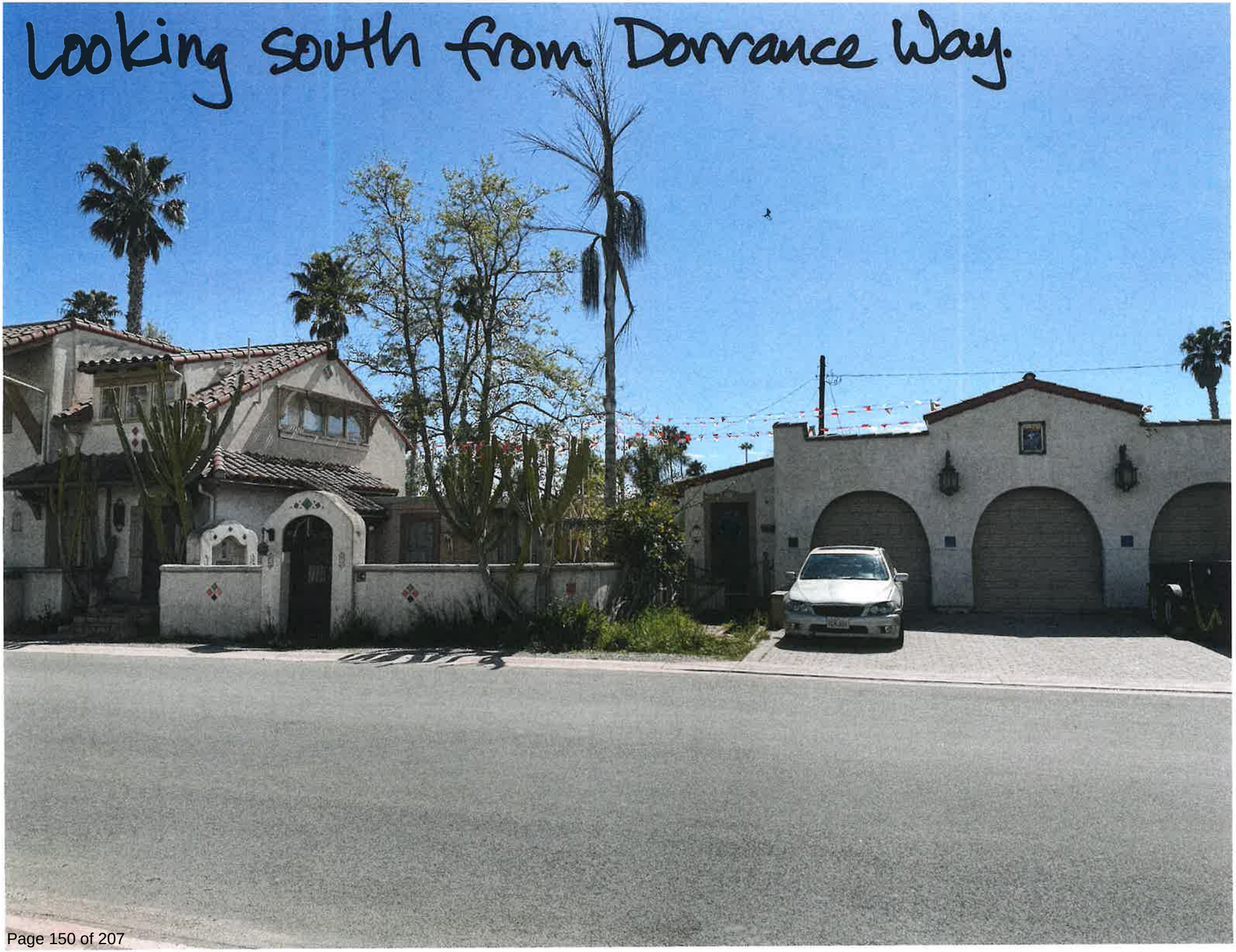
Coeler New Residence
23-2232-DP/LLA/CDP/ARB

May 4, 2026

Looking NW
from Linden Ave.

Looking SW
from Linden Ave.


Looking north from Third Street.


Looking south from Dorrance Way.

Attachment C
Minutes from the December 15, 2022, May 1, 2025, and November 13, 2025 ARB Meetings

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

May 4, 2026

- 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.

CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date May 1, 2025

FINAL ACTION MINUTES

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

ROLL CALL

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

Boardmembers absent: None

Boardmembers recused: Lisa Woolf

PUBLIC COMMENT: None

PROJECT REVIEW

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.

Ex Parte Communications Disclosure: Blackmore had a meeting with the applicant about the palm.

Staff Presentation:
Syndi Souter provided a presentation and described the proposal to construct a new 3,677 sq ft 2-story single-family residence including 3,251 sq ft of living space, a 426 sq ft two-car garage with 24.5 feet maximum height and slab on grade foundation. The project will include new landscaping and hardscape with driveway off Linden Avenue and include a Protection Plan for an existing Sycamore tree. She showed an aerial of the site and described the project setting and context at 333 Linden, which is a currently vacant project site of 5,287 square feet in size and is located on the west side of Linden Avenue, across the street from Linden Field.

Syndi reviewed the proposed plans including: the building footprint, the floor plans, elevation renderings for the east, north, south, and west perspectives, framing, roof plans, colors and materials, landscape and hardscape plans. She discussed and showed photos of the story pole locations and views from Lindon Avenue, Third Street, and Dorrance Way.

Syndi requested ARB comments on the following:

- 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.
- Planning for future sea level rise impacts.

She answered questions from the ARB regarding changes to the project and how the applicant addressed issues raised during the December 15, 2022 meeting.

Applicant Comments:
Dylan Chappell, architect, and George Manuras, project manager, discussed their approach to addressing the prior ARB comments on the project and answered ARB member questions. He reviewed the site plans focusing on foundation, plate heights, architectural style, and the new design with the courtyard based around the preservation of the existing sycamore tree.

Public Comments:
Marilyn Jenkins: There are 5-foot-tall piles of soil stockpiled on the lot that might be used to raise the height of the foundation. She discussed the historical photos she sent of the vicinity. She discussed the Stein house, the former hotel near the site, and the design of her house. She discussed the design of her house and her concerns that she would lose her views. She asked that the height be reduced and expressed her perspective regarding who may be living in the house. She wants the lot to be preserved to the maximum extent possible with a small single-story residence. She noted that the prior hotel use of the Stein house should be considered. She would like the project to be scaled back.

Boardmember Discussion:

O'Connor: The hedges along Linden Avenue should be cut down so story poles can be seen. The mass and scale have been compared to the Stein house and other houses. The Stein house has not been restored to the original style, but has unique style. He feels the proposed style is similar in concept, but the massing is too "muscular" and should be brought to a similar scale to the Stein house.

Little: He agrees with Boardmember O'Connor and would like to see a smaller house with a reduced scale. Bringing the 10-foot plate heights down would help. Look at changing the layout of the ground floor to provide more direct access to the backyard. The Spanish Mediterranean style is great but the size should be reduced from 5-bedrooms to achieve an appropriate scale.

Johnson: In regards to the north and south elevations: The 10-foot plate heights on 2nd floor are not appropriate for small lots in the neighborhood. He expressed the top floor should not appear as a "train car" and needs more articulation. He suggested they could add gables and pop outs to improve the appearance and design of the long walls. In addition, on the south elevation, he would like the window plates to be reduced to get an asymmetrical ridge. He likes the arched window over the stairway and suggests revising the interior so access could be provided from the master bedroom and become an outdoor deck with south views. Perhaps, the wall could be brought up to reduce the overview effects

on the neighbor. He likes the articulation of the east elevation, wants it scaled down, and likes the idea of providing through access to the patio.

Blakemore: Agrees with previous comments regarding the scale being too large and maxed out to the setbacks. She expressed that she wants to retain the palm, although she sees that there is no work around between saving the sycamore or the palm. A new palm should be planted on Linden to replace the palm. The scale is too large for the landscape area and encroaches on the Sycamore. She thinks the style is great but the scale is too large for the neighborhood.

ACTION: Motion by Chair Blakemore seconded by Boardmember O'Conner, to recommend that the project be continued to a future meeting and directed the applicant to address the ARB comments.

VOTE: 4-0

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.

Ex Parte Communications Disclosure: None

Staff Comments:
Syndi Souter presented the preliminary plans for demolition of the existing 1,060 square foot residence and 309 square foot garage and construction of a new 3,102 square foot two-story single-family residence with an attached 377 square foot two-car garage. She discussed how the proposed new two-story single-family residence will exhibit a combination of Spanish and Mediterranean architectural traits.

She showed photos of the site and existing residence proposed to be demolished, and discussed the neighborhood context. Syndi reviewed the proposed plans including: the building footprint, the floor plans, elevation renderings for the south, west, east, and north elevations, roof plans, colors and materials, landscape and hardscape plans, and an exhibit showing the proposed setback modifications. She discussed and showed photos of the story pole locations and views from Dorrance Way and from the intersection of Linden Avenue and Dorrance Way. She explained that the applicant is seeking modification to the 50-foot front yard setback from the centerline of Dorrance Way. The front of the residence 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 proposed setback is consistent with other residences in this location.

ACTION: Motion by Chair Blakemore, seconded by Boardmember Johnson, to recommend final approval to the Community Development Director

VOTE: 4-0

2) Project: Coeler New Residence, Project 23-2232-DP/LLA/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/LLA/CDP/ARB for continued preliminary review from the 5/1/2025 ARB meeting, of a proposal to construct a new 3,434 square foot two-story single-family residence with an attached 432 square foot two-car garage, for a total size of 3,866 square feet and a maximum height of 23.83 feet. The proposal includes a Lot Line Adjustment with an adjacent property that would result in a 7,537 square-foot parcel zoned Planned Residential Development (PRD-20) shown as APN 003-440-028 and a portion of 003-440-027, addressed as 333 Linden Avenue.

Ex Parte Communications Disclosure: None.

Staff Comments:
Syndi Souter provided a presentation of the proposed increase in the size of the residence to by 183 square feet and the garage by 6 square feet and the building height lowered by 7 inches compared to the previous version of the project. The changes include an increase of 2,250 square foot lot size as part of a Lot Line Adjustment that is now part of the project description and would create two identical lots. This increased the buildable area on the lot. She reviewed the changes to the interior, plates, pop outs, the gable roof, and described the exterior changes and colors. She reviewed the revised landscaping plans with a new lawn sitting area with a new olive tree. Syndi summarized the ARB comments from the 5/1/2025 meeting, as follows:

- The Spanish/Mediterranean style is acceptable,
- The "muscular" massing should be scaled down to a scale similar to the Stein house,
- The plate heights should be reduced to lower the overall height,
- Reduce the overall size of the residence,
- The floor plan should have direct access to the backyard and fewer than five bedrooms,
- Add gables and pop-outs to add articulation to the long walls, and
- With the understanding that the sycamore would be retained, a new palm should be planted on Linden Avenue to replace the palm to be removed

Syndi explained the proposed Lot Line Adjustment between the existing parcel and the parcel to the north. She reviewed the changes to the floor plans and elevations and described how the changes addressed the previous comments. She noted the potential for Sea Level Rise impacts to the project and noted for the record that the applicant has chosen not to raise the proposed foundation or grade of the site.

Public Comments:

Marilyn Jenkins noted one ARB member had previously asked about the plan for the Stein property. She expressed that she has the same question as the house has been left in an unsightly state with missing tiles, dead landscaping, and untrimmed hedges. She stated that the house is right on the property line and cannot be moved. She noted that the contractor has not cut the hedge and it is still at 1.5 stories tall and the story poles cannot be seen behind the hedge and do not show the dimensions of the house and its extent all the way to the Linden Avenue frontage. She expressed that the neighborhood is concerned about what will built in this location. She noted that the ARB had asked that the size be reduced but it has increased. She said she heard that all three properties had submitted applications to become vacation rentals. She said that is exemplified by how a bathroom is proposed for each of the bedrooms and it will be a party house. She said that she talked with the manager of the La Playa property who told her they are having trouble renting the property. She expressed that with the two houses being constructed and the new hotel, that we are approving too many vacation rentals. She recommended the ARB members walk down Dorrance Way. She noted there are several houses built in the last five years in the neighborhood that are smaller and expressed that the taller three houses being proposed are so close together that they would be out of character with the existing beach neighborhood.

Boardmember Discussion:

Boardmember Little commented that he really likes the redesign, especially with the Lot Line Adjustment as it makes a big difference on the house. He did find it odd in the backyard to have flagstone that go into pavers. He said he would go with all pavers or all flagstone for continuity. He noted that chairs are shown on the gravel and that would not work. He recommended a change from decomposed granite gravel. He would like to see an iron gate instead of the wood gate at the street entry. He stated that unrelated to this project, he requested that the existing tiles be saved when the garage on the Stein property is torn down. He expressed that overall, he really likes the design of the project. He further expressed a concern that it might become a party house and hoped that the owners would live there instead.

Boardmember Johnson stated that the changes are an improvement and thanked the applicant for responding to the ARB's comments. He expressed that the site is zoned for Single Family Residential and that it would be required to comply with the zoning. However, that is a planning issue and that is not the purview of the ARB. In regard to the backyard, he recommended that they let the applicant play around with what they want to have back there. He then thanked the applicant for agreeing to change the color to match the darker cream/beige stucco color at Dart Coffee in Linden Square.

Vice Chair O'Connor agreed with Boardmember Johnson that the applicant had addressed the ARB comments. He expressed that the debate over larger versus smaller with the neighbors is going to continue. He expressed that he is sensitive to the location of the power pole and requested the applicant to remove it as it would be a great contribution and facilitate removal of the adjacent garage. The applicant agreed, and expressed that they would look into removing the power pole.

Vice Chair O'Connor agreed that the bedroom to bathroom ratio is a signal that raises concern with him regarding the potential for vacation rental use of the house. He stated that this ratio is considered "Lux" and is not typical in the beach neighborhood and that is why there is criticism. He further expressed concern about the very narrow driveway and the addition of a curb cut for ingress and egress into an already crowded space. He asked why the applicant does not propose to address the sea level rise issue by raising the foundation. The applicant shared that raising the foundation would also

increase the height, and they are trying to keep the height down. Vice Chair O'Connor expressed that he would not ask for it and said it would be up to the applicant to raise the foundation. In addition, he asked for clarification about the use of heavy flagstone on the second story deck above and the applicant explained how the installation would address drainage and weight.

Chair Blakemore noted a new tree that was added along the north side walkway on the elevation that was not on the planting plan. She was happy to see that a tree was being added to that location. She noted there is more time for changes as they would be coming back for Final review. Chair Blakemore expressed that the tree should be added to the planting plan and that she would also like more planting along the Stein House side of the walkway, enough that it would provide visual interest and shield views of the potential "bowling alley" appearance of the long walkway at the side of the building. She also noted the paving in front of the side gate goes right to the property line and that the fence continues on past the gate. She expressed that this configuration would look out of place in that location and could be revised to achieve a softer, improved appearance. She asked for more information about the lighting fixture to confirm it is Night Sky compliant, and expressed that she likes the look. Syndi noted that the light element is recessed into the sconce cap, but agreed that the final cut sheet with specifications would be required for Final review.

Chair Blakemore further expressed that the massing and articulation of the project has improved and that she is more comfortable about the massing because the lot is bigger and makes it work. She also expressed concerned that it would become a vacation rental but that this was not the purview of the ARB and the City would address the issue.

The applicant explained the reason they chose a solid wood gate at the front location was to block the headlights of cars shining into the main bedroom window and to provide a design consistent with the garage doors and requested that the wood gate be allowed. Boardmember Little expressed his understanding of their reasons for wanting to keep the gate as designed.

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

VOTE: 4-0

3)Project: Kolbe Garage Door Relocation, Fencing and Landscaping
Project 25-2360-DR/ARB
Address: 4445 La Tierra Lane
Applicant: Hunter McGrath Ruiz, H. McGrath Designs LLC, for Jessica Kolbe
Planner: Bret McNulty

Request of Hunter McGrath, H. McGrath Designs LLC on behalf of Jessica Kolbe, to consider Project #25-2360-DR/ARB for preliminary review of a proposal to relocate the garage door and driveway of a 1,563 square foot single-family residence from the current side garage location to a street facing location. The request includes consideration of new walkways to and from the house garage and sidewalk, grading, landscaping, gate relocations, and new aluminum fencing and gates. The proposal includes work in the City of Carpinteria public right way to demolish and remove an existing driveway and to install a new driveway, and includes removal and replacement in kind of an existing City maintained ginkgo biloba tree. The project will increase

Attachment D
Architectural Plans from the February 2, 2026 Planning Commission Meeting (Superseded)

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

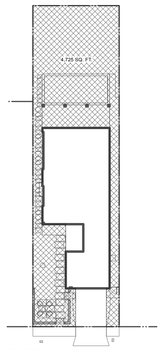
May 4, 2026

333 LINDEN AVE

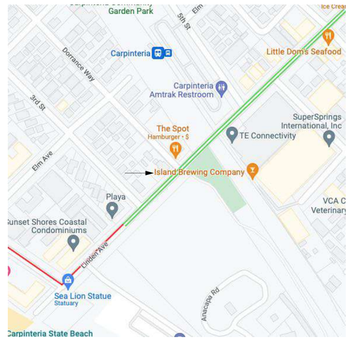
BIRDSEYE VIEW

FEMA FIRM

OPEN SPACE DIAGRAM



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	7,537.5 SQ. FT. 30%
ZONE	PRD-20
OCCUPANCY	R-3, U
BUILDING TYPE	SFR
CONSTRUCTION TYPE	V-B
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'-10" 7"
SETBACKS	FRONT: 50' FROM CL OF STREET or 20', SIDE 5' REAR: 15'
PARKING	2 GARAGE SPACES PROVIDED

PROJECT AREAS

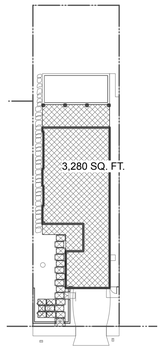
SQUARE FOOTAGE	EXISTING (SF)		PROPOSED (SF)	
	NET	GROSS	NET	GROSS
1ST FLOOR [LC]				1,945
2ND FLOOR				1,414
HOUSE TOTAL				3,359
GARAGE [LC]				432
1ST FLOOR COVERED PORCH				356
2ND FLOOR BALCONIES				468
LOGGIA [LC]				75

LOT COVERAGE DATA	PROPOSED (SF)		
SITE	7,537.5	100%	30%
BUILDING FOOTPRINT (LOT COVERAGE)	2,511	33%	13%
MAX LOT COVERAGE ALLOWED	3,769	50%	1,258
HARDSCAPE (IMPERVIOUS)	0	0%	
LANDSCAPE	3,063	41%	9%
PERMEABLE PAVERS	1,963	26%	
COMMON OPEN SPACE PROVIDED	4,725	63%	16%
COMMON OPEN SPACE REQUIRED	1,507	20%	

GRADING STATS:
REQUIRED BY OVER EXCAVATION AND RECOMPACTION
667 CY CUT, 667 CY FILL, 67 CY IMPORT

STREET VIEW

IMPERVIOUS DIAGRAM



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 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** 12716 RIVERSIDE DRIVE VALLEY VILLAGE, CA 91607
ARCHITECT	**DYLAN CHAPPELL** DYLAN CHAPPELL ARCHITECTS PO BOX 8291 MAMMOTH LAKES, CA 93546

SCOPE OF WORK

A NEW TWO STORY SFR OF 3,359 SQ. FT. WITH AN ATTACHED TWO CAR GARAGE OF 432 SQ. FT. THERE WILL BE ELECTRICAL, MECHANICAL, PLUMBING AND SITE WORK.

