City of Carpinteria
Special Joint City Council, Planning Commission & Architectural Review Board Meeting Agenda
Tuesday, June 18, 2024

Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

5:30 p.m. Special Meeting
In-Person and Virtual Participation Options

Teleconference Location: 2915 Oakdale Dr., Ann Arbor, MI 48108

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://carpinteria.ca.us/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 849 5178 9727) 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 849 5178 9727.
- Spanish interpretation will be available at the in-person meeting and through the City's Zoom webinar.

Public Comments

- Provide a live public comment in City Council Chambers at City Hall (5775 Carpinteria Ave.).
- 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. At the end of your comment, staff will once again mute your microphone.
- Submit a written comment (on a specific agenda item) to be distributed to Council Members by **12:00 P.M. on the day of the meeting** by either submitting your

comment via (1) email to PublicComment@carpinteriaca.gov, or (2) the **eComment** link on the City's agenda website https://carpinteriaca.gov/city-hall/agendas-meetings/). Please reference the agenda item to which your comment pertains. Although written comments become part of the record, they will not be read aloud at the meeting.

Please note that the City will make every effort to make the meeting accessible virtually; however, if one of the above virtual 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.

Levine Act Warning

Applicants and their agents before the City Council are subject to the campaign disclosure provisions detailed in Government Code Section 84308. No City Council Member may accept, solicit, or direct a contribution of more than $250 from any party or agent for 12 months following the date a final decision is rendered by the City. This prohibition commences when an application has been filed, or the proceeding is otherwise initiated. A party to a City proceeding—which includes both applicants and agents—shall disclose on the record of the proceeding any contribution of more than $250 made to any Council Member by the applicant or agent, during the preceding 12 months. No party to a City proceeding, or agent, shall make a contribution to a Council Member during the proceeding and for 12 months following the date a final decision is rendered by the City. Prior to rendering a decision on a City proceeding, any Council Member who received contribution of more than $250 within the preceding 12 months from any party, or agent, to a proceeding shall disclose that fact on the record of the proceeding, and shall be disqualified from participating in the proceeding. However, if any Council Member receives a contribution that otherwise would require disqualification, and returns the contribution within 30 days of knowing about the contribution and the relevant proceeding, the Council Member shall be permitted to participate in the proceeding. If you believe that these provisions apply to you or a Council Member, please inform the City Clerk at the earliest possible opportunity. Failure to do so may affect the City's ability to process your application.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

CITY COUNCIL BUSINESS:

The City Council, Planning Commission and Architectural Review Board will meet to discuss the following subject matter:

1. Conceptual review of three options for a mixed-use project that would include: 6,718 square-feet of research and development office space; a 2,224 square-foot café/deli; and either 159, 147, or 153 apartment units, respectively for each option, on an 8.63-acre parcel located at 6380 Via Real (APN 001-190-097), proposed by Troy White, agent, for Steve Leonard, Manager for RPG Carpinteria, LLC.

   Recommendation: Receive public comment, and provide individual comments on the mixed-use development proposal.

   Staff presenter: Syndi Souter, Senior Planner

   a. Staff presentation
   b. Public comment
   c. Discussion

PUBLIC COMMENT WILL BE HEARD CONCERNING ONLY THE AGENDIZED ITEMS FOR THIS SPECIAL MEETING

ADJOURNMENT

The next regular City Council meeting will be held June 24, 2024 at 5:30 p.m.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the City Clerk's Office at (805) 755-4403 or the California Relay Service at (866) 735-2929. Notification two business days prior to the meeting will enable the City to make reasonable arrangements for accessibility to this meeting.

Materials related to an agenda item submitted to the City Council after distribution of the agenda packet are available for public review at the City Clerk's Office, located at 5775 Carpinteria Avenue, Carpinteria, CA 93013 or by going to the City's website at https://carpinteriaca.gov/city-hall/agendas-meetings/.

This agenda was posted on Thursday, June 13, 2024, in the City Clerk's Office, on the City Hall Public Notices Board, and on the Internet.