SHEET INDEX

GENERAL

G1.0	TITLE SHEET
G2.0	SITE PHOTOS
TPPO.O	TREE PROTECTION PLAN

CIVIL

C0.0	SURVEY
C1.0	COVER SHEET
C2.0	FINE 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
A2.1	ROOF PLANS
A3.0	ELEVATIONS
A4.0	SECTIONS
A6.0	DETAILS

LANDSCAPE

L1.0	LANDSCAPE PLAN

STORMWATER

Stormwater Control Plan for Small (Tier1) Projects

Tier 1 Stormwater Control Plan Project Data

[Complete all fields]

Project Name / Case File Number	333 LINDEN AVE
Project Location [Street Address if available, or intersection and/or APN]	333 LINDEN AVE. 003-440-028
Name of Owner or Developer	PB LIVING TRUST
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	**SFR**
Total New Impervious Surface Area (square feet) [Sum of currently pervious areas that will be covered with new impervious surfaces]	3,280
Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surfaces.]	**0**
Total Pre-Project Impervious Surface Area	0
Total Post-Project Impervious Surface Area	3,280
Runoff Reduction Measure(s) Selected (Check one or more)	❑ 1. Disperse runoff from roofs or pavement to vegetated area ☑ 2. Permeable pavement ❑ 3. Cisterns or Rain Barrels ❑ 4. Bioretention Facility or Planter Box

410

Stormwater Control Plan for Small (Tier1) Projects

Measure 2: Permeable Pavement

Permeable pavements may include pervious concrete, pervious asphalt, porous pavers, crushed aggregate, open pavers with grass or plantings (turf block), open pavers with gravel, or solid pavers with open (non-grouted) joints.

Show on your site plan:

☑ Location, extent and types of pervious pavements.

Confirm the following standardsare met:

☑ No erodible areas drain on to permeable pavement.

☑ Subgrade compaction is minimal.

☑ Reservoir base course is of open-graded crushed stone. Base depth (3" or more) is adequate to retain rainfall and support design loads (more depth may be required).

☑ No subdrain is included or, if a subdrain is included, outlet elevation is a minimum of 3 inches above bottom of base course.

☑ Subgrade is level and slopes are not so steep that subgrade is prone to erosion.

☑ Rigid edge is provided to retain granular pavements and unit pavers.

☑ Solid unit pavers, if used, are set in sand or gravel with minimum 3/8 inch gaps between the pavers. Joints are filled with an open-graded aggregate free of fines.

☑ Permeable concrete or porous asphalt, if used, are installed by industry-certified professionals according to the vendor's recommendations.

❑ Selection and location of pavements incorporates Americans with Disabilities Act requirements (if applicable), site aesthetics, and uses.

❑ Additional comments:_____

Check with local Fire Department for applicability criteria using permeable pavement.

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SUPERSEDED

FIRE DEPARTMENT NOTES

14.14.060 - BUILDING SETBACKS.

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 FEE

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

(ORD. 315 § 1 (PART), 1981)

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), 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(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 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 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 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 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.

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

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LICENSED ARCHITECT DYLAN CHAPPELL No. C-31,307 STATE OF CALIFORNIA

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 11-13-2025

REVISION

NO	DESCRIPTION	DATE

TITLE SHEET

G1.0

City of Carpinteria Tree Protection Guidelines

Any encroachment within the dripline of native trees shall adhere to the following standards:

i. Any paving shall be of pervious material (gravel, brick without mortar or turf block).

ii. Any trenching required within the dripline of a protected tree shall be done by hand.

iii. Any roots one inch in diameter or greater encountered during grading or trenching shall be cleanly cut and sealed.

h. All trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction.

i. 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.

j Only trees designated for removal on the approved Tree Protection Plan shall be removed.

k. Any native trees which are removed, relocated and/or damaged (including any encroachment into the dripline) shall be replaced onsite on a 10:1 basis with saplings grown from seed obtained from the same watershed as the project site. Where necessary to remove a tree that is feasible to replant, trees shall be boxed and replanted. A drip irrigation system with a timer shall be installed. Trees shall be planted prior to issuance of occupancy clearance and irrigated and maintained until established (five years). The plantings shall be protected from predation by wild and domestic animals and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period. Rodenticides containing any anticoagulant compounds (including, but not limited to, Vy'arfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.

TREE PROTECTION NOTES:

1. FENCE OFF ALL TREES FROM CONSTRUCTION AT THE CRITICAL ROOT ZONE OR WHERE PRACTICAL WITH 6' CONSTRUCTION FENCING. SIGNS STATING "TREE PROTECTION AREA" AT 15-FOOT INTERVALS MUST BE SHOWN ON FENCE AND INSTALLED ON THE PROJECT SITE PRIOR TO AND THROUGHOUT ALL DEMOLITION ACTIVITIES.

2. NO ACTIVITIES OR STORAGE OF CONSTRUCTION MATERIALS SHALL BE ALLOWED WITHIN THE FENCED AREAS UNLESS APPROVED BY ARBORIST.

3. ANY ROOT DISTURBANCE TO ANY OF THE PROTECTED TREES SHALL BE DONE BY HAND AND THE PROJECT ARBORIST NOTIFIED. ANY ROOTS LARGER THAN 3 INCHES IN DIAMETER THAT NEED TO BE SEVERED SHALL BE REPORTED TO AND INSPECTED BY THE ARBORIST PRIOR TO SEVERING.

4. ALL ROOTS ENCOUNTERED SHALL BE CUT CLEANLY WITH A SHARP SAW TO ALLOW FOR NEW ROOT REGENERATION, BACKFILLED IMMEDIATELY OR KEPT MOIST TO PREVENT DRYING OUT AND DYING.

5. COMPACTION OF THE ROOT ZONE SHALL BE AVOIDED BY SPREADING 3-4" OF MULCH, IF NECESSARY PLYWOOD OR EQUIVALENT SHALL BE PLACED ON TOP.

6. DURING HOT, DRY PERIODS THE FOLIAGE MAY NEED TO BE WASHED WITH HIGH PRESSURE WATER TO REMOVE CONSTRUCTION DUST.

7. PROJECT ARBORIST SHALL BE NOTIFIED PRIOR TO ANY ACTIVITIES WITHIN THE CRITICAL ROOT ZONE.

8. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED OR OPERATED WITHIN THE PROTECTED AREA. NO FILL SOIL, ROCKS OR CONSTRUCTION MATERIALS SHALL BE STORED OR PLACED WITHIN THE PROTECTED AREA.

9. NEW UTILITIES SHALL BE LOCATED WITHIN ROADWAYS, DRIVEWAYS OR A DESIGNATED UTILITY CORRIDOR SUCH THAT IMPACTS TO TREES ARE MINIMIZED.

10. GRADING AND CONSTRUCTION SHALL BE LOCATED OUTSIDE OF THE TREE PROTECTION ZONE OF ALL PROTECTED TREES UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY ARBORIST. THE PROJECT ARBORIST SHALL NOTIFY THE COUNTY ARBORIST IF THERE IS A DESIRE TO ENTER THE TREE PROTECTION ZONE FOR THIS PURPOSE.

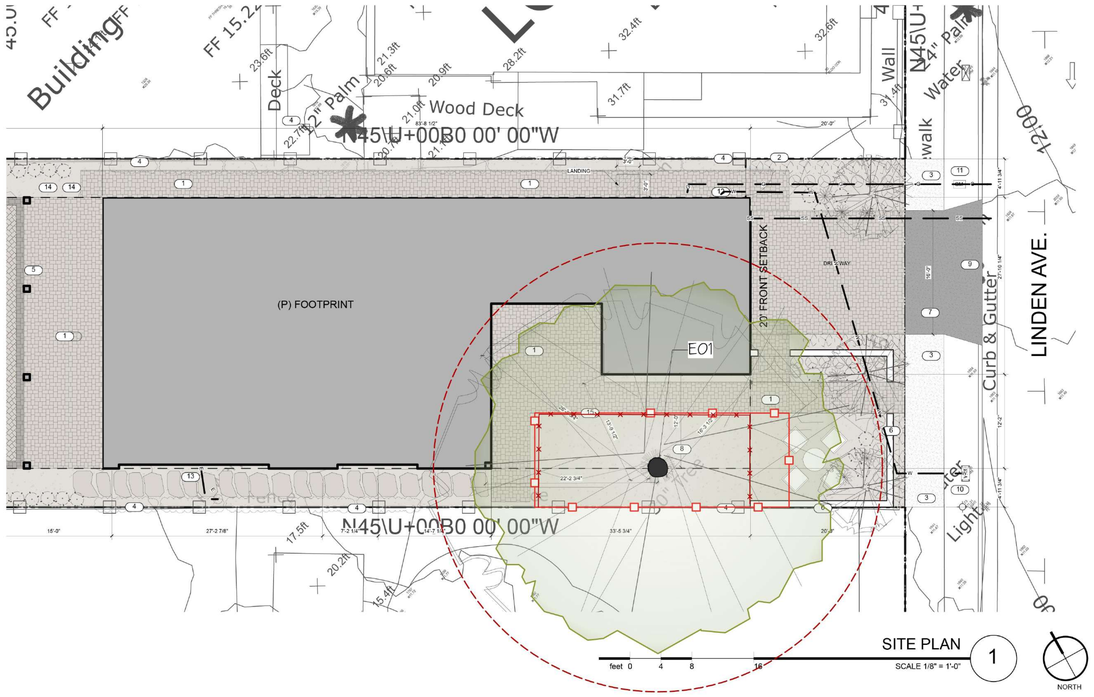
11. ANY ENCROACHMENT WITHIN THE TREE PROTECTION ZONE SHALL ADHERE TO THE FOLLOWING STANDARDS:
    A. ANY PAVING SHALL BE OF PERVIOUS MATERIAL (GRAVEL, BRICK WITHOUT MORTAR OR TURF BLOCK).
    B. ANY TRENCHING REQUIRED WITHIN THE T.P.Z. SHALL BE DONE BY HAND.
    C. ANY ROOTS ONE INCH IN DIAMETER OR GREATER ENCOUNTERED DURING GRADING OR TRENCHING SHALL BE CLEANLY CUT. NO SEALING OF ROOTS WILL BE ALLOWED. ROOTS SHALL BE CUT BACK TO A LATERAL WHENEVER POSSIBLE.

12. DRAINAGE PLANS SHALL BE DESIGNED SO THAT TREE TRUNK AREAS ARE PROPERLY DRAINED TO AVOID PONDING.

13. ONLY TREES DESIGNATED FOR REMOVAL ON THE APPROVED TREE PROTECTION PLAN SHALL BE REMOVED.

14. ANY PROTECTED TREES THAT ARE REMOVED SHALL BE REPLACED.

15. TREES TO BE RELOCATED AND THAT ARE DAMAGED SHALL BE REPLACED.



Existing Tree Report											
ID	Botanical Name	Common Name	Average Spread	Height	DBH (Inches)	No. of Stems	Condition	Action	Vigour	% CRZ Encroachment	Date Assessed
E01	Platanus racemosa	Western Sycamore	48'0"	78'0"	29.9 Inches	1	Average	Retain	Average	42.8%	10/11/2024

SUPERSEDED

LEGEND:

TREES TO BE REMOVED X

(T.P.Z.) TREE PROTECTION ZONE

TREE PROTECTION FENCING

NOTES:
- ALL TREE PROTECTION INFORMATION PROVIDED BY BILL MELLETT, CERTIFIED ARBORIST #WE-7619A.

NOTE:
- TREE TO BE PRUNED AND MAINTAINED 3' CLEAR OF ALL STRUCTURES.

NOTES
1. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the Landscape Architect prior to the commencement of work.
2. Contractor to review all specifications prior to commencement of work.
3. Landscape construction documents based on site plan provided by Chappell Architecture on 11/5/2024.

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

TREE PROTECTION PLAN

SUBMITTAL SET

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

0 8' 16' 24'

All design, ideas, arrangements, and plans indicated by these drawings and specifications are the property and copyright of Bill Mellett Design and shall neither be used on any other work, nor be disclosed to any other person for any use whatsoever without written permission.

REVISIONS
1 07/12/2025

SHEET TITLE: TREE PROTECTION PLAN

PROJECT: MANCIRAS RESIDENCE
333 LINDEN AVENUE
CARPINTERIA,CA 93013

BILL MELLETT DESIGN
LANDSCAPE ARCHITECTURE
PO BOX 104
OJAI, CA 93024
BILL MELLETT DESIGN IS A DIVISION OF ENCINO HILL INC.
(805) 640-0168
DMD.A.C.ONL

DATE: 11/26/2024
SCALE: AS SHOWN
DRAWN: WLM
JOB: 24158
SHEET: TPP0.0
01 of 00 Sheets

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 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
389 PINECREST AVE. P.O. BOX 8291
MAMMOTH LAKES, CA 93546
805.205.4760

• 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 monitoring erosion and sediment control measures prior, during, and after storm events. Monitoring 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
entranceway.

• 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 2.0 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. 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, tackifier, 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 vehicle 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 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. 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 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 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 straw and tackifier. The installation of erosion control blankets should be considered for all disturbed 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 30 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.

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 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 containment area.

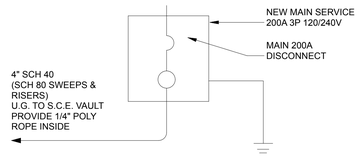
Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

Shoring, Construction Fencing, and other Site Safety:
The responsibility for design 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

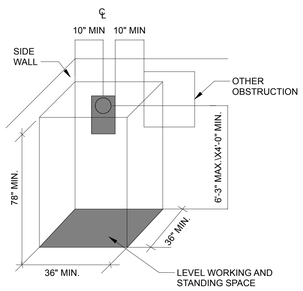
NEW LOCATION OF 200 AMP ELECTRIC SERVICE PANEL
PROVIDE BONDING & UFFER GROUND. S.C.E MSR # XXXXXXX



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 5
0 N.T.S.



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 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
0 N.T.S.

ELECTRICAL SERVICE PANEL 3
0 N.T.S.

MWELO WORKSHEET

OUTDOOR water use estimate (Non-Agricultural)
Water Efficient Landscape Worksheet

Reference Evapotranspiration (ETo) Table for Carpinteria

ETo	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Annual
Carpinteria	2.0	2.4	3.2	3.9	4.8	5.2	5.5	5.7	4.5	3.4	2.4	2.0	44.9

Reference Evapotranspiration (ETo) 44.9

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape areas							
Low Water	.3	Drip	.81	.37	3102	808	11350
Medium Water	0.5	Drip	.81	.62	200	124	3451
Back Lawn	.07	Overhead Spray	.75	.75	1200	900	25054
				Totals	(A)2502	(B)1432	39,855.00
Special Landscape Areas *(edible plants, recreational areas, areas irrigated with recycled water, or water features)*				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	39,855.00
						Maximum Allowed Water Allowance (MAWA)[e]	39,855.00

[a] Hydrozone #/ Planting Description
Examples
1) Front lawn
2) Low water use plantings
3) Medium water use planting

Plant Factor
Very low water use: 0-0.1
Low water use: 0.1-0.3
Moderate water use: 0.4-0.6
High water use: 0.7-1.0

[b] Irrigation method
1) Overhead spray
2) Drip

[c] Irrigation Efficiency
1) 0.75 for spray head
2) 0.81 for drip

[d] ETWU (Annual Gallons Required)
Eto x 0.62 x ETAF x Area

Single Family Residential water features, including pools, should be documented in the Regular Landscape area with a Plant Factor of 1
Non single-family (multi-family, commercial etc.) water features, including pools, should be documented in the Special Landscape area with a ETAF of 1.0.

[e]MAWA (Annual Gallons Allowed) = (Eto) x [(0.62) x (ETAF x LA) + ((1-ETAF) x SLA)]
Where 0.62 is conversion factor that converts acre-inches per acre per year to gallon per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non- residential areas

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	(B)
Total Area	(A)
Average ETAF	B ÷ A

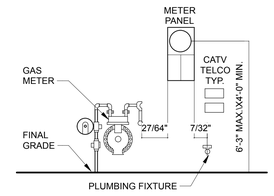
All Landscape Areas	
Total ETAF x Area	(B+D)
Total Area	(A+C)
Sitewide ETAF	(B+D) ÷ (A+C)

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

EXAMPLE
Reference Evapotranspiration (ETo) 44.9

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape areas							
Front yard	0.3	Drip	0.81	0.37	1000	370	10,300.06
Back yard	0.5	Spray	0.75	0.67	1000	670	18,651.46
				Totals	(A) 2000	(B) 1040	28,951.52
						Maximum Allowed Water Allowance (MAWA)[e]	28,951.52

4



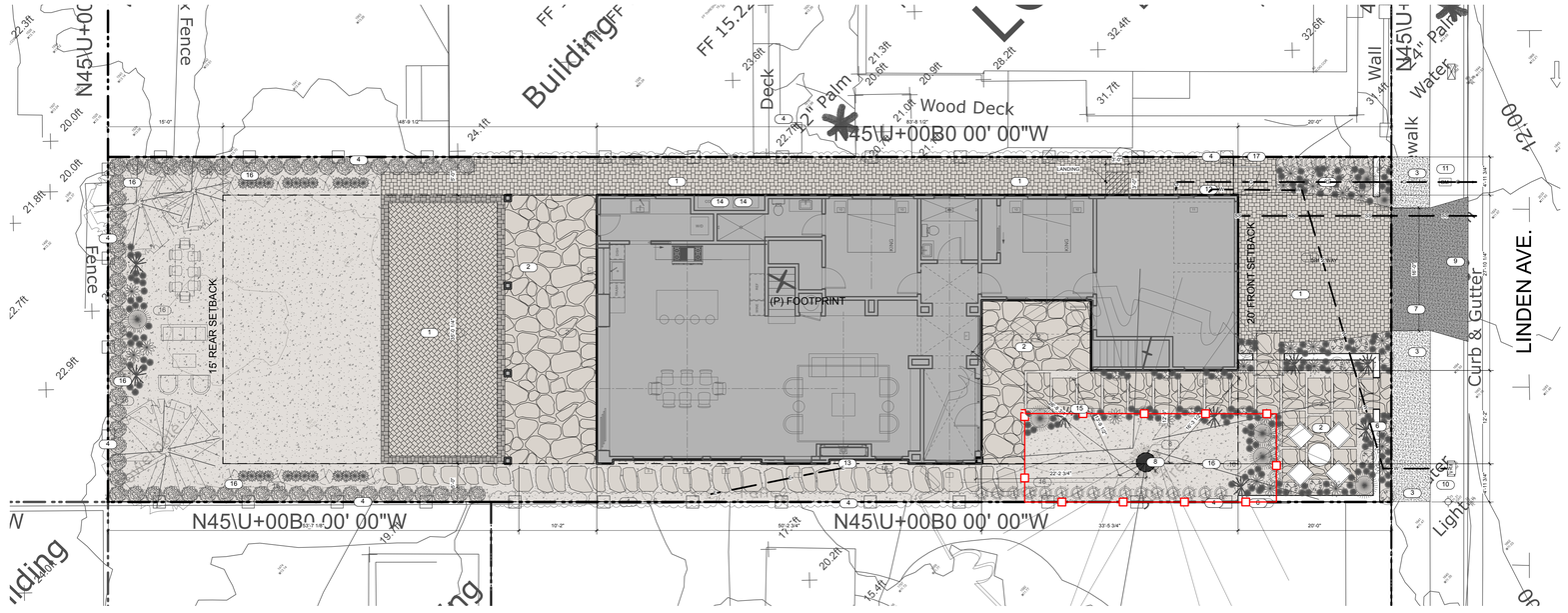
1. SIZE AND DIMENSIONS OF PANELS WILL VARY. DRAWINGS ARE NOT TO SCALE.
2. THIS DRAWING PERTAINS TO BOTH OVERHEAD AND UNDERGROUND ELECTRIC SERVICE APPLICATIONS.
3. MAINTAIN A 3-FOOT CLEAR, LEVEL, AND UNOBSTRUCTED WORKSPACE IN FRONT OF ELECTRIC SERVICE EQUIPMENT.
4. PLUMBING FIXTURES THAT EXTEND MORE THAN 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.

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 strucutre (2% if surface is impervious) or to approved drainage system. SBCO Grading Ordinance #4766

KEY NOTES

1. **PERMEABLE PAVER**: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA. ASHLAR PATTERN
2. **FLAGSTONE:** ON CONCRETE PAD
3. **(E) SIDEWALK:**
4. **6' TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH
5.
6. **STUCCO SITE WALL:** 30" 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 1/2" MAIN. WATR 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) N200 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 (2) & (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 903.2.7.*
15. ***TREE PROTECTION FENCING:*** *SEE TPP AND ARBORIST REPORT*
16. ***3/8 " GRAVEL MULCH:***
17. **42" TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH



SITE PLAN 1
feet 0 4 8 16
SCALE 1/8" = 1'-0"
NORTH

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805.852.1677

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LICENSED ARCHITECT DYLAN CHAPPELL No. C-36307 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

SUPERSEDED

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

ARB PRELIMENARY APPROVAL 11-13-2025

△ REVISION

NO	DESCRIPTION	DATE

SITE PLAN

A1.0

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LICENSED ARCHITECT
DYLAN CHAPPELL
10/31/2027
STATE OF CALIFORNIA

COORDINATION SET
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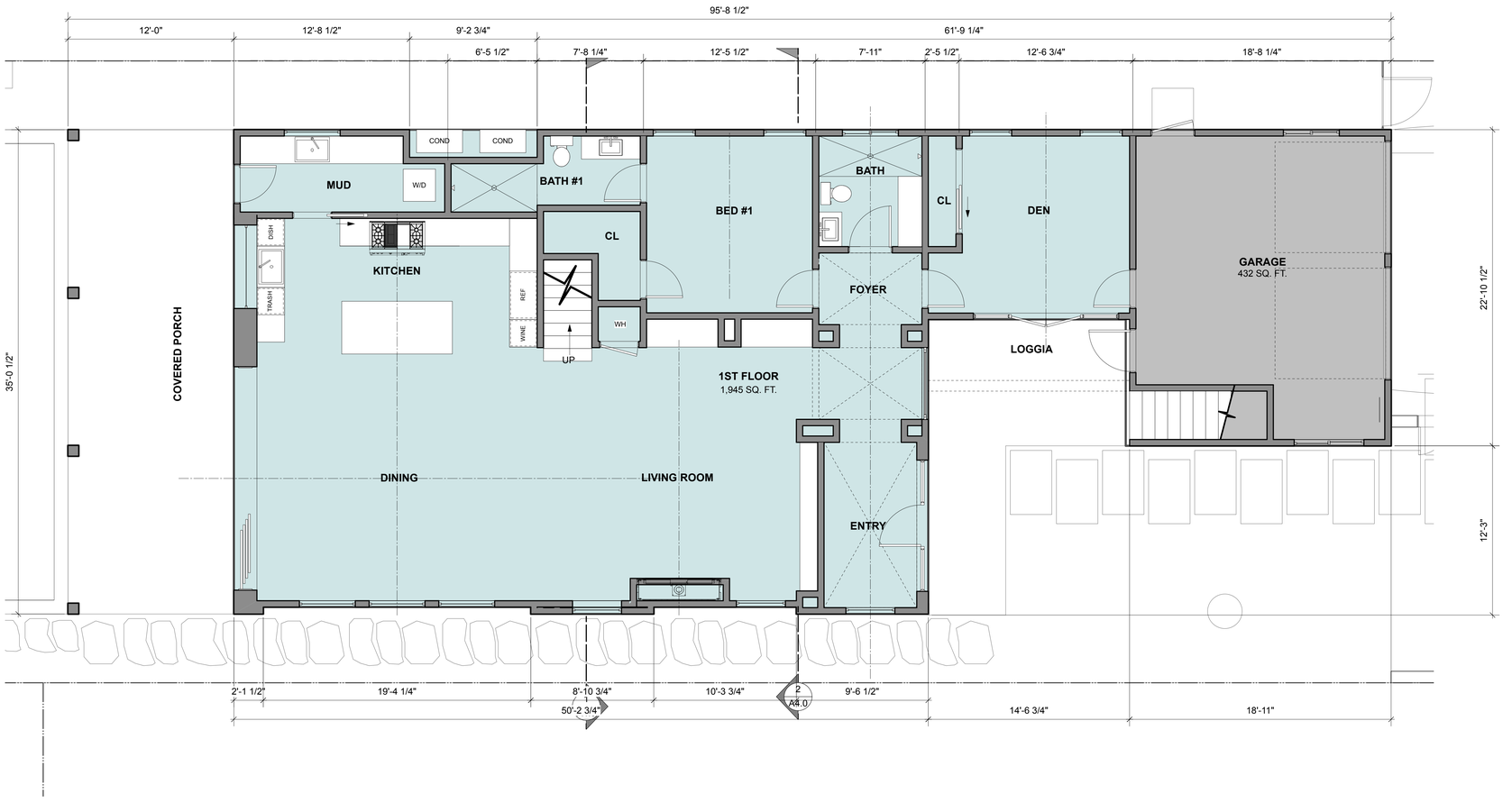
CITY CASE NUMBER
PLN2022-2232

SUPERSEDED



1ST FLOOR PLAN 1
feet 0 2 4 8 SCALE 1/4" = 1'-0"
NORTH

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

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1ST FLOOR PLAN

A2.0

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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-31207
REN: 08/31/2027
STATE OF CALIFORNIA

COORDINATION SET
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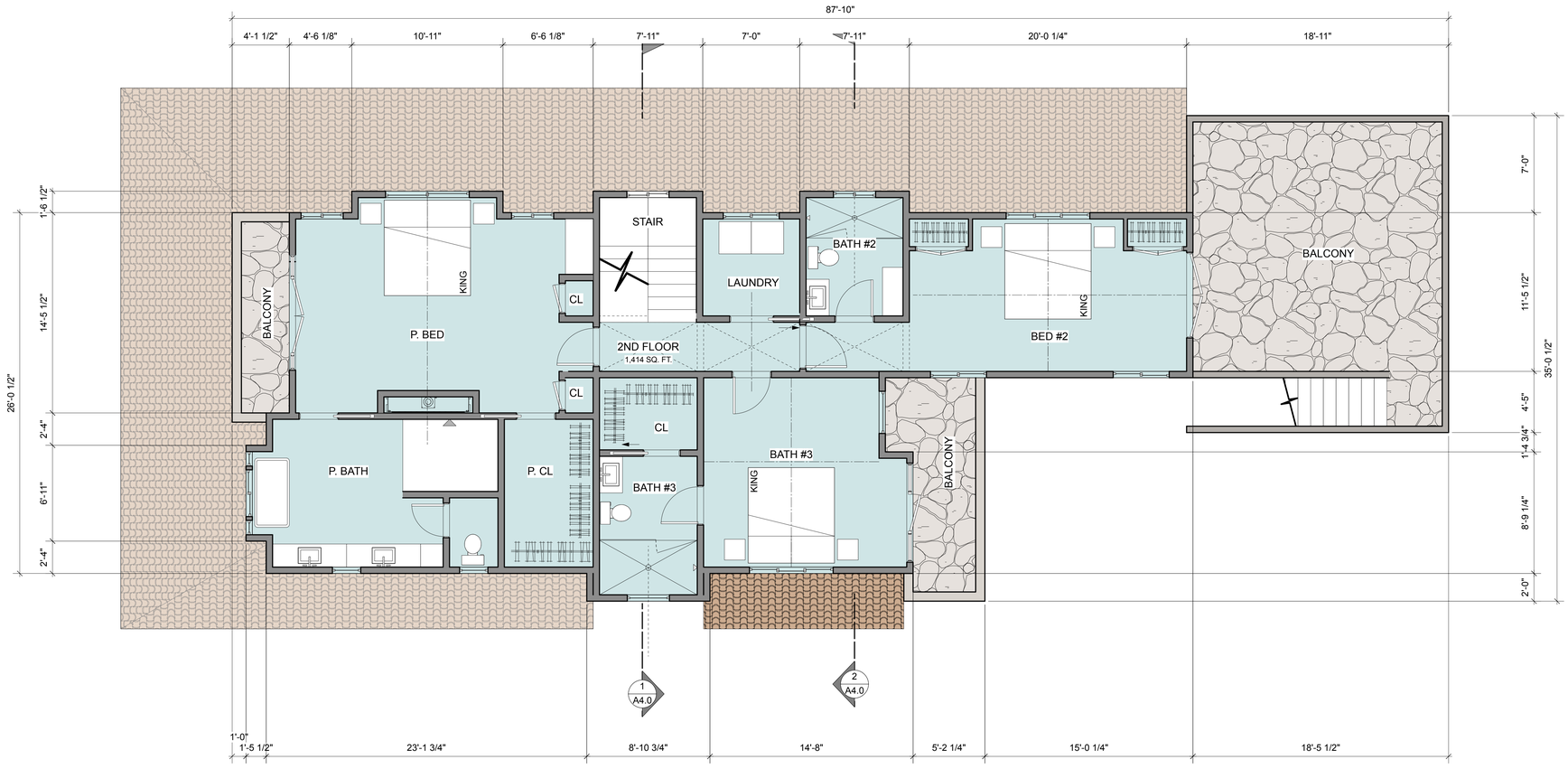
CITY CASE NUMBER
PLN2022-2232

SUPERSEDED



2ND FLOOR PLAN 1
feet 0 2 4 8 SCALE 1/4" = 1'-0"

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2ND FLOOR PLAN

A2.1

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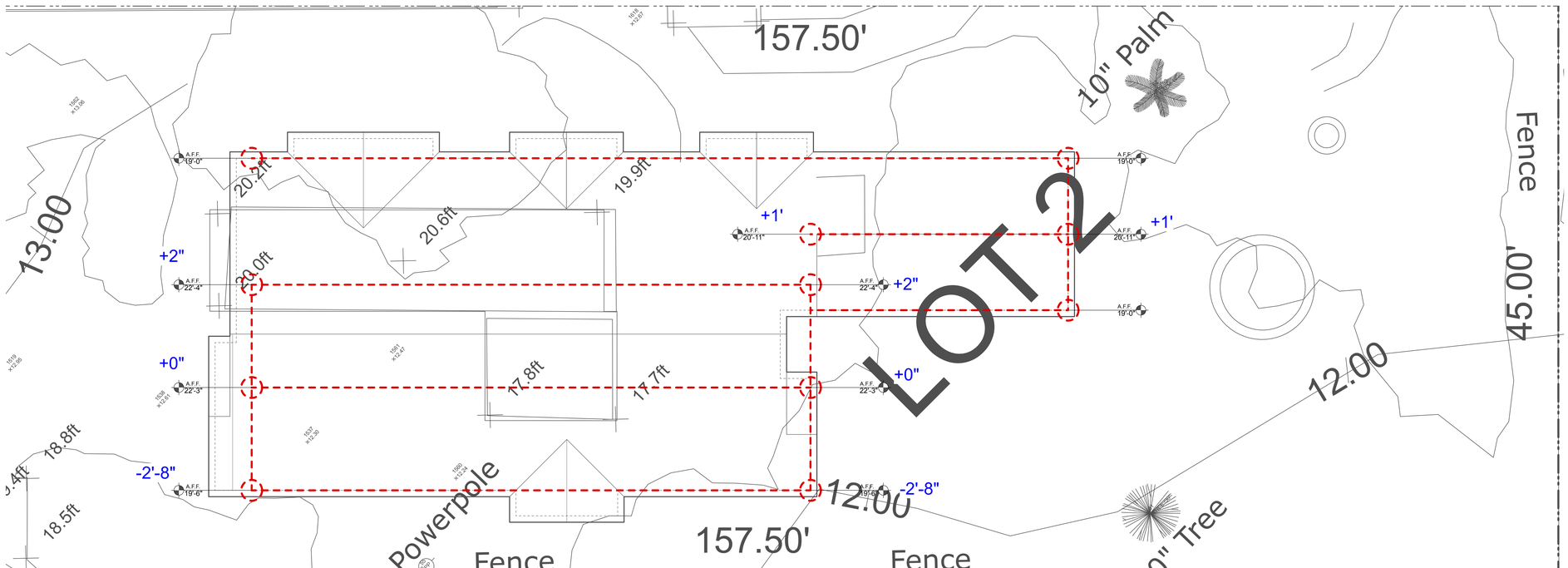
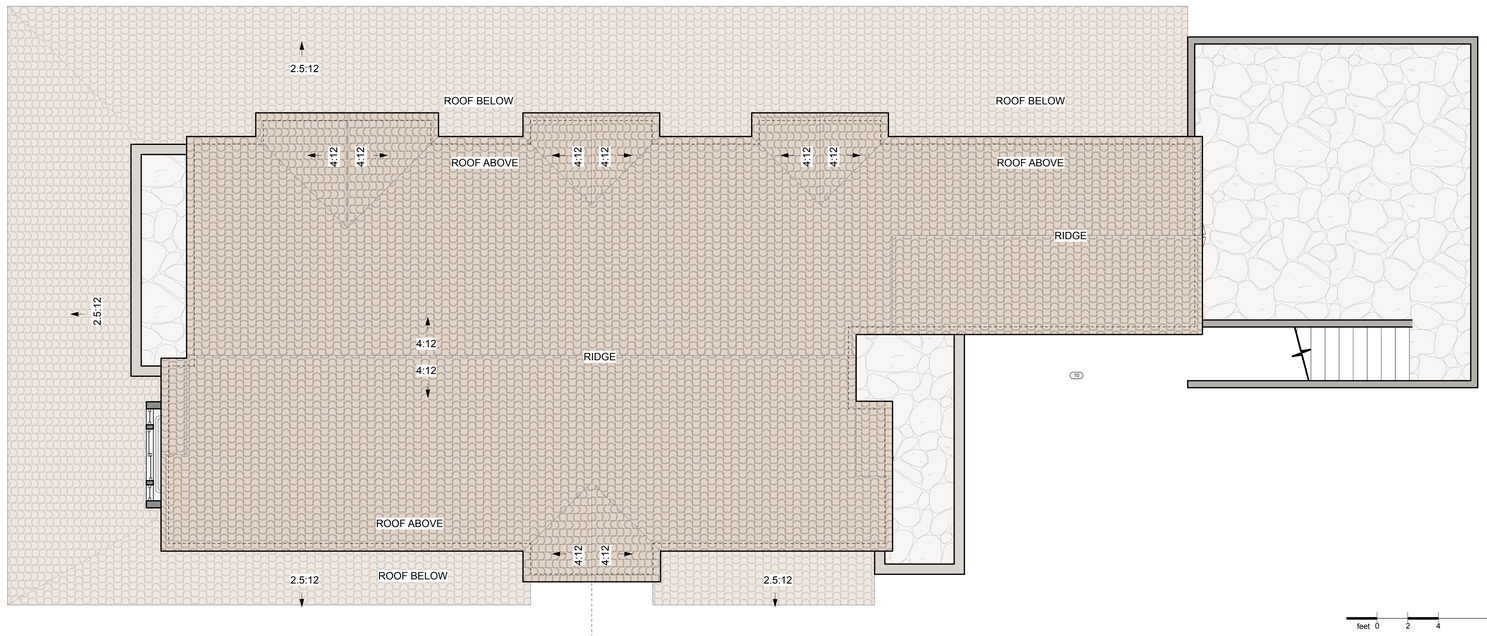
CITY CASE NUMBER
PLN2022-2232



STORY POLE PLAN 2
feet 0 2 4 8 SCALE 1/4" = 1'-0"

SUPERSEDED



ROOF PLAN 1
feet 0 2 4 8 SCALE 1/4" = 1'-0"

NORTH

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

ARB PRELIMENARY APPROVAL 11-13-2025

REVISION

NO	DESCRIPTION	DATE

ROOF PLAN
STORY POLE PLAN

A2.2

KEY NOTES

1. **EXT. FINISH**: 7/8" STUCCO, LA HABRA , NAVAJO WHITE, P-525
2. **DOORS AND WINDOWS**: METAL WINDOW CORP, ALUMINUM, COLOR: DARK BRONZE
3. **ACCENT TILE:** Villa Azul 10" x 10" Matte Porcelain Tile in Blue
4. **BALCONIES**: WROGHT 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 15% OF FIELD,CASA GRANDE BLEND
8. **SANDSTONE CAP**: NATURAL SANDSTONE WALL CAPS 4" THICK
9. **SANDSTONE VENEER**: NATURAL SANDSTONE VENEER

SUPERSEDED

WEST ELEVATION

feet 0 2 4 8 SCALE 1/4" = 1'-0"

2

SOUTH ELEVATION

feet 0 2 4 8 SCALE 1/4" = 1'-0"

1

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LICENSED ARCHITECT DYLAN CHAPPELL No. C-31207 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

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ARB PRELIMENARY APPROVAL 11-13-2025

△ **REVISION**

NO	DESCRIPTION	DATE

ELEVATIONS

A3.0

KEY NOTES

1. **EXT. FINISH**: 7/8" STUCCO, LA HABRA , NAVAJO WHITE, P-525
2. **DOORS AND WINDOWS**: METAL WINDOW CORP, ALUMINUM, COLOR: DARK BRONZE
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8. **SANDSTONE CAP**: NATURAL SANDSTONE WALL CAPS 4" THICK
9. **SANDSTONE VENEER**: NATURAL SANDSTONE VENEER

SUPERSEDED

EAST ELEVATION (STREET) 2

feet 0 2 4 8 SCALE 1/4" = 1'-0"

NORTH ELEVATION 1

feet 0 2 4 8 SCALE 1/4" = 1'-0"

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333 LINDEN AVE SFR

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ARB PRELIMENARY APPROVAL 11-13-2025

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NO	DESCRIPTION	DATE

ELEVATIONS

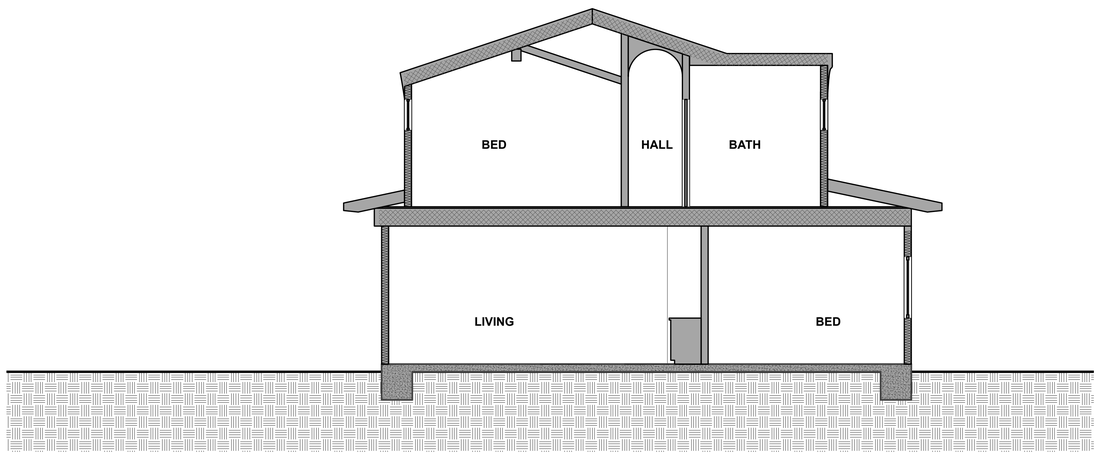
A3.1

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

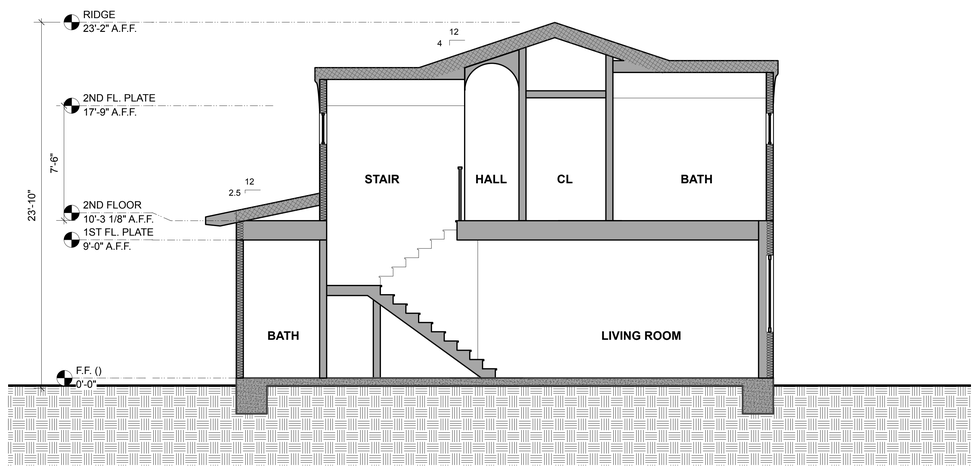
1. ALL WALLS AND CEILINGS SHALL BE 5/8" GYPSUM BOARD W/ PTD FINISH



SECTION @ GREAT ROOM 2

feet 0 2 4 8 SCALE 1/4" = 1'-0"

SUPERSEDED



SECTION @ STAIR 1

feet 0 2 4 8 SCALE 1/4" = 1'-0"

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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-31207
RENEWAL 08/31/2027
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

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CARPINTERIA, CA 93013
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ARB PRELIMENARY APPROVAL 11-13-2025

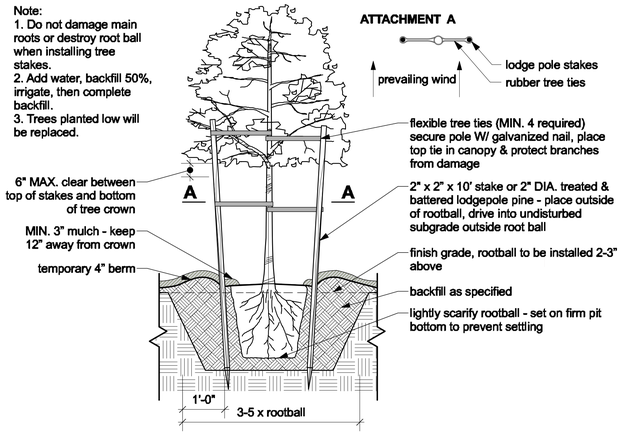
△ REVISION

NO	DESCRIPTION	DATE

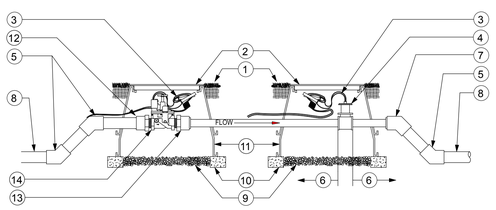
SECTIONS

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.

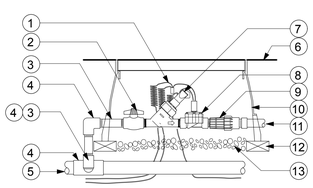


TREE PLANTING 5
feet 0 N.T.S.



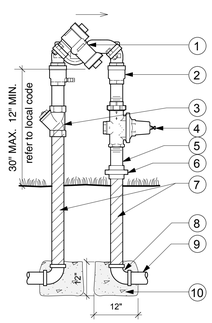
1. FINISH GRADE
2. JUMBO VALVE BOX AND COVER
3. CONTROL WIRES W/ 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS. WIRE COLORS PER SPEC.'S
4. FLOW SENSOR PER SPECIFICATIONS
5. PVC 45 DEGREE ELL, TYP.
6. MINIMUM 10x PIPE DIA. UPSTREAM AND MIN. 5X PIPE DIA. DOWNSTREAM OF STRAIGHT PIPE
7. PVC 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
feet 0 N.T.S.



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
feet 0 N.T.S.



1. REDUCED PRESSURE TYPE BACKFLOW PREVENTER
2. SHUT-OFF BALL VALVE
3. BRASS WYE STRAINER
4. BRASS PRESURE 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
feet 0 N.T.S.

SUPERSEDED

KEY NOTES

1. **PERMEABLE PAVER**: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA. ASHLAR PATTERN
2. **FLAGSTONE:** ON CONCRETE PAD
3. **(E) SIDEWALK:**
4. **6' TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH
5.
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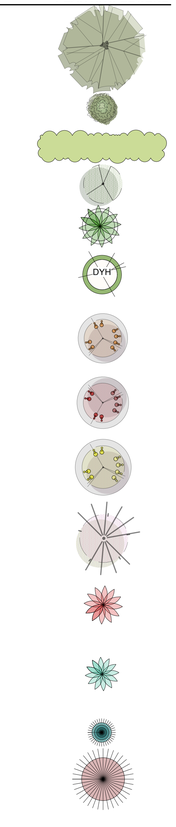
15. ***TREE PROTECTION FENCING:*** *SEE TPP AND ARBORIST REPORT*
16. ***3/8 " GRAVEL MULCH:***
17. **42" TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH

PLANTING LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOLS	NOTES
TREES					
OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE	4	24" BOX	VERY LOW	
SHRUBS					
FICUS 'GREEN GEM'	INDIAN LAUREL	61	15 GAL	MED	
GREWIA OCCIDENTALIS -ESPALIER STALKED	LAVENDER STAR	19	15 GAL	MED	
BUXUS MICROPHYLLA JAPONICA "GREEN BEAUTY"	BOXWOOD	8	15 GAL	MED	
IRIS 'NADA'	BUTTERFLY IRIS	24	1 GAL	LOW	
RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORN	26	15 GAL	LOW	
ANIGOZANTHOS ' ORANGE CROSS'	ORANGE CROSS KANGAROO PAWS	6	5 GAL	MED-LOW	
ANIGOZANTHOS ' RED CROSS'	RED CROSS KANGAROO PAWS	10	5 GAL	MED-LOW	
ANIGOZANTHOS 'YELLOW GEM'	YELLOW GEM KANGAROO PAWS	7	5 GAL	MED-LOW	
PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	8	5 GAL	LOW	
PHORMIUM ' AMAZING RED'	NEW ZELAND FLAX	6	5 GAL	LOW	
SUCCULENTS					
AGAVE ATTENUATA	FOX TAIL AGAVE	16	15 GAL	LOW	
GRASSES					
CAREX DIVULSA	BERKELEY SEDGE	160	1 GAL	LOW	
CHONDROPETALUM TECTORUM 'EL COMPO'	CAPE RUSH	7	5 GAL	LOW	
GROUNDCOVER					
DYMONDIA MARGARETAE	SILVER CARPET	50	4"	LOW	@ FLAGSTONE JOINTS

PLANTING LEGEND

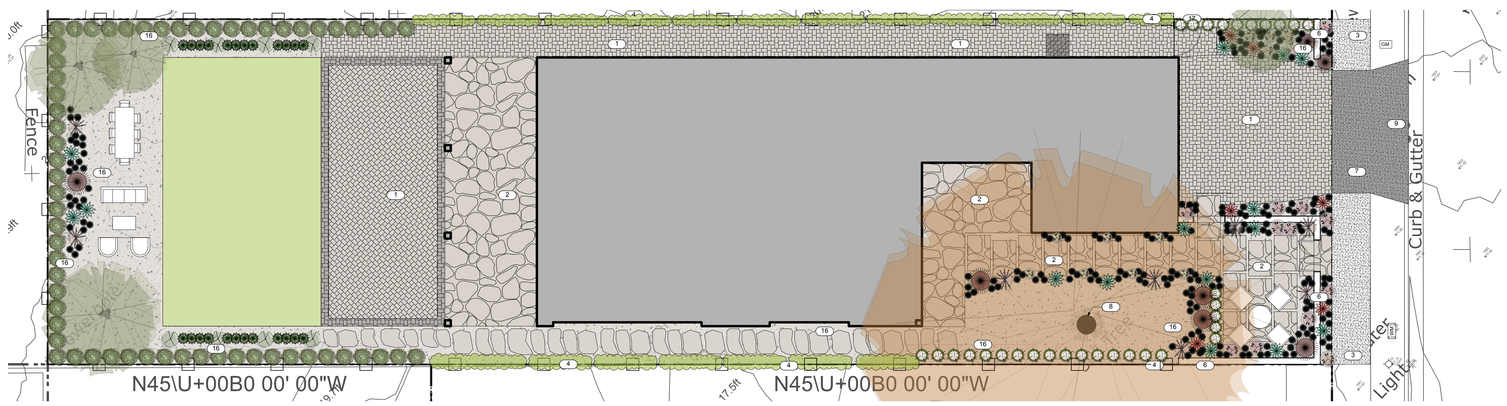


MATERIAL LEGEND

- PEA GRAVEL 3/8" DEL RIO OR HANDLY GOLD
- DECOMPOSED GRAITE
- SYNTHETIC LAWN
- FLAGSTONE: BUCKSKIN OR OKLAHOMA
- **PERMEABLE PAVER**: ANGELUS PERMEABLE COURTYARD PAVERS. SAND-STONE-MOCHA. ASHLAR PATTERN

IRRIGATION LEGEND

ID	MODEL	LENGTH	MANUFACTURER	PSI	NOTES
—— ——	5/8" Polyethylene Dripline	500 LINEAR FEET	DURA-POL	30	



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

NORTH

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LICENSED ARCHITECT DYLAN CHAPPELL No. C-31207 STATE OF CALIFORNIA

COORDINATION SET NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
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ARB PRELIMENARY APPROVAL 11-13-2025

△ REVISION

NO	DESCRIPTION	DATE

LANDSCAPE PLAN

L1.0

Attachment E
Minutes from the February 2, 2026 Planning Commission Meeting

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

May 4, 2026

firewalls and sprinklers should be imposed on projects encroaching on setbacks. He suggested having a safety trigger when non-conformances are being used as a mechanism to significantly redevelop projects. Nathan Pratt said he emailed a request for verbal updates on major meetings and thanked Nick for doing it. He noted there is a ballot issue for capital funds for trees and landscape maintenance. He spoke about how there is significant value in landscaping and said two big trees in front of a house create a 5-7% increase in value. Regarding fire suppression, he expressed support for firewalls, fire-rated windows and sprinklers. Chair Allen pointed out to Mr. Pratt that updates on projects and development are given at the end of the meeting under the Director's Report.	
CONSENT CALENDAR **1) Minutes of the regular Planning Commission meeting held December 1, 2025** MOTION Upon a motion by Commissioner La Fevers, seconded by Commissioner Benefield, the Planning Commission voted unanimously to approve the minutes of the regular Planning Commission meeting of December 1, 2025, as submitted.	CONSENT CALENDAR
NEW PUBLIC HEARING **2) Coeler New Residence, 333 Linden Avenue** **Planner: Syndi Souter** **Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler Address: 333 Linden Avenue** **Hearing at the request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2232-DP/LLA/CDP/ARB (application filed July 13, 2023) for approval of a Development Plan, Lot Line Adjustment, and a Coastal Development Permit to construct a new 3,434 square foot two-story single-family residence with an attached 432 square foot two-car garage, for a total size of 3,866 square feet and a maximum height of 23.83 feet, and a Lot Line Adjustment with the adjacent property at 355 Linden Avenue that would result in two 7,537 square-foot parcels under the provisions of Carpinteria Municipal Code (CMC) §14.14- Planned Residential Development District, §14.68- Development Plan,**	NEW PUBLIC HEARING

and §16.12- Map Provisions; and to approve an Exemption pursuant to §15303, §15304, §15305, and §15332 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APNs 003-440-027 and -028, addressed as 333 and 355 Linden Avenue.

DISCLOSURE OF EX-PARTE COMMUNICATIONS
Commissioner Moyer said he drove by the site a couple of times, Chair Allen said he is familiar with the property, and Commissioner La Fevers said he visited it.

Senior Planner Syndi Souter presented the staff report. She reviewed the action options and said staff was recommending approval as presented. She proceeded to answer commissioners' questions.

Commissioner VanAntwerp asked if Linden Avenue's continuous civic corridor from the foothills to the beach had been weighed when evaluating the scale and ground level design. She also commented there is a scale and pedestrian experience that needs to be considered.

Souter said most of the analysis was based on the surrounding Beach Neighborhood structures where two-stories is the dominant theme for that section of Linden. She also noted the house will be set back at 20 feet, which is more than other structures on the street.

Commissioner Benefield asked if the owner indicated it would be a short-term rental, and Chair Allen asked if conditioning for future application of short-term rentals is a discretionary action.

Community Development Director Nick Bobroff explained short-term rentals are allowed in the Beach Neighborhood provided a property owner obtains a license, and the homeowner could apply for and pursue such a license when one comes available.

In response to a question from Chair Allen whether it's under the commissioners' discretion that one residence versus another could not apply based on circumstances, City Attorney Cody Sargeant said his initial thought aligns with Mr. Bobroff's. He said because it is an allowable use in this zone and there are no standards in the city code prohibiting it, he is not sure what standards the commission would be relying on in applying that condition of approval. He added he would get back with better information.

Community Development Director Nick Bobroff elaborated that the neighborhood has a certain number of available licenses and is further divided into four subdistricts with each having a certain number of licenses

allotted. He said a couple of the districts still have licenses available and others are fully occupied, with this home located in a district that currently has a waiting list.

Commissioner La Fevers asked if consideration was given to reconfiguring the driveway to save the palm tree, and Senior Planner Syndi Souter explained there was a trade-off where it was being removed to save an onsite native sycamore.

Commissioner VanAntwerp asked for information on the design guideline for garage façades, and Souter said no more than 50% of the building frontage can be garage doors. She shared her math where calculations resulted in 46% with it at 19-feet wide.

Chair Allen brought to attention that the home has 4 bedrooms and 5 bathrooms, with a room located adjacent to a bathroom labeled as a den. He pointed out it can be used as a bedroom, making the project a 5-bedroom house with potential for greater use. He asked if the home's intention was to be a vacation rental.

Senior Planner Syndi Souter agreed the den could technically be used as a bedroom. Regarding the project's intended use, she said all four of the Coeler projects are on a waiting list to be used as vacation rentals.

PUBLIC HEARING OPENED

Marilyn Jenkins, 301 Linden Avenue, said the project is 3,866 sq. ft., 5 bedrooms, 5 bathrooms, and two stories, while she lives next door in a one and a half story, 1900 sq. ft. house and the home behind her is 1200 sq. ft. She said this couple is proposing three houses, all over 3,000 sq. ft., all two-story, and all on a list to be short-term rentals. She predicted 15 total people would rent them while two-car garages only accommodate two people. She complained about problems backing out of her house. She also expressed concern that her view of the mountains will be impeded, noting state law says if a view has existed a long time that it should not be impeded by new development. The view from her home and others nearby has been available since 1923. She spoke about how she was forced to combine two lots when building a house in 2008. She said this project will be five feet from the Stein House which is also owned by the Coelers and was the first hotel in town that has been there since the 1920s. She believes it will be torn down because they have let it rot, and they should be forced to tell us what they plan to do with it. She complained the project does nothing to alleviate the housing problem and is designed to be a short-term rental.

Architect Dylan Chappell described the project as being in a unique location in Carpinteria in one of the most visible corners in the beach neighborhood. Regarding why the garage faces the street, he explained that a wider lot of at least 55 feet was needed to be able to do a side-loaded garage. He described the project as the least dense on the block, nowhere near the maximum development allowed and said they could legally have come in with 3 homes and 2 ADUs on the lot. He then provided estimations about setbacks of surrounding structures. Regarding the room labeled den, he explained you are not legally allowed to have a bedroom off a garage, which is why it's called a den, and because the home is near the beach, an extra bathroom is helpful. He said the applicant's homes were put on the vacation rental waiting list because they didn't know at the time what they would be doing with them. He believes this home will be a personal home for the owners.

George Manuras, agent for the applicant, clarified the Stein House is on Dorrance Way and Lot 1 and Lot 5 (behind Lot 1) are one parcel. Regarding questions about the lot coverage, Chappell said there is 2000 sq. ft. they could apply and still be within code.

Commissioner VanAntwerp commented that other homes don't build up to the full envelope of the parcel, which is what keeps development in compliance with the neighborhood itself and the General Plan. She said even though it is 2/3^{rds} of the lot, it's pushing up there with respect to neighborhood compatibility. She asked what elements they'd be willing to reduce if a materially smaller building envelope was required.

Architect Dylan Chappell said although he could do anything as an architect, they are already the smallest on the street. He proceeded to compare the project to others in the area, saying his house is not the biggest. Regarding re-designing to save the palm tree, he said they are always open and willing to save trees. He noted the tree is not on their property and there are back-out safety issues.

George Manuras, agent for the applicant, stated they would be willing to relocate the tree to make it work.

Patrick O'Connor, District 5 resident and ARB member said the project originally was proposed as a duplex then shifted to a single-family home in 2025, and the lot line adjustment was not discussed during most of those reviews. He said the ARB was reviewing structures too big for the lots, which is why discussions were wonky. Regarding the tiering of heights from the Stein House to Ms. Jenkin's house, he said, among other things, Ms. Jenkin's property deserves respect as a gateway property that is also important. He explained there was in fact access on Dorrance Way for the

lot that is now taken away and believes a lot line adjustment could allow for a driveway off it. He said design guideline DG-4 should be addressed.

Chair Allen asked if three lots will become two, and Souter explained there were three lots; however, Lots 1 and 5 were transferred together for so many years that the City Surveyor confirmed they had become one legal lot, and with Lot 2 one legal lot, making for a total of two.

Nathan Pratt expressed concern about the historical façade of downtown. He said based on the renderings it could go from a finely handcrafted home to a cheesy tract home. He said he was not bowled over by the renderings which could be an apartment in the Valley, Westlake Village, or anywhere; and he doesn't see anything that relates to the beach community about the look. He said it's a red herring that they cannot run a driveway through the back, and the palm tree can easily be moved or replaced. He said the project doesn't fit the vibe of what everyone is trying to do with the town, and he wishes they would take more time, look at all the projects and get a global build out perspective.

Eileen Marcussen (via Zoom and also submitted a letter) reminded George Manuras that his father Harry Manuras spoke a dozen years ago before the Planning Commission regarding the former Islands Apartment remodel project, now a short-term rental property at Linden and Third. She said he went on record saying the Coelers were going to use the second-floor unit as their home, and it didn't happen, so when she hears Chappell saying the Coeler plan is to make it their home, she has to express skepticism. She said a hotel in disguise is right on the money, and the beach neighborhood doesn't need any more beach rentals.

PUBLIC HEARING CLOSED

Commissioner Benefield said the house is 3,900 sq ft. and not the average or the vibe for the neighborhood, and she really resents the backing out onto Linden Avenue, which could have been figured out so easily. She thinks the home is too big, explaining that they bootstrap on the last one, then make one a little bigger, while the area has a lot of small bungalow houses. She described it as too big, too large and imposing, and said it will be a short-term rental for sure. She said she fully denies it and does not want to condition it.

Commissioner La Fevers expressed support. He said heights are kept to a reasonable level compared to elsewhere in the neighborhood and other parts of the city. It's a lot of square footage and bedrooms, but he believes property owners should be able to build the homes they want, assuming the zoning and guidelines are met. He said the architectural design is positive,

and he expects it to be a nice-looking building. He agreed it is large but would rather not speculate on how it will be used in the future. He sees no reason why they cannot work out creating an easement to the back for the garage and said it could be done with a lot line adjustment or recorded easement. He doesn't see an advantage to having the garage on the front facing Linden and a relocation avoids the conflict of traffic, the busy sidewalk and protects the iconic palm tree.

Chair Allen said he agreed with most of La Fevers' comments but would like to hear from the applicant. He thinks it is doable and appropriate to have an easement or lot line adjustment allowing a garage in the rear. He said it's not good design to be backing out on Linden, and it's not in keeping with our preferred streetscape design. He recognizes the size, bulk, and scale are within our city guidelines and the garage is back 20 feet. He doesn't like Spanish style for the beach neighborhood and prefers craftsman. He said he would like to see it come back with a side entrance and doesn't find the square footage offensive. He believes it will be a short-term rental, noting it's historically in an area where they have been approved.

Regarding short-term rentals, City Attorney Cody Sargeant explained they are allowed but noted we have a short-term rental program which has a waitlist. He explained an outright ban of short-term rentals has been struck down by the CA courts and believes it would be challenged.

Commissioner Moyer said he pretty much agrees with La Fevers. He doesn't like the traffic situation with the garage, because there are a lot of cars, pedestrians and bikes at the same time. He pointed out that the Planning Commission denied a project on Eighth Street because the applicant wanted the garage in front where they could watch their kids play basketball. He noted we have short-term rental guidelines and rules. He spoke positively about the Coelers' past projects, pointing out that it is expensive to build here ($1000/sq ft.) and so much of the housing stock needs to be rebuilt. He said the roof was boosted Boral which is not cheap, and there is no cutting back on any of it.

Commissioner VanAntwerp said she didn't hear discussion about sea level rise other than in the staff report and meant to ask the applicant about it. She said it's common-sense stewardship to look at utilities, flood resistant ground floor materials and not rely on future armoring. She added that Linden Avenue warrants heightened sensitivity, and compatibility must consider the entire corridor and not just two neigborhoods. She thinks the project size and mass feels out of proportion to nearby homes, and the ground floor experience matters more than just the façade averaging discussed earlier. She thinks there are some real poor design concerns and

has policies she is prepared to quote, but it pretty much comes to excessive size, bulk and scale. About the garage-dominant ground floor, ways were discussed to get around it. It has weak pedestrian orientation, and the street rhythm is off because of it. She said she's not able to support the project.

Community Development Director Nick Bobroff was asked to provide direction for a motion. He recommended continuance of the project to a future Planning Commission hearing with direction to the applicant to revise the project in such a way that the garage is relocated to the rear of the lot, with access taken from Dorrance Way at the discretion of the applicant through an easement or lot line adjustment, with a further condition or limitation that in the readjustment of the site plan and the structure itself should not move any closer to Linden than where it's presently located, meaning the 20-foot setback from the property line would be preserved, with the living area brought to that 20-foot setback line rather than the garage at that setback line.

MOTION
Commissioner La Fevers moved, and Commissioner Moyer seconded, to continue the item to a future Planning Commission meeting and to direct staff to work with the applicant to make adjustments as elaborated by staff, with the intent to locate the garage to the rear of the lot, with access to the garage obtained from Dorrance Way, and for the location of the footprint of the residence to remain essentially the same. La Fevers asked to incorporate Community Development Director Nick Bobroff's specific language into the motion. Motion passed 3-2 (Benefield and VanAntwerp opposed) by the following roll call vote: VanAntwerp voted no, La Fevers voted yes, Benefield voted no, Moyer voted yes, and Chair Allen voted yes.

BREAK - Chair Allen Called for a 5-minute break.

3) **Verizon Wireless Communications Facility**
Planner: Bret McNulty
Applicant: Celeste Magennis, Centerline Communications, for Verizon Wireless, LLC
Address: 912 Linden Avenue, (other addresses 944, 954, 962, and 970)

Hearing on the request of Celeste Magennis, Centerline Communications, for Verizon Wireless, LLC to consider Project 25-2336-CUP/CDP/ARB (application filed on March 6, 2025) for approval of a Conditional Use Permit and Coastal Development Permit to allow for installation of a new wireless telecommunications facility with screening on the roof top of an existing single-story retail-commercial building, including two

Attachment F
CEQA Notice of Exemption

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

May 4, 2026

Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Santa Barbara
105 East Anapamu Street
Santa Barbara, CA 93101

From: (Public Agency): City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013
(Address)

Project Title: Coeler New Residence

Project Applicant: Dylan Chappell, Chappell Architecture

Project Location - Specific:

333 & 355 Linden Avenue, Carpinteria, CA 93013 (APN 003-440-027 & -028)

Project Location - City: Carpinteria Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:
The proposed project would allow the construction of a new 3,520 square foot two-story single-family residence with a detached 840 square foot three-car garage and a lot line adjustment to the common lot line with the adjacent property at 355 Linden Avenue.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Peter and Barbara Coeler, property owners

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: §15303, §15304, §15305, & §15332
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:
The project includes only the construction of a new SFD, garage, and a minor LLA that does not create a new parcel, wherein the project is consistent with the City's GP/LCP & Zoning Code, is within city limits on a site of no more than 5 acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects.

Lead Agency Contact Person: Syndi Souter, Senior Planner Area Code/Telephone/Extension: (805) 755-4405

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Syndi Souter Date: 5/4/2026 Title: Senior Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Revised 2011

May 2026

May 2026

Su	Mo	Tu	We	Th	Fr	Sa
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31						

June 2026

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28	29	30				

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Apr 26	27	28	29	30	May 1	2
3	4 5:30pm Planning Commission Meeting - TELEVISED	5 11:30am GovWell Mtg (Marisol)	6 3:00pm HOST Meeting	7 8:30am DTBAB Meeting 8:30am HAZWOPER 2:00pm PW Dept Staff 5:30pm Special City	8	9 9:00am Carpinteria Beautiful Meeting
10	11 3:00pm City Council Meeting - Televised	12 5:30pm School District Board Regular Mtg (TV)	13 5:30pm Water Distrct Board Mtg - Televised (Council Chamber)	14 2:00pm PW Dept Staff Meeting (Council 4:30pm Canceled: 5:00pm ARB	15	16
17	18 5:30pm Scoping Meeting for GPU EIR	19 5:30pm Fire District Board Meeting	20	21 2:00pm PW Dept Staff Meeting (Council 3:00pm Canceled: COSMAB (City Hall	22 8:00am BEACON	23
24	25	26 3:00pm City Council Meeting - Televised	27 2:00pm May COSMAB (City Hall Council 5:30pm Water District Board Meeting -	28 2:00pm PW Dept Staff Meeting (Council Chamber) - John 5:00pm ARB	29	30
31	Jun 1	2	3	4	5	6

City of Carpinteria
Planning Activity Summary

April 2026

1. In 30-day review process
2. Incomplete
3. Schedule for ARB
4. Director's Decision
5. Schedule for PC
6. PC approved
7. Schedule for CC
8. CC Approved
9. Schedule for final ARB
10. Final ARB Approval
11. Schedule for CCC
12. In plan check
13. BP issued
14. Under construction
15. C of O issued

Last Edited 4/30/2026

Project #	Owner / Applicant	Address	Street	Project Description	Activity	Planner	Status	Code Violation
26-2387-CDP/ADU	Facundo Carrillo-Vasquez	4595	Aragon Drive	Convert (e) 824sf second story to an 824sf ADU	Submitted 4/14/2026. Under review.	Syndi	1	
26-2381-CDP/ARB	Nell & Billy Grokenberger	5398	El Carro Lane	475sf addition and remodel to (e) SFD	Submitted 3/3/2026. Incomplete 3/31/2026. Resubmittal 4/6/2026. under review.	Syndi	1	
25-2352-DP/TTM/CDP/ARB	Nick Patterson for City Ventures	6380	Via Real	96 new townhomes & associated tract map improvements	Submitted 5/29/2025. Incomplete 6/25/2025. Resubmittal 9/2/2025. Incomplete #2 9/26/2025. Resubmittal 1/6/2026. Incomplete #3 2/4/2026. Resubmittal 4/10/2026. Under review.	Syndi	1	
26-2380-CDP/ADU	Mary Lu Murphy	4744	Fifth Street	New 650sf ADU above new garage	Submitted 2/24/2026. Incomplete 3/19/2026.	Syndi	2	
26-2379-CDP	Mary Lu Murphy	4744	Fifth Street	New 650sf two-car garage	Submitted 2/24/2026. Incomplete 3/19/2026.	Syndi	2	
26-2376-CDP/ADU	Kyle Wigley	4937	Nipomo Avenue	New 100sf detached ADU	Submitted 1/14/2026. Incomplete 2/13/2026.	Syndi	2	
25-2367-DPR/CDP/ARB	Forrest A. Carter	5201	Sixth Street	New Palm Avenue driveway, fencing/gates, and landscaping.	Submitted 9/29/2025. Incomplete 10/24/2025.	Syndi	2	
25-2358-DP/CDP/TPM/ARB	Carpinteria Group LLC	5115	Ogan Road	18-Story, 130-Unit, Multifamily Residential SB 330 Submittal	Submitted 6/26/2025; Incompleteness letter sent to applicant 7/18/2025; Applicant provided a GC 65589.5(h)(6)(D)(ii) notice and City response filed with County Clerk, posted on City website on 8/11/2025. 2nd application submitted 9/29/2025, 2nd application incomplete letter 10/28/2025, new 60 day resubmittal period ends 12/27/2025 and 90 days ends 01/26/2025;GC 65589.5(h)(6)(D)(ii) City response to applicant sent on 10/29/2025; Applicant's designer's email questions received on 11/12/2025 and under review; Applicant resubmitted application and responses on 11/25/2025; City issued 3rd Incompleteness Letter on 12/23/2025; Applicant provided a second GC 65589.5(h)(6)(D)(ii) notice and City response filed with County Clerk, posted on City website on 1/8/26; Public and agency comment period for second GC 65589.5(h)(6)(D)(ii) ended 3/9/2026; comments from agencies and public posted on project website; On February 24, 2026, Carpinteria Group LLC filed a Petition for Writ of Mandate and Complaint against the City of Carpinteria in the Santa Barbara County Superior Court (Carpinteria Group LLC v. City of Carpinteria, Case No. 26CV01232).	Bret	2	

25-2353-SIGN	Dylan Chappell for the Nugget	892	Linden Avenue	1 hanging sign, 1 painted sign	Submitted 6/9/2025. Corrections sent to applicant. Pending resubmittal.	Marysol	2	
24-2317-TPM/CDP	Frontier California Inc.	5115	Ogan Road	Two Way Lot Split	Submitted 11/14/2024. Incomplete 12/12/2024.	Syndi	2	
24-2315-DPR/CDP/ARB	The Towbes Group	1001-1025	Casitas Pass Road	Site access improvements, modify trellis and central landscape area	Submitted 10/28/24. Under Review. Incomplete 11/15/24. Resubmittal 8/6/25 with reduced project scope. Waiting for additional applicant info.	Megan	2	
24-2304-SIGN	Santa Barbara Signs for OneLegacy	4180	Via Real	Wall mounted sign, 3 dimensional letters, non-illuminated.	Submitted 7/19/2024. Under review. Incomplete. Pending resubmittal.	Marysol	2	
23-2215-SIGN	Neon Plus Signs / Fancy Floors	1015	Casitas Pass Road	1 wall electric channel letter sign and 1 hanging sign	Submitted 3/23/2023. Incomplete. Resubmittal 4/26/2022. Incomplete. 7/31/2023. Incomplete 8/2/2023.	Marysol	2	
21-2099-CUP	Family Baptist Church	5026	Foothill Road	New portable classrooms for elementary school	Submitted 3/15/2021. Incomplete 4/13/2021. Resubmitted 5/26/2021. Incomplete 6/24/2021. Prelim ARB 6/17/2021, continued to 7/1/2021 with comments. Project on hold per applicants.	Marysol	2	
20-2073-SIGN	Ramiro Vega	830	Maple Avenue	New illuminated sign (as-built)	Submitted 11/6/2020. Incomplete 12/3/2020. Pending resubmittal.	Marysol	2	Yes
20-2033-SIGN	Yummy Yogurt	1005	Casitas Pass Road	New sign	Submitted 2/7/2020. Incomplete 3/6/2020. Resubmitted 4/10/2020. Under review. Pending resubmittal.	Marysol	2	Yes
19-2018-FENCE	Ernesto Verburgt	4516	El Carro Lane	7 foot side yard fence (resulting from grade difference)	Submitted 10/25/2019. Incomplete. Partial resubmittal 12/10/2019. Building Permit in plan check. Awaiting solution for last incompleteness item.	Marysol	2	
25-2356-DP/CDP/TTM	Spencer Kallick	5885	Carpinteria Ave.	191 housing units	Submitted 6/17/2025. Incomplete 7/17/25. Resubmittal 10/15/25. Incomplete 11/13/2025. Deemed Complete 12/30/25. Conducting EIR consultant selection.	Mindy	3	

25-2336-CUP/CDP/ARB	Verizon Wireless	912	Linden Ave	New Telecom Facility on roof	Incomplete 4/01/25. Phase II submittal 8/25/25. Incomplete 9/16/25. ARB scheduled for 10/16/25 per Spectrum Act shot clock; ARB continued the item on 10/26/25; applicant initiated shot clock tolling after meeting beginning 9/17/25 and extended PC hearing date to 12/2/25; applicant's attorney extended 2nd tolling again to move the PC hearing date to 01/05/26; applicant sent 3rd email to City with recommendation to extend the tolling to reschedule PC hearing to the 2/26 PC hearing and awaiting Verizon's concurrences, Applicant looking into hiring As historical architect, alternative locations, and different types of stealth for the antennas including flag pole type. As of 10/28/25, awaiting revised submittal from applicant to set a schedule for the ARB meeting continued on 10/16/25. Existing tolling expires 11/11/25. New tolling agreement signed and emailed to Verizon attorney on 10/29/2025; revised plan set received on 11/13/2025 and scheduled for 12/11/2025 ARB meeting that was previously continued from 10/16/2025. ARB Preliminary Review approved with comments 12/11/25, Applicant submitted revised Plan Set on 1/23/26, PC hearing date, 2/2/2026; item continued by PC on 2/2/2026 to 6/1/2026 PC hearing to allow Verizon opportunity to explore alternative location. Verizon /applicant submited letteron 3/25/2026	Bret	3	
23-2207-DP/LCPA/TPM/CDP	Carp Bluff, LLC	5669 &5885	Carpinteria Avenue	New 99-room resort and 41-unit apartment building.	Submitted 2/3/2023. Incomplete 3/3/2023. Resubmitted 7/19/2023. 2nd Incomplete 8/18/2023. Resubmittal 10/12/2023. 3rd Incomplete 11/8/2023. Resubmittal 11/16/2023. Complete 11/21/2023. To ARB on 1/25/2024 for prelim review-continued with comments. RFP for EIR out for bids on 5/20/2024. Three bids received. Project on hold per agent.	Syndi	3	
26-2386-CDP/ADU	Scott & Arti Stanley	1245	Vallecito Road	Convert (e) 450sf detached garage to a 450sf ADU	Submitted 3/27/2026. Director approval 4/24/2026.	Syndi	4	
26-2383-CDP/ADU	Matt & Toby Theule	4925	Eighth Street	Convert (e) 540sf detached garage to a 540sf ADU	Submitted 3/9/2026. Director approval 4/8/2026.	Syndi	4	
25-2359-SIGN	Jaclyn Kucharski	5212	Carpinteria Avenue	(1) 3'x3' black metal wall sign. Non-illuminated	Submitted 7/7/2025. Director approved.	Marysol	4	

25-2351-CDP	Santa Barbara County Flood Control District		5800 Via Real, 893 Concha Loma Drive, 615 Concha Loma Drive, 5400 6th Street, 447 Concha Loma Drive, and 5446 Eighth Street	Annual Routine Maintenance of Carpinteria Creek, Annual Routine Maintenance Plan Update 2025-2026, Sites 12-19	Submitted 6/2/2025. Director Review; Director Approval 7/2/2025; No Local Appeal; FLAN sent 7/18/25; Received CCC Notice of Appeal Rec 7/28/25; FLAN issued. CCC Appeal period ends 8/1/2025; No CCC Appeal filed. Project ready for annual implementation by County.	Bret	4	
25-2350-TUP	Reality Church/Adam Smith	5315	Foothill	Request for 1 year TUP extension for church use at existing Girls Inc. campus	Submitted 5/29/2025. Director review. TUP Approved with conditions 9/12/2025	Bret	4	
25-2349-CDP/ADU	Mark Gonzales	1159	Church Lane	New 554sf attached ADU	Submitted 5/22/2025. Incomplete 6/18/2025. Resubmittal 7/10/2025. Director approval 8/7/2025.	Syndi	4	
25-2345-CDP/ADU	Jerry & Christi Anderson	5664	Calle Pacific	Convert (e) 443 garage to an ADU	Submitted 4/30/2025. Director approval 5/23/2025.	Syndi	4	
25-2334-DPR	Shepard Place Apts Improvements	1069	Casitas Pass Road	Exterior improvements	Submitted 2/24/25. Incomplete 3/25/2025. Complete on 6/23/25. Prelim ARB review completed 10/16/2025.Scheduled for Director's decision.	Mindy	4	Yes
24-2326-CDP/ADU	Sara Brito	1232	Vallecito Road	Convert 320sf garage and add 220sf for a new 540sf ADU	Submitted 12/18/2024. Director Approval 1/16/2025. TEX approval 1/7/2026.	Syndi	4	
24-2305-DPR/CDP	Noormand and Sons, Inc.	5205	Carpinteria Ave	Private parklet	Submitted 7/23/24. Under review. Complete 8/14/24. Director approval 10/08/24. . BP application submitted.	Bret	4	
23-2269-CDP/ARB	George & Marijo De Mattos	413	Calle Dia	290sf bedroom & kitchen addition and 900sf remodel, & new driveway	Submitted 12/7/2023. Incomplete 1/5/2024. Resubmitted 5/2/2024. Complete 5/14/2024. Revised project submitted 1/28/2025. To ARB for prelim review 3/27/2025. Awaiting revised plans w/ ARB comments.	Syndi	4	
21-2116-ARB	Motel 6	5550	Carpinteria Avenue	Lighting and landscaping	Submitted 7/14/2021. Incomplete 8/12/2021. Resubmitted 11/10/2021. Incomplete 12/9/2021. Resubmittal 12/20/2021. Incomplete 1/19/2022. Pending Resubmittal. ARB 4/28/2022. Director approved 7/5/22. Coastal Commission Appeal period ends 8/4/2022. Property ownership has changed. New property owner has been informed on next steps to clear violation 04/25/2023. New project team preparing resubmittal starting 5/2023. In progress.	Marysol	4	
21-2112-LCPA	City of Carpinteria		Citywide	Downtown Design Overlay Program	RRM Drafting DDO amendments. Edits and comments to Ch 14 resubmitted to RRM.	Nick/RRM	4	
19-1986-LCPA	City of Carpinteria		Citywide	Development Design and Housing Regulation Changes	See 21-2112 for Downtown Overlay.	Nick/Mindy	4	

25-2331-DP/CDP	Surf Cottages, LLC	4716	Seventh St	Remodel (E) SFD, construct carport, construct 2 (N) 2-story residential units.	Submitted 2/24/25. Incomplete 3/12/25. Resubmittal 8/5/25. Incomplete 9/2/25. Resubmittal 11/24/25. Deemed complete 12/8/25. ARB 1/29/26 continued to 2/26. ARB granted prelim approval 2/26.	Megan	5	
23-2254-DP/CUP/CDP/ARB	499 Linden Managers LLC	499 & 399	Linden Avenue	New 36-room two-story hotel with roof deck and new 83-space parking lot	Submitted 9/13/2023. Incomplete 10/13/2023. Resubmittal 5/9/24, under review. Incomplete 6/7/24. Resubmitted 7/18/24. Under review. Complete 8/15/24, ARB preliminary review 12/12/24. Preliminary ARB complete 12/12/24. EIR RFP distributed 1/22/25. EIR consultant selected and agreement approved 4/14/25. EIR Kickoff by 5/1/25. NOP 5/29/25 to 6/27/25. Draft EIR Public Review scheduled: 1/22/26 to 3/9/26. Preparing Final EIR with Responses to Comments.	Mindy	5	
23-2248-CUPR	St. Joseph Catholic Church	1532	Linden Avenue	CUP revision to allow for an elementary school, address parking and circulation safety, and events.	Submitted 8/30/2022. Incomplete 9/28/2023. Resubmitted 11/2/2023. Complete 12/28/2023. Met with applicant on 11/12/2025 to review draft COAs; recievied comments from Alayna Frazzer on 12/21/2025; met with Fr. Marini onsite and received amplified sound explanation document 2/6/2026; met with Alayna Frazer to discuss COAs draft on 2/19/2026; follow up meeting scheduled for 3/4/2026; site vist by Bret and Mike LoMonaco and Ron Davisson to assess parking and vehicl circulation safety related to the retail shop and storage trailer, new bollard and new trailer locations identified 4/16/2026.	Bret	5	
23-2232-DP/CDP/ARB	Peter Coeler	333	Linden Avenue	New 2-story SFD on a vacant lot	Submitted 7/13/2023. Incomplete 8/10/2023. Resubmitted 3/15/24. 2nd Incomplete 4/15/24. Resubmitted 12/06/24. 3rd Incomplete 1/02/25. Resubmittal 1/16/2025. Complete 2/13/2025. Prelim ARB on 5/1/2025. Cont'd Prelim ARB on 11/13/2025. To PC on 2/2/2026- continued for revisions to project. Tentatively scheduled for PC on 5/4/2026.	Syndi	5	
23-2231-ORD/LCPA	City of Carpinteria		Citywide	ADU Ordinance amendments to address changes to state law.	Initiated by CC 08/28/23. PC rec'd approval 3/4/24. CC approved first reading 7/8/24. Submitted to Coastal Commission 8/13/24. Postponed from September '24 CCC agenda. To be scheduled for PC in early 2026 to review new changes.	Megan	5	

20-2057-DP/CUP/CDP	Martha Marquez	4684	Seventh Street	Construct a 258 SF addition and new entry porch to Unit A on the existing duplex.	Submitted 7/22/2020. Incomplete 8/21/2020. Resubmittal 3/23/2021. Incomplete 4/21/2021. Resubmittal 3/16/2022. Complete 4/15/2022. To ARB for preliminary review on 5/26/2022. Approved by PC on 12/5/2022. Final ARB on 4/27/2023. BP#14153 submitted 10/16/2023. TEX for Planning & BP submitted 6/20/2024. TEX to PC on 10/7/2024. BP#14153 issued 9/4/2025. Project scope changed to demo/rebuild. Tentatively scheduled for PC 5/4/2026.	Syndi	5	
16-1810-LCPA	City of Carpinteria		Citywide	General Plan/Coastal Land Use Plan Update	kick off meeting April 27, 2016. Ongoing through 2025. GPUC reconvened 3.18.24. All draft elements reviewed by GPUC. Complete public draft released 6/8/25. Public Workshop held 7/8/25. GPUCs concluded Oct 2025. Begin EIR process early 2026.	Nick/WSP	5	
05-1210-ZTA/LCPA	City of Carpinteria		Citywide	Zoning Code Update	Kick-off meeting 4/20/05. Joint Study Session 5/16/05. All administrative draft chapters delivered 5/12/06. Ongoing.	Nick	5	
22-2194-DP/CDP	City of Carpinteria	5775	Carpinteria Avenue	New 1,500sf storage building	Submitted 10/12/2022. Incomplete 11/9/2022. Resubmittal 11/29/2022. Complete 12/28/2022. To ARB for prelim/final on 1/26/2023. Approved by PC on 5/1/2023. Expires 5/1/2026.	Syndi	6	
20-2072-CUP/CDP	Ben Paul	4652	Fourth Street	Exterior and interior remodel of two existing detached dwelling (as-built).	Submitted 10/20/2020. Incomplete 11/19/2020. Resubmittal 01/08/2021. Prelim/Final ARB 01/14/2021. Incomplete 2/4/2021. Resubmittal 3/8/2021. Complete 3/25/2021. Planning Commission 6/7/2021. Approved. Pending Building Permit submittal.	Marysol	6	yes
25-2370 FENCE	Arbor Trailer Park	4677	Carpinteria Avenue (Ninth Street)	New frontage fences	Prior permit 15-1783 SIGN/FENCE submitted 08/05/2015 withdrawn with new submittal on 10/28/2025.ARB MBS on 1/29/2026 ARB recommended approva, Fence permit issued, fence contructed 4/1 to 4/14/2026.	Bret	7	
21-2111-LCPA	City of Carpinteria		Citywide	Density Bonus Program	PC rec'd approval 6/3/24. On hold pending legislative info and Coastal Commission collaboration.	Nick/Mindy/Megan	7	

19-2015-CUP/CDP	City of Carpinteria		Carpinteria Ave	Construct Carpinteria Rincon Trail	Submitted 10/17/19. AB52 Notification 10/29/19. Release of public draft MND 11/1/19. To ERC 11/14/19. PC acceptance & certification of MND 1/6/20. Appeal of PC filed 1/15/20. Appeal set aside. NOP Released for EIR 10/30/20. NOP Scoping Hearing 11/17/20. NOP Scoping Period closed 11/30/20. Draft EIR released for 45-day review period 3/12/21. To ERC 4/13/21. DEIR commented period ended 4/26/21. ARB Prelim Approval 10/28/21. Proposed Final EIR published 1/3/22. PC approved 1/18/22. Appeals filed 1/28/22. City Council conceptually upheld appeals 3/28/22. Stakeholder outreach underway. CC selected Alt 3 to proceed 5/15/23. Back to CC.	Nick	7	
19-1982-MCA	City of Carpinteria		Citywide	Seismic Retrofitting of Soft-Story Buildings	Initiated by the City Council on 5/13/19. To City Council for first read on 1/13/2020. Public Workshop held 2/22/2020. Revised first read to CC 1/8/24. Staff to hold public workshop & then return to CC.	Dan / Nick	7	
24-2313-CUP/CDP	Carpinteria Valley Water District	Various		Carpinteria Advanced Purification Project (CAPP)	Submitted 9/09/24. Under review. Incomplete 10/08/24. Resubmitted 2/07/25. 2nd Incomplete 3/6/2025. Complete 4/29/2025. ARB Final 5/15/2025. Tentatively scheduled for PC on 9/2/2025. Approved by PC on 9/2/2025. No City Council or Coastal Commission appeals filed, Minor Administrative CUP Revision approved to eliminate from the project a previously approved exterior electrical equipment installlation within the Olive Avenue Right of Way. Equipment will now be located within the existing WTP 4/21/2026, CAPP conveyance construction team meeting to discuss schedule for construction 4/29/2026	Bret	8	
24-2302-DPR/CDP	Ebbink/Little Dom's	686	Linden Ave	Private parklet	Submitted 7/03/24. Under review. Incomplete 7/23/24. Sent intent to close letter 1/02/25. Phone call with agent 1/09/25, intend to resubmit, keep open. Resubmitted 2/25/25, under review. Complete 3/06/25. ARB Prelim/Final 3/27/25.Director Review Approved 3/24/2025, no appeal. FLAN issued 5/20/2025.Building Permit submitted 04/29/2026	Bret	8	

16-1822-DP/CDP	Via Real Hotel	4110	Via Real	New 110-room hotel	Resubmittal 7/14/16. Incomplete 8/11/16. Resubmittal 9-12-16. Incomplete 10/11/16. Resubmitted 10/31/16. Complete 11/30/16. Prelim ARB 12/15/16, cont'd to future meeting. In-progress ARB review 2/16/17. Prelim ARB approval 3/30/17. Env. review underway. Reviewed updated biological/wetland reports; CCC determined creek regulations apply. Site visit w/ CCC 6/8. Revised project submitted 7/24/19; under review. Revised preliminary ARB review 8/29/19; continued to 11/21/19 ARB meeting. Revised prelim ARB approval 11/21/19. Draft MND released for 30-day public comment period 10/15/22. ERC recommended approval of MND 11/1/22 to PC. Proposed Final MND underway. PC approved 4/3/23. CCC appeal period ends 5/2/23. Awaiting Building Permit submittal. BP, submitted Time Extension request 10/28/24. Scheduled for PC 12/02/24. PC Approved 12/02/24. FLAN sent 12/17/24. BP submitted 9/24/24, Planning corrections required on 11/4/24 and prior to routing for plan check. Applicant proceeded with at risk plan check without addressing 11/4/24 comments. Applicant asked PW to pause plan check 9/16/25 due to potential redesign due to underway Geotechnical report; applicant informed no permit extension option available on 12/5/25; on 12/10/25 met with applicant who asked for permit	Bret	9	
25-2360-ARB/CDD	Kolbe	4445	La Tierra Lane	Garage door and driveway relocation, landscape and fencing plans, hardscaping, and work in the City ROW to replace City tree and sidewalk areas	Submitted 7/8/25; Incomplete 9/8/25; Resubmitted 10/13/25. In 2nd completeness review as of 10/28/25; ARB recommended preliminary/final approval w/conditions 11/13/2025. Building Permit 2nd submittal 3/23/2026, awating BV comments.	Bret	10	
25-2329-DP/CDP/ARB	CUSD	4545	Carpinteria Ave	New Kindergarten building at Aliso School	Submitted 1/17/25. Incomplete 2/12/25. Complete 4/30/25. ARB preliminary approval 7/31/25. PC approved 10/6/25. Final ARB approval 3/12/26.	Megan	10	

14-1719-CUP/CDP	City of Carpinteria		Carpinteria Ave Bridge	Replace Carpinteria Ave Bridge over Carpinteria Creek	NOP & Scoping Document released 7/3/14. Scoping Hearing 7/22/14. Project overview to PC 9/2/14. Project update to CC 11/10/14. ARB CON 2/12/15. EIR released for public comment 3/25/16. ERC 4-26-16. Public Comment Period closed 5-9-16. Prelim ARB approval 9/15/16. PC approved 11/7/16. Sent to CCC 11/18/16. PW completing 65% drawings 3/17. Utility relocation coordination underway 3/17. Construction easement acquisition underway Spring 2018. Entitlements expired, need CEQA Addendum to address CSD Siphon relocation. Final ARB 11/21/19. PC approval for reauthorization of CUP/CDP and acceptance of CEQA Addendum 6/01/20.	Nick	10	
17-1896-LCPA/ORD	City of Carpinteria			Citywide commercial cannabis regulations	12/11/17 briefing to CC. 1/22/18 briefing to CC. 4/23/18 CC initiates Ord development. PC 10/1/18 cont'd. 11/5/18 PC recommended approval to CC. CC approved 1st reading 11/26/18. CCC Approved LCPA 2/7/19. Ordinance 2nd reading approved by CC 3/25/19. Consultant contract for licensing program awarded by CC 4/08/19. CCC acceptance of LCPA 5/9/19. Drafting of Licensing program underway.	Nick	11	
26-2375-CDP/ARB	Barbara Eliades	5452	Cameo Road	131sf addition and remodel to SFD	Submitted 1/8/2026. Director Approval 2/5/2026. BP#15082 submitted 3/17/2026.	Syndi	12	
25-2374-CDP/ADU	David & Valerie Powdrell	5503	Calle Arena	Convert 362sf of (e) residence and a 144sf addition to create a 506sf attached ADU	Submitted 12/22/2025. Director Approval 1/21/2026. BP #15031 in plan check.	Syndi	12	
25-2371-SIGN	Shawn Godkin for Ojai Rotie Deux	5003	Carpinteria Avenue	Two new wall signs. Metal, illuminated.	Submitted 11/5/2025. ARB matters by staff 11/13/2025. Approved 11/24/2025. Building Permit submitted for TI, sign included, 12/16/2025. In plan check.	Marysol	12	
25-2369-CDP/ADU	Dave Moore	5550	Calle Ocho	Convert 970sf of (e) residence to an attached 970sf ADU.	Submitted 10/23/2025. Incomplete 11/20/2025. Resubmittal 12/8/2025. Director Approval 12/15/2025. BP #15035 submitted 1/13/2026.	Syndi	12	
25-2368-CDP/ADU	Michael Wiltshire	1550	Myra Street	Demo an (e) 192sf shed and construct a new 400sf detached ADU (City Prototype Plan #1).	Submitted 10/10/2025. Director approval 11/7/2025. BP #15016 ready to issue 3/17/2026.	Syndi	12	
25-2366-CDP/ADU	Jose Martinez	1061	Cramer Road	New detached 1000sf ADU with an attached 268sf one-car garage.	Submitted 9/2/2025. Incomplete 9/25/2025. Resubmittal 10/13/2025. Director approval 11/12/2025. BP#15074 submitted 2/12/2026.	Syndi	12	

25-2364-CDP/ADU	Leo Cruz	4996	Foothill Road	New detached 800sf ADU with a 223sf covered porch above new garage.	Submitted 8/12/2025. Incomplete 9/12/2025. Resubmittal 9/15/2025. Director approval 10/14/2025. CCC appeal period ends 11/19/2025. BP #15005 submitted 11/20/2025.	Syndi	12	
25-2363-CDP	Leo Cruz	4996	Foothill Road	New detached 1,337sf 4-car garage & storage bldg.	Submitted 8/12/2025. Incomplete 9/12/2025. Resubmittal 9/15/2025. Director approval 10/14/2025. CCC appeal period ends 11/19/2025. BP #15004 submitted 11/20/2025.	Syndi	12	
25-2341-CDP/ADU	Bernardo Cruz	1028	Cramer Road	New detached 573sf ADU	Submitted 3/25/2025. Director approval 4/29/2025. BP #14952 submitted 11/18/2025.	Syndi	12	
25-2339-CDP/ARB	Alan Smith	5560	Calle Ocho	Addition and remodel of an existing SFD	Submitted 3/17/2025. Under review. Incomplete 4/16/2025. Complete 6-5-2025. ARB 7/31/2025. Director approved. Final ARB 11/13/2025. Building permit submitted 12/11/2025. In plan check.	Marysol	12	
25-2328-CUP/CDP/ARB	Gordon Burgess	748	Maple Avenue	Remodel, 726sf 1st floor addition, & 1190sf new 2nd story to a 997sf SFD	Submitted 1/28/2025. Incomplete 2/25/2025. Resubmittal 3/20/2025. Complete 4/11/2025. Prelim ARB review on 7/31/2025. To PC on 11/3/2025- approved. Scheduled for PC on 12/1/2025 to modify conditions of approval- no action taken and request withdrawn. Final ARB on 1/29/2026. BP #15019 submitted "at-risk" on 12/11/2025.	Syndi	12	
24-2323	Carp-Summerland Fire	911	Walnut	Addition and interior remodel.	Submitted 11/27/24. Under Review. Incomplete 12/18/24. Complete 1/16/25. Director approval 3/04/25. Flan send 3/18/25. In plan check.	Brian	12	
24-2300-CDP/VAR	City of Carpinteria Pubic Works	5775	Carpinteria Ave	Equipment Carport	Submitted 6/20/24. Complete 07/17/24. Scheduled for PC 10/7/24. PC approved, CCC appeal period expires 11/07/24. Awaiting BP submittal. BP 14624 submitted 1/15/24, in plan check.	Brian	12	
24-2297-DPR/CDP	Smigel/Sunburst Parklet	5080	Carpinteria Ave	Private parklet	Submitted 6/07/24. Under review. ARB Matters by Staff 7/11/24. Director approval 7/30/24. Waiting for Bldg permit submittal. BP 14520 submitted 9/20/24, ready to issue.	Brian	12	
24-2292-CUP	Dish Wireless	6267	Carpinteria Avenue	(N) Wireless Facility	Submitted 4/11/24. Incomplete 5/2/24. Resubmitted 7/05/24. Complete 7/10/24, preliminary ARB 8/15/24. Scheduled for PC 12/02/24. PC Approved 12/02/24. Flan send 12/17/24. Scheduled for Final ARB 1/16/25. Final ARB approval 1/16/25, awaiting BP submittal. BP 14660 submitted, in plan check. Awaiting revised plan set for plan compliance review.	Brian	12	

24-2281-DP/CDP/ARB	City of Carpinteria	Franklin	Creek Trail	Landscaping & hardscape improvements to trail b/t Carpinteria Avenue & Seventh Street	Submitted 2/26/2024. Incomplete 3/27/2024. Resubmittal 7/31/2024. 2nd Incomplete 8/30/2024. Resubmittal 9/9/2024. Complete 10/10/2024. Prelim review at ARB 4/17/2025. PC approved on 7/7/2025. Final ARB on 10/16/025. BP #14940 submitted 9/18/2025.	Syndi	12	
23-2234-DP/CDP/ARB	Peter Coeler	4934	Dorrance Way	New 2-story SFD, demo existing SFD	Submitted 7/13/2023. Incomplete 8/11/2023. Resubmitted 12/1/23. 2nd Incomplete 12/27/23. Resubmitted 6/10/24. 3rd Incomplete 7/10/24. Resubmitted 12/18/24. 4th Incomplete 1/14/2025. Resubmittal 1/16/2025. 5th Incomplete 2/14/2025. Resubmittal 2/24/2025. Complete 3/24/ 2025. Prelim ARB on 5/1/2025. PC approved on 8/4/2025. Final ARB on 12/11/2025. BP #15027 submitted 12/18/2025.	Syndi	12	
23-2233-DP/CDP/ARB	Peter Coeler	4949	Dorrance Way	New 2-story SFD, demo existing SFD	Submitted 7/13/2023. Incomplete 8/11/2023. Resubmitted 12/1/23. 2nd Incomplete 12/27/23. Resubmitted 6/10/24. 3rd Incomplete 7/10/24. Resubmitted 2/26/2025. 4th Incomplete 3/28/2025. Complete 4/11/2025. Prelim ARB on 5/1/2025. PC approved on 8/4/2025. Final ARB on 12/11/2025. BP #15028 submitted 12/18/2025.	Syndi	12	
23-2218-ARB/CDP	Joseph Cardenas	5401	Cameo Road	New 587 sf 2nd story addition, 460 sf garage conversion, new 587 sf garage.	Submitted 4/4/2023. Incomplete 5/3/2023. Complete 6/21/2023. ARB P/F 7/27/2023. Director approved 10/24/2023. Building Permit application submitted to plan check 10/26/2023. On hold at applicant's request 05/2024.	Marysol	12	
23-2209-CDP/ARB	Mark & Megan Pfaff	5559	Calle Arena	New 2,631 sf 2-story SFD with a 401sf attached 2-car garage.	Submitted 2/8/2023. Incomplete 3/10/2023. Resubmittal 4/13/2023. Incomplete #2 5/12/2023. Resubmittal 5/24/2023. Complete 6/22/2023. To ARB on 8/17/2023 for prelim review-continued with comments. Resubmittal 4/18/2024. Cont'd prelim review at ARB on 7/11/2024. Director approval 9/17/2024. CCC appeal period ended 10/21/2024. Final ARB on 2/13/2025. BP #14956 submitted 10/7/2025.	Syndi	12	

22-2164-DPR/CDP	Parga Construction for The Spot	389	Linden Avenue	Patio Cover over steel structure and canvas shades	Submitted 6/23/2022. Incomplete 7/21/22. Resubmittal 12/22/2022. Incomplete 1/19/2023. ARB 3/16/2023. Pending resubmittal in response to comments. Resubmittal 7/17/2023. Director Approval 01/16/2024. Final ARB 02/29/2024. Building Permit submitted 11/7/2024, in plan check. Corrections back to applicant, pending response. Resubmittal received 1/9/2026, in plan check.	Marysol	12	
21-2129-DPR/CDP	The Storage Place	6250	Via Real	New storage units (modular)	Submitted 10/27/2021. Incomplete 11/24/2021. Resubmitted 12/10/2021. Complete 1/4/2022. PC 3/7/2022. Building Permit in plan check. Plan check on hold at applicant's request.	Marysol	12	
18-1903-DP/CDP	Procore	6303	Carpinteria Ave	Renovation of exterior building facade, landscape and driveway/parking lot	Submitted 1/16/18. Incomplete 02/14/2018. Resubmitted 08/15/2018. Incomplete 9/14/2018. Concept ARB review 10/11/18. Continued Conceptual ARB review 11/15/2018. Complete 01/11/2018. Prelim ARB 02/13/2019. PC 07/01/2019. Final ARB 9/12/2019. In plan check, pending resubmittal. Proposal to proceed with partial relandscaping only under review. Project on hold at applicant's request.	Marysol	12	
15-1781-DP/CDP	Bernardo Cruz	4675	Carpinteria Ave	Construct (N) 2-story mixed use building	Submitted 07/09/2015. Incomplete 8/06/15. Concept ARB review 03/29/20. Resubmittal 07/22/20. Incomplete 8/21/20. Resubmitted 2/8/21. Incomplete 3/8/21. Resubmitted 5/17/21. Prelim ARB Approved 9/16/21. PC approved 2/6/23. In-Progress ARB 6/29/23. Scheduled for Final ARB 11/14/24. Final ARB approved 11/14/24. Awaiting BP submittal. In Plan check 4/1/25.	Brian	12	
25-2365-SIGN	Extra Mile at Chevron	4290	Via Real	sign replacement (illuminated). Repainting.	Submitted 8/21/2025. Matters by Staff 9/25/2025. Director Approved. Building Permit submitted 11/18/2025, in plan check. 12/10/2025 final processing, pending applicant. Building Permit issued 1/27/2026, pending payment and pickup.	Marysol	13	
23-2253-SIGN/ARB	Extra Space Storage	6250	Via Real	New illuminated monument sign	Submitted 9/5/2023. Incomplete. Resubmittal 3/6/2024. Incomplete. Resubmittal 5/22/2024. Complete. Schedule for P/F ARB 5/30/2024. Director Approval 6/27/2024. Building Permit issued.	Marysol	13	

23-2228-CDP/ARB	Emma Davis	5459	Shemara Street	New covered porch, new trellis over garage, garden wall, fence	Submitted 6/20/2023. Incomplete 7/20/2023. Resubmitted 8/31/2023. Complete 9/28/2023. P/F ARB 10/26/2023. Pending resubmittal. Director Approved 3/8/2024. Building Permit in final processing 10/2024. Building Permit ready for pick up 11/21/2024. Revision submitted 3/18/2025. Corrections to applicant. Pending response.	Marysol	13	
22-2145-ARB/CDP	Heather & Sean Findley	864	Arbol Verde Street	Garage conversion to living space and 567sf addition with new garage and foyer.	Submitted 3/15/2022. Incomplete 4/14/2022. Resubmittal 5/24/2024. 2nd Incomplete 6/24/2024. Resubmittal 8/1/2024. Complete 8/2/2024. Director approval 8/19/2024. CDP TEX to 8/19/2026. BP#14687 issued 3/17/2026.	Syndi	13	
21-2128-DP/CDP	Chevron	5675	Carpinteria Avenue	Decommissioning and Remediation of the Carpinteria Oil and Gas Processing Facilities	Submitted 10/25/2021. Labels Submitted 11/10/21. Complete 3/8/22. NOP Issued 8/1/2022. IS comment period extended to 9/30/2022. Draft EIR comment period underway until 1/31/24. ERC meeting held 12/18/23. PC approved 5/5/25. Appeal filed 5/15/25. CC approved 7/15/25. NOD & FLAN filed 7/18/25. Appeal filed with CCC 7/30/2025. SI Hearing w/ CCC scheduled 10/8/25. Demo Permit issued 1/23/26.	Nick/Luis	13	
19-1985-ARB	Brian Pera, HLW for Procore	6303	Carpinteria Ave	Renovation of exterior facade of an existing 1,315 accessory structure	Submitted 5/15/2019. Complete 6/12/2019. Substantial Conformity Determination 8/1/2019. Building Permit Application submitted 9/4/2019. BP issued.	Marysol	13	
25-2361-CDP/ADU	Tom Burns	4819	Dorrance Way	Convert (e) 471sf detached garage/storage to a 471sf ADU	Submitted 7/24/2025. Director approval 6/21/2025. BP#14907 issued 12/11/2025.	Syndi	14	
25-2357-CDP/ADU	Linda Hernandez	1471	Trenora Street	Demo (e) trellis and construct a new 600sf detached ADU	Submitted 6/17/2025. Director approved 7/17/2025. BP #14889 issued 12/3/2025.	Syndi	14	
25-2348-SIGN/ARB	Front Signs for Seaside Apartments	4573	Carpinteria Avenue	1 non-illuminated wall sign, new design, new location	Submitted 5/22/2025. Schedule for ARB. Director Approval 8/13/2025. Building Permit in process. Issued 9/4/2025.	Marysol	14	
25-2343-SIGN	Saurabh Bajaj, Fastsigns for Aloha Dental	1145	Eugenia	1 non-illuminated 47" x 6" tenant sign on existing directory ground monument. Aloha Dental Care	Submitted 4/7/2025. Director approved 4/21/2025.	Marysol	14	
25-2342-CDP/ADU	Robert Burlison	5035	Seventh Street	New 480sf detached ADU (City Prototype Plan #2)	Submitted 4/1/2025. Resubmittal 4/30/2025. Director approval 5/9/2025. BP #14751 issued 7/31/2025.	Syndi	14	

25-2337-SIGN	Goleta Signs for 700 Linden	700	Linden	New signage for Linden Square and individual signs for each tenants	Submitted 3/7/2025. Under Review. Incomplete. Resubmitted 3/25/2025. Approved 3/27/2025. Building Permits for each tenant in Plan Check. Issued 4/24/2025. Pending revisions and final sign off.	Marysol	14	
25-2335-DP/CDP/ARB	4956 Fifth, LLC	4956	Fifth Street	Renovations to (e) 7-unit apartment building.	Submitted 3/6/2025. Incomplete 4/3/2025. Resubmittal 4/24/2025. 2nd Incomplete 5/23/2025. Resubmittal 6/23/2025. 3rd Incomplete 7/18/2025. Resubmittal 8/12/2025. Complete 9/11/20205. Prelim ARB review on 10/16/2025. Project revised to 7 units. Final ARB on 1/29/2026. BP #14960 issued 4/24/2026.	Syndi	14	
25-2327-SIGN	Conejo Valley Signs	901-B	Linden	New signage for Haru Massage & Spa	Submitted 1/6/2025. Under review. Incomplete. Approved 3/10/2025. Building Permit Plan Check. Issued 3/19/2025, pending payment and pickup. Picked up 4/15/2025.	Marysol	14	
24-2325-CDP/ARB	Tom Brown	600	Arbol Verde Street	New 127sf addition & exterior alterations	Submitted 12/11/2024. Incomplete 1/9/2025. Resubmittal 2/11/2025. 2nd Incomplete 3/13/2025. Resubmittal 3/17/2025. Complete 4/10/2025. Prelim ARB on 5/15/2025. Director approval 5/23/2025. BP #14791 issued 7/8/2025.	Syndi	14	
24-2320-CDP/ADU	Barbara McNally	5511	Calle Ocho	Garage conversion and addition to create attached ADU.	Submitted 11/21/24. Under Review. Complete 12/19/24. Approved 1/07/25. BP 14590 submitted 12/05/24, BP Issued 2/27/25.	Syndi	14	
24-2319-CDP	Barbara McNally	5521	Calle Ocho	Addition to SFD	Submitted 11/21/24. Under Review. Complete 12/17/24. Approved 1/07/25. BP 14591 submitted 12/05/24, BP Issued 2/27/25.	Syndi	14	
24-2318-CUP/CDP	Mark Llamas	1082	Elm Avenue	Interior remodel to legal nonconforming SFD	Submitted 11/20/2024. Incomplete 12/20/2024. Resubmittal 1/21/2025. Complete 2/19/2025. PC approved on 4/7/2025. BP #14745 issued 9/2/2025.	Syndi	14	

24-2303-DP/CDP/ARB	701 Linden LLC	701	Linden	Palms Restaurant Renovation	Submitted 7/15/24. Under review. Incomplete 8/14/24. Complete 9/24/24. Preliminary ARB approval 9/26/24. Scheduled for PC 12/02/24. PC Approved 12/02/24. Flan sent 12/17/24. Awaiting Final ARB plans. Scheduled for Final ARB 2/13/25. Final ARB approved 2/13/25. Application for Director Decision on Deli Annex Revision 4/16/25. Director Approval 5/27/25. No Appeals Filed on 6/9/25. FLAN 6/9/25. BP submittals on 6/12/2024 and 7/17/25. Shell BP planning review, COA changes to plans required 10/30/25; COA changes and lighting specifications added, Planning Approval to Core and Shell Plans on 11/19/2025. Applicant informed Deli plans must have rooftop screening on 12/18/2025. Deli cleared Planning review on 1/ Applicant submitted rooftop screening approved and applicant notified 12/22/25, Deli BP passed Planning Review on 1/9/26, awaiting submittal of sign permit application as of 1/26/26. Construction began with scaffolding PW permit 3/35/2026.	Bret	14	
24-2286-CDP/ADU	Aaron Johnson	4975	Sawyer Ave	New 747 sf detached ADU	Submitted 3/26/24. Under review. Incomplete 4/23/24. Resubmittal 5/22/24, under review. Complete 6/18/24. Director approved 7/23/24, waiting for Bldg. permit submittal. Bldg. permit submitted 9/30/24, in plan check. BP issued 2/13/25. Under construction.	Syndi	14	
24-2285-CDP/ARB	Aaron Johnson	4975	Sawyer Ave	Demo unpermitted acc. Structures, new attached garage, new spa	Submitted 3/15/24. Under review. Incomplete 4/15/24. Resubmittal 5/28/14, under review. Complete 6/18/24, preliminary/final ARB 7/11/24. Director approved 7/23/24, waiting for Bldg. permit submittal. Bldg. permit submitted 9/30/24, in plan check. BP issued 2/13/25. Under construction.	Syndi	14	Yes
24-2283-ARB	Eric Nystrom	1477	Manzanita	Exterior Remodel	Submitted 2/26/24, under review. Complete 3/26/24. Scheduled for 4/11 ARB. ARB Approved 4/11/24. In plan check. BP issued 7/24/24, under construction.	Brian	14	
24-2282-CDP/ADU	Mark Rolph	4715	Aragon Drive	New 749sf ADU attached above (e) garage.	Submitted 2/26/2024. Incomplete 3/27/2024. Resubmitted 3/28/2024. Director approved 4/26/2024. TEX requested 4/24/2025 and approved 5/9/2025. BP #14533 issued 4/28/2025.	Syndi	14	

24-2276-FENCE	Amber & Jenny Scouras	1493	Trenora Street	New 6' wooden fence on top of 2.5' retaining wall for pool.	Submitted 2/6/2024. Director approval 2/13/2024. BP#14172 issued 6/18/2024. Under construction.	Syndi	14	
24-2275-CDP/ADU	Mauricio & Angelina Rosales	4585	El Carro Lane	Convert (e) 634sf attached garage/workshop to an ADU	Submitted 2/6/2024. Incomplete 3/5/2024. Resubmitted 3/27/2024. Director approved 4/26/2024. TEX approved. BP#14301 issued 10/8/2024.	Syndi	14	
24-2273-CDP/ADU	Rafael Hernandez	4954	Fifth Street	Convert (e) 496sf detached garage with a 110sf add'n to a 606sf ADU.	Submitted 1/9/2024. Incomplete 2/5/2024. Resubmittal 2/20/2024. Director approved 3/21/2024. BP#14270 issued 2/19/2025.	Syndi	14	
23-2263-CUP	Sanchez Rebuild CUP	5091	Foothill Road	Rebuild Residence	Submitted 11/20/2023, under review. Incomplete 12/18/23. Complete 1/25/24. Scheduled for PC on 3/4/24. PC approved, waiting for Bldg. permit submittal. Bldg. permit submitted 9/26/24, in plan check. BP issued 2/01/25, under construction.	Syndi	14	
23-2262-CDP/ADU	Jonathan Paola	730	Olive Avenue	Convert (e) 957sf acc. bldg. to a 744sf ADU and 213sf craft room.	Submitted 11/6/2023. Incomplete 12/6/2023. Resubmittal 12/18/2023. Director approval 1/24/2024. CDP TEX approved thru 1/24/2026. BP#14364 issued 2/24/2025; with BP TEX expires 12/16/2025 w/o inspection prior.	Syndi	14	
23-2257-DPR	Carp Business Park	4185 & 4195	Carpinteria Avenue	Landscape Improvements	Submitted 10/09/2023. Incomplete 11/3/2023. Resubmittal 11/13/2023. Complete 11/21/2023. Prelim ARB complete. Director approved 1/9/24. Final ARB 02/29/24. In plan check. BP Issued 1/30/25, under construction.	Brian	14	
23-2237-CUP/CDP/ARB	Brandon Bono & Lorraine Pulido	4788 &4792	Dorrance Way	New 371sf 2nd-story addition to duplex & remodel	Submitted 7/21/2023. Incomplete 8/17/2023. Resubmittal 9/22/2023. Complete 10/17/2023. To ARB for prelim on 12/14/2023. Approved by PC on 4/1/2024. Final ARB on 7/11/2024. BP#14347 issued 3/13/2025.	Syndi	14	
23-2236-ARB/CDP	Schlobohm	5030	Carpinteria Avenue	Facade improvements to the building	Submitted 7/18/2023. Incomplete 8/17/2023. Prelim/Final ARB 8/31/2023. Resubmittal 11/28/2023. Director Approved 03/29/2024. Building Permit in Plan Check. Building Permit issued 11/2024. Under construction. Inspection 12/2025, corrections.	Marysol	14	
23-2221-DPR/CDP	Justin Klentner	4745	Carpinteria Ave	Revision to 4,304 sq.ft.commercial space to keep 3,404 sq. ft. commercial and change 2,807 sq.ft. to 6 hotel rooms.	Submitted 5/5/2025. Complete 5/20/2025. Director Decision Approved 6/6/2025. Appeals filed 6/16/2025. PC scheduled 8/4/2025. PC Denied Appeals 8/4/25. BP issued 9/26/25.	Bret/Nick	14	

23-2221-DPR/CDP	Justin Klentner	4745	Carpinteria Ave	Mixed Use development: 24 apartments & 4,304 sq. ft. commercial space. Applying State Density Bonus provisions. DPR for conversion of commercial to hotel use (6) units.	Submitted 4/14/23. Incomplete 5/12/23. Conceptual ARB Review 5/25/23. Resubmittal 6/22/23. Incomplete 7/21/23. To Prelim ARB 8/31/23. Cont'd to Prelim ARB 10/26/23. Prelim ARB Approval 10/26/23. Awaiting submittal of final incomplete item. Complete 11/28/23. PC approved 2/5/24. CC appealed, schedule for CC. CC approved 3/26/24. Demo permit issued. Grading permit under review. Final ARB 8/15/24. Building permit in Plan Check review. Grading permit issued. Pre-Con meeting 9/26/24. Demo/Grading in progress. BP Issued 12/12/24, under construction. DPR for commercial to hotel use (6 units). Complete letter issued 5/5/25, CCD approval 6/6/2025, PC appeals filed 6/16/2025, PC appeal denied 8/4/2025.BP issued for 6 hotel units 9/23/2025, under construction; 1/21/26 applicant requested routing slip for responsible agencies review; City delivery of routing slip pending week 1/26/26; routing slip for COO sent to applicant and agency representatives on 2/23/2026;	Bret	14	
22-2184-DP/CDP/ARB	Gregg & Beth Scerni	4610	Fourth Street	New 2,257sf 2-story SFD with 504sf detached 2-car garage	Submitted 9/13/2022. Incomplete 10/13/2022. Resubmittal 3/6/2023. Complete 3/21/2023. To ARB on 4/27/2023. Approved by PC on 9/5/2023. VM recorded 9/15/2023. Final ARB on 12/14/2023. BP#14198 issued 8/26/2024. Under construction.	Syndi	14	
22-2183-ARB/CDP	Tyler Mayer	5557	Calle Arena	Addition to SFD	Submitted 9/12/2022. On hold pending project redesign. Resubmittal 12/14/2022. Incomplete 1/11/2023. Resubmittal 5/26/2023. 2nd Incomplete 6/23/2023. Resubmittal 7/27/2023. 3rd Incomplete 8/15/2023. Resubmittal 8/25/2023. Complete 8/28/2023. To ARB on 9/14/2023 for prelim review-continued with comments. Resubmittal 2/26/2024. To ARB for cont'd prelim review on 5/16/2024. Approved by PC on 8/5/2024. Final ARB 3/27/2025. BP #14682 issued 5/14/2025.	Syndi	14	

22-2182-ARB/CDP	Mark Rolph	4715	Aragon Drive	1,375sf two-story addition to (e) SFD	Submitted 9/6/2022. Incomplete 10/6/2022. Resubmittal 11/6/2022. 2nd Incomplete 12/7/2022. Resubmittal 12/12/2022. Complete 1/3/2023. Prelim review at ARB on 2/16/2023. Continued prelim review at ARB on 5/25/2023. Director approval 6/20/2023. TEX requested 4/9/2024 and approved on 5/7/2024; new expiration date is 6/20/2025. BP #14532 issued 4/28/2025.	Syndi	14	
22-2172-ARB/CDP	Flourish Trust	5637	Calle Pacific	New swimming pool & shade trellis.	Submitted 7/20/2022. Incomplete 8/19/2022. Resubmitted 8/24/2022. Complete 9/8/2022. To ARB for Preliminary review 9/29/2022. Resubmittal 11/9/2022. Final ARB review on 12/15/2022. Resubmittal 2/8/2023. Director approval 3/21/2023. BP#13895 issued 6/2/2023. Under construction.	Syndi	14	
22-2163-SIGN	City of Carpinteria	5141	Carpinteria Ave	New ground sign for the Carpinteria Community Library	Submitted 6/10/2022. Approved. Building Permit issued	Marysol	14	
22-2162-DP/CDP/ARB	John Howard	4818	Dorrance Way	New 1,895sf 2-story SFD and a detached 471sf garage with a 408sf workshop above.	Submitted 6/9/2022. Incomplete 7/8/2022. Resubmitted 9/8/2022. 2nd Incomplete 10/3/2022. Resubmittal 12/7/2022. Complete 12/28/2022. To ARB on 3/16/2023. Resubmittal 6/8/2023. To PC on 8/7/2023-continued due to lack of a quorum. Approved by PC on 9/5/2023. Final ARB on 5/16/2024. BP#14261 submitted 3/19/2024. TEX submitted on 8/27/2024, to PC on 10/7/2024. BP#14261 issued 12/19/2024.	Syndi	14	
22-2161-SIGN	Ben Mascari / Carpinteria	873	Linden Avenue	Redesign and reinstall previous hanging sign	Submitted 6/1/2022. Approved. Pending inspection.	Marysol	14	
22-2152-SIGN	Reese Corp Signs / Carp Physio	5432-34	Carpinteria Avenue	New signage	Under review. Complete. Director approved 6/28/2022. Building permit issued, pending inspections. Building Permit expired.	Marysol	14	
22-2143-DPR	Bega	1000	Bega Way	Energy storage system & sound wall	Submitted 2/7/2022. Complete 3/8/2022. Approved 4/5/2022. Building Permits issued 7/2022 (Phase 1 and 2). Phase 1 signed off. Pending Phase 2.	Marysol	14	
21-2107-CUP/CDP/ARB	City of Carpinteria/S&S Seeds	6155	Carpinteria Avenue	Coastal Vista Trail Segment	Submitted 4/28/2021. Incomplete 5/27/2021. Resubmitted 12/28/2021. Complete 1/13/2022. Prelim/Final review at ARB on 3/31/2022. Approved by PC 5/2/2022. CCC appeal period ended 5/31/2022. Demo permit BP#13860 issued 1/9/2023.	Syndi	14	

21-2092-SDU/CDP	J. Bradley Stein	1315	Casitas Pass Road	Validate (E) guest house as SDU & permit remodel of SDU & attached accessory structures	Submitted 2/26/2021. Complete 3/19/21. Prelim ARB approved 3/25/21. Director approved 6/1/21. BP issued 6/23/21. Under construction. BP extension granted. Revision approved 10/10/24, under construction.	Brian	14	
21-2083-DP/TPM/CDP/ARB	Jerry & Lisa Zins	4905	Eighth Street	New condominium triplex	Submitted 1/13/2021. Incomplete 2/12/2021. Owners have decided to do condos instead of apts. Resubmitted 9/17/2021. 2nd Incomplete 10/11/2021. Revised duplex apt. project submitted 2/4/2022. Complete 3/7/2022. To ARB for prelim 4/28/2022. Revised plans for 3 condos submitted 6/27/2022. Revised plans submitted 8/30/2022. To ARB for cont'd prelim review on 9/15/2022. Revised plans submitted 11/15/2022. Approved by PC on 2/6/2023. PM to City Surveyor for review 10/12/2023. BP#14159 submitted 10/19/2023. Final ARB on 12/14/2023. CC accepted map 12/9/2024. Map recorded 12/26/2024. BP issued 9/8/2025.	Syndi	14	
20-2066-SIGN	Singing Springs	5455	Eighth Street	New monument sign	Submitted 8/17/2020. Director approval 9/15/2020. Building Permit issued 1/2021. Under construction, pending landscaping re-installation.	Marysol	14	
20-2061-ARB/CDP	Brandon and Julia Wheatley	1150	Vallecito Road	Master bedroom addition	Submitted 7/31/2020. Under review. Incomplete 8/25/2020. Incomplete 10/9/2020. Prelim/Final 10/29/2020 ARB. Incomplete 11/16/2020. Complete 01/14/2021. Director Approval 2/2/2021. BP issued. Under construction. Revision 1 issued.	Marysol	14	
19-2029-DPR/CDP	Carpinteria Arts Center	855	Linden Avenue	Courtyard improvements: new hardscape, landscaping, a living wall, storage, utility sink, fencing, and trash enclosures	Submitted 12/20/2019. Complete 01/16/2020. Prelim ARB 2/27/2020. Approvals pending. BP submitted 10/23/2020. BP issued.	Marysol	14	
19-2012-DPR	Mac Partners / Jeremy Rogers	6384	Via real	Building facade renovation, addition of new patio areas, new permeable area for future parking area.	Submitted 10/7/2109. Incomplete 11/6/19. Partial resubmittal 12/4/19; under review. Incomplete 12/16/2019. Resubmitted 01/14/2020. Incomplete 02/13/2020. Complete 06/03/2020. Prelim ARB 06/25/2020. In Progress ARB 10/29/2020. PC 12/7/2020. Final ARB 5/13/2021. Building Issued. Under construction. Exterior light demonstration under review ARB matters by staff 3/3/2022. Minor revision pending.	Marysol	14	

19-1965-DPR/CDP	Carpinteria Business Park	4185-4195	Carpinteria Ave	Exterior architectural façade improvements to five of the buildings within the Flood Hazard and Coastal Appeals Overlay.	Submitted 2/5/2018.Incomplete 3/19/2019. Resubmitted 3/28/2019. Incomplete 4/25/2019. Prelim ARB 06/13/2019. Complete 6/21/2019. Resubmittal 8/23/2019. Director Approval 9/26/2019. Final ARB 10/31/2019. Building Permit application submitted 12/17/2019. Building Permit issued. Under construction. Revision to lights approved by ARB 1/14/2021. Minor awning revision 8/2021. Monument sign revision 11/2021. Final Building Permit revisions submitted for review 04/2023.	Marysol	14	
18-1938-CDP	CA State Parks	205	Palm Avenue	Sewer replacement, Santa Rosa Campground	Submitted 9/25/2018. Complete 10/23/2018. NOE submitted. Approved 3/1/2019. Conditions of Approval and final plans received. Under construction.	Marysol	14	
17-1850-CDP	CA Dept. of Parks and Recreation	205	Palm Avenue	State Beach Phase II ADA Improvements	Submitted 1/3/2017. Incomplete 1/31/2017. Resubmittal 5/22/2017. Complete 6/15/2107. Director Approval 9/13/2017. Pending resubmittal of minor modifications and signed Conditions of Approval. Received 9/6/2018. Time Extension approved 7/31/2019. Under construction.	Marysol	14	
15-1804-CDP	Hawkins	5567	Calle Arena	Construct (N) SFD w/ attached two-car garage	Submitted 12/29/15. Incomplete 1/28/16. Meeting w/ new agent 6/26/17. Concept ARB 8/17/17. Revised submittal 12/13/17. Incomplete 1/12/18. Concept ARB 2/15/18. Resubmitted 4/13/18. Incomplete 5/3/18. Resubmitted 5/9/18. Scheduled for Prelim ARB Review 5/31/18. Cont'd to Prelim 7/12/18. Cont'd to Prelim 7/26/18. ARB Prelim Approval 7/26/18. Complete 9/27/18. Revised ARB Prelim Approval 11/15/18. Director approval issued 12/18/18. Appeal filed 12/28/18. PC denied appeals 3/4/19. Appeal of PC decision filed 3/14/19. CC denied acceptance of appeal 4/22/19. FLAN sent to CCC 4/24/19. Appeal filed with CCC 5/9/19. CCC Appeal hearing 7/10/19, CCC found no substantial issue. City approvals stand. Final ARB approval 8/29/19. BP submitted 4/2/19. BP issued 12/19/19, under construction.	Brian	14	

04-1172-DP/CDP	Franssen	750	Palm Avenue	Construct one new SFD and create two condominiums	Revised plans submitted 9/15/06. Incomplete 10/9/06. Resubmitted 10/30/06. Prelim ARB 11/30/06. Complete 12/21/06. To PC 1/2/07. Revised Prelim ARB 1/25/07. PC approved 2/5/07. CC approved map clearance 12/10/07. PC approved one year TEX 2/4/08. Grading Permit issued 2/4/09. Final ARB for Unit 2 10/1/09. BP issued, under construction. CofO issued on rear unit.	Nick	14	
25-2362-SIGN	Taco Bell	1045	Casitas Pass Road	1 illuminated wall sign (channel letters and logo)	Submitted 8/6/2025. Comments back to applicant. Pending resubmittal. Resubmitted. Director approved 11/24/2025. Building Permit submitted 12/01/2025. Issued 12/10/2025. Completed 03/23/2026	Marysol	15	
25-2355-FENCE/ARB	Karl & Diana Dempwolf	954	Concha Loma	New 6' tall front fence & gate	Submitted 6/12/2025. Complete 7/3/2025. To ARB on 9/25/2025. Director approval 11/12/2025. BP #15025 issued 1/15/2026. Final inspection 4/22/2026.	Syndi	15	Yes
24-2316-SIGN	Sutter-Sansum Clinic	4806	Carpinteria Avenue	Replace existing signs with new signs, updated business name	Under review 11/7/2024. Incomplete. Approved 12/24/2024. Building Permit Plan Check. Building Permit Issued 2/18/2025. Corrections and revision. Final sign off 11/04/2025.	Marysol	15	
24-2306-DP/CDP/ARB	Jeffrey Becker, Seaside Apartment Investors, LLC	141-155	Holly Avenue	New landscaping & exterior paint colors for 4 apartment buildings (Driftwood Apts.)	Submitted 7/24/2024. Incomplete 8/15/2024. Partial resubmittal 8/28/2024. To ARB for Prelim/Final review with conditions 9/26/2024. Director Approval 3/5/2025. BP #14755 issued 7/23/2025. Final inspection 4/23/2026.	Syndi	15	
24-2322-SIGN	Fastsigns Ventura for Edward Jones	1145	Eugenia	Non-illuminated sign plate on an existing directory ground sign	Under review 11/25/2024. Approved 12/18/2024.	Marysol	x	
24-2309-SIGN	Santa Barbara Hives	516	Palm Avenue # C	2 non-illuminated wall signs	Submitted 7/31/2024. Approved 8/15/2024. Building Permit issued 8/19/2024. Under construction.	Marysol	x	
24-2301-SIGN	CB & G Sign Solutions, Inc. for property owner	1145	Eugenia Place	New sign program for the property	Submitted 6/27/2024. ARB 8/15/2024.	Marysol	x	
24-2279-LCPA/ORD	City of Carpinteria		Citywide	Housing Element rezones and associated Title 14 amendments	Planning Commission 11/04/24, City Council first reading 11/25/24. City Council second reading 12/9/24. Coastal Commission Hearing with modification 3/14/25. City Council accepted mods 4/14/25. Now in effect.	Mindy/Megan	X	
23-2347-SIGN	Kasey Clark for T Mobile	1006	Casitas Pass Road	illuminated wall sign and non illuminated hanging sign	Submitted 5/13/2025. Corrections. Resubmittals. Director approved 6/3/2025. BP issued.	Marysol	x	

23-2271-ORD	City of Carpinteria	Citywide		Multifamily Housing Smoking No-Smoking regulations	CC feedback 3/11/24 CC 1st read 6/24/24 CC 2nd read 7/8/24. Outreach underway Spring 2025. Ordinance in effect 7/1/2025	Megan/Mindy/ David	X	
23-2241-SIGN	Mollie's Italian Deli	1039	Casitas Pass Road	Acrylic wall mounted sign and a hanging blade sign	Submitted 8/1/2023. Corrections. Resubmittal under review. Approved 9/14/2023. Building Permit for one sign issued. Deferred building permit for second sign in plan check 01/22/2024. Building Permit ready for issuance, pending pickup 3/18/2024. Permit still pending pickup 09/30/2024. Expired.	Marysol	x	
23-2238-SIGN	Super Springs International	5251	6th Street	New signage	Submitted 7/21/2023. Incomplete. Resubmitted 8/22/2023. Under review. Approved 9/21/2023. Building Permit issued 12/04/2023.	Marysol	x	
22-2187-SIGN	West Coast Signs for Channel Islands Center	4994	Carpinteria Ave	(2) non-illuminated wall signs, individual letters	Submitted 10/06/2022. Approved 10/13/2022. Building Permit 10/27/2022. Pending inspection.	Marysol	x	
22-2180-SIGN	Goleta Signs for Lao Thai Restaurant	1017	Casitas Pass Road	Wall sign and hanging sign	Submitted 8/30/2022. Approved 9/13/2022. Building Permit submitted and approved 9/26/2022. Under construction, pending inspection.	Marysol	x	
22-2150-SIGN	US Bank	5420	Carpinteria Avenue	New signs	Submitted 4/27/2022. Incomplete. Resubmittal 09/30/2022. Complete 1/24/2023. Director Approved 1/26/2023. Building Permit in plan check. BP issued 2/1/2023.	Marysol	x	
22-2142-SIGN	John Crispis for Albertsons	1018	Casitas Pass Road	New illuminated wall sign and parking lot signs	Submitted 1/20/2022. Incomplete. Resubmittal 12/1/2022. Complete. Director approved 1/2023. Building Permit issued 1/23/2023.	Marysol	x	
14-1722-TPM/CDP	Godfrey	1056	Eugenia Place	Subdivide (e) mixed use building into three condominiums	Submitted 6/19/14. Incomplete 7/17/14. Resubmitted 10/20/14. Complete 10/29/14. PC approved 11/3/14. FLAN sent 11/18/14. Expired.	Nick	X	
				Last updated	4/30/2026 16:27			

BUILDING PERMIT REPORT

04/01/2026 - 04/30/2026

Permit #	Application Submittal Date	Permit Issued	Parcel #	Site Address	Owner Name	Project Description	Valuation	Status	Code Compliance Violation	Fire Permit Required
15127	4/22/2026	4/22/2026	003-340-029	5556 Canalino Drive	Jones 2000 Revocable Trust 4/2/19	Add 3 electrical outlets and 2 switches. Install light fixture to existing exterior garage wall. Power from separate 20 amp breaker in existing box. Fence to be reduced to 6 feet.	1,000	Issued		
15126	4/20/2026	4/21/2026	004-015-CA1	1281 Franciscan Court	Franciscan Court HOA	Remove existing tile from 3/4 of building and replace felt underlayment with HD peal and Seal underlayment - total approx 56 squares - main structure only. No garages included. Re-install all same tile.	68,000	Issued		
15125	4/20/2026	4/21/2026	004-015-CA1	1271 Franciscan Court	Franciscan Court HOA	Remove existing tile from 3/4 of building and replace felt underlayment with HD peal and Seal underlayment - total approx 46 squares - main structure only. No garages included. Re-install all same tile.	64,000	Issued		
15124	4/20/2026	4/20/2026	001-300-001	5402 Cameo Road	Kevin and Catherine M. Newman, Trustees of the Newman Fam 2017 Rev. Trust	Remove and dispose of old roof system on home (28 squares). Install new underlayment and new Presidential TL shingles. Color change from brown to (Charcoal Black).	34,184	Ready for Pickup		
15123	4/15/2026		001-280-015	1466 Trenora	MEDEL, BRIAN E	(pending description from applicant, but per email a furnace changeout)	3,500	Pending - Incomplete App		
15122	4/14/2026		001-070-058	5320 Carpinteria Ave	SHEPARD PLACE LTD	Accessibility upgrades for 2 restrooms, walkways, 1-suite entry, 2 accessible parking stalls, removal of trees causing the walkways to buckle and remodel interior courtyard's landscape. [Shepard Place Professional]	245,000	In Review Planning		
15121	4/9/2026		001-400-068	1369 El Portal Street	LANDRY, MEGAN REVOCABLE TRUST 11/24/10	Add 13.5 kWh Energy Storage System (ESS) to existing 3.320kW Solar PV system	20,076	In Review Building - BV		

15120	4/9/2026		003-141-020	1315 Vallecito Road	DOYLE ANDREA S	Stop Work: Scope includes repair and replacement of rotten exterior elements, including soffit/eave/fascia, pergola, and tile at the balcony/carport area. (N) tile will be installed at the deck area, with all work coordinated to address (E) conditions and ensure weather-tight performance. Stucco underneath carport to be removed to give an exposed finished edge. All work to match (E) residence in material, color, and texture. [Response to Stop Work 3/25/2026]	50,000	In Review Building - TN	Yes	
15119	4/9/2026		004-011-017	1475 Theresa Street	CHAFEY, SUZETTE A LIVING TRUST	Install 4 ton condenser & (5) air handlers	15,000	Final Processing		
15118	4/16/2026		003-590-011	1458 Camellia Circle	Alex Fox and Alejandra Borunda	Install a dedicated 60 amp maximum circuit to an emporia EV Charger	2,000	In Review Building - BV		
15117	4/13/2026	3/25/2026	003-552-008	1310 Chaney Avenue	LORETTO OSCAR A	Rooftop Mounted Solar Energy System, V+ST 12 JAM54S31-405/MR solar modules 1 1707000-XX-Y {11.5kW} inverter 1 1707000-XX-Y {11.5kW} ESS Main Panel Upgrade: Yes System Size: 4.86 kW DC (11.5 kW AC)	0	Issued SolarApp		
15116	4/13/2026	3/24/2026	001-253-003	1260 La Brea Lane	LUBY-BELAND RESIDENCE TRUST 5/6/02	PV+ST 12 LR5-54HPB-410M solar modules 1 aPower Syyy {240V, 11.5kW} inverter 1 aPower Syyy {240V, 11.5kW} ESS System Size: 4.92 kW DC (11.5 kW AC)	0	Issued SolarApp		
15115	4/13/2026	3/20/2026	001-251-026	1263 La Brea Lane	BAKER, JOHN KELLEY	PV+ST 17 TSP-420 solar modules 1 1707000-XX-Y {240V, 11.5kW} inverter 1 1707000-XX-Y {11.5kW} ESS New Busbar count - 2 System Size: 7.14 kW DC (11.51 kW AC)	0	Issued SolarApp		
15114	4/10/2026	4/10/2026	001-252-007	5565 Cameo Road	ORTIZ, HUMBERTO	Replace existing 100 electrical panel with a new 100 amp electrical in the same location.	2,000	Issued		
15113	4/9/2026		003-292-010	780 Arbol Verde	LUERA, FRANK JR	Re-roof, remove existing shingles and install Timberline GAF, color like for like (color Stone Grey), 22 squares.	9,580	Issued		
15112	4/6/2026		003-381-008	5545 Canalino Drive	Mulligan, Michael and Jessica	Residential interior remodel of existign 1,901 sf, 3-bedroom, 2-bathroom, 1-level single family residence with attached 308 sf unconditioned 1-car garage. no additional square footage proposed as part of scope of work.	220,000	In Review Building - TN		Yes

15111	4/9/2026		003-570-013	4880 Sandyland Road #24	HARER RICHARD J/BARBARA H TRUSTEES (for) HARER LIV TRUST 8/31/90	Reconfigure non load bearing walls to create a new closet and enlarge a bathroom 8 inches. Add new LED lighitng to ceiling and transition a shower tub to a walk in shower. While open possibly, change out steel drains with new ABS	15,000	In Review Building		
15108	4/1/2026		003-193-005	1090 Vallecito Road	Colby and Katie Fry	Tear off existing roof and install Certainteed Presidential 50 year composition. Color like for like, 11 squares	11,000	Ready for Pickup		
15107	4/1/2026	4/2/2026	003-193-005	1090 Vallecito Road	Colby and Katie Fry	1. Repair rotted rafter tails, trim and siding; 2. Upgrade existing 100 amp panel with a new 200 amp panel in the same location; and 3. Abate violations under CE-23-0453 from prior owner: Remove unpermitted balcony, enclosed landing, and exterior staircase; repair areas to match existing siding; unblock existing interior stairs for access to upstairs bedroom.	15,000	Issued	Yes	

Total Records: 20

4/30/2026