City of Carpinteria

SPECIAL JOINT CITY COUNCIL / PLANNING COMMISSION / ARCHITECTURAL REVIEW BOARD AGENDA STAFF REPORT
JUNE 18, 2024

CONCEPTUAL REVIEW
LAGUNITAS APARTMENTS & MIXED-USE PROJECT
Project No. 23-2243-DP/CUP/TPM/CDP/ARB

ITEM FOR CONSIDERATION

Conceptual review of three options for a mixed-use project that would include: 6,718 square-feet of research and development office space; a 2,224 square-foot café/deli; and either 159, 147, or 153 apartment units, respectively for each option, on an 8.63-acre parcel located at 6380 Via Real (APN 001-190-097), proposed by Troy White, agent, for Steve Leonard, Manager for RPG Carpinteria, LLC.

STAFF RECOMMENDATION

Receive public comment, and provide individual comments on the mixed-use development proposal.

Sample Motion: None required.

PROJECT DESCRIPTION

This is a conceptual review of three different options to construct a mixed-use project that would include Research and Development (R&D) office space, a corner market café/deli, and an apartment complex with amenities. All three of the proposed options would include two- and three-story buildings, surface and underground parking, and associated hardscape/landscaping and site improvements. The project would have primary access from Via Real with emergency-only and maintenance access points along Lomita Lane (a private road). Each of the options proposes a different number of residential units and each option would require the approval of a Conditional Use Permit, Modification(s), or both. The options and the discretionary entitlement requirements are described separately below.

Option 1: 159 Units (as reviewed by the Architectural Review Board on 4/11/2024)

The proposed mixed-use project consists of five (5) two-story residential buildings comprised of 86 apartment rental units, and one (1) three-story mixed-use building containing 73 apartment rental units, 6,718 square-feet of research & development (R&D) office space, and 2,224 square-feet for a corner store occupied by a café/deli. The residential unit mix includes 20 studios, 72 1-bedroom units, and 67 2-bedroom units, totaling 159 apartment units with an overall density of 18.4 dwelling units per acre. The project provides additional amenities such as an outdoor pool, exercise room, leasing office, club house, bike storage rooms, and associated site improvements on an 8.64-acre vacant lot. The project would provide a total of 301 parking spaces, including 196 surface parking spaces and 105 parking spaces within a subterranean parking garage.

Two onsite underground chamber systems will be installed to treat and retain the 95th percentile storm volume per County of Santa Barbara Flood Control requirements. An existing onsite detention basin would be resized to mitigate the net change in peak flows/runoff from the additional developed impervious areas by detaining the offsite impervious area that currently drains to it, with a metered outflow into Lagunitas Creek.

The project requires the following entitlements: 1) a Coastal Development to allow development within the coastal zone; 2) a Development Plan to allow a mixed residential/industrial use in the M-RP zone district; 3) a Conditional Use Permit to allow commercial uses (e.g., café/ deli, etc.) in the M-RP district and conjunctive use of parking spaces; 4) a Modification to allow the proposed mixed-use three-story building height of 31'-11" (avg.), which is approximately 1 foot 11 inches above the maximum 30-foot height permitted within the M-RP district, to allow parking in the required front yard setback, and to allow the use of 47 compact parking spaces at 8' x 18'; and 5) a Tentative Parcel Map (TPM) to allow a subdivision for condominium purposes to allow for as many as three R&D/commercial airspace units and one airspace unit for the residential apartment project components. The TPM would not subdivide the apartment buildings into separate residential units; the individual apartment units would be rentals and would not be for sale.

Option 2: 147 Units

The proposed mixed-use project consists of five (5) two-story residential buildings comprised of 86 apartment rental units, and one (1) three-story mixed-use building containing 61 apartment rental units, 6,718 square-feet of research & development (R&D) office space, and a 2,224 square-foot corner store occupied by a café/deli. The residential unit mix includes 14 studios, 60 1-bedroom units, and 73 2-bedroom units, totaling 147 apartment units with an overall density of 17 dwelling units per acre. The project provides additional amenities such as an outdoor pool, exercise room, leasing office, club house, bike storage rooms, and associated site improvements on an 8.64-acre vacant lot. The project would provide a total of 292 parking spaces, including 187

surface parking spaces and 105 parking spaces within a subterranean parking garage. The project would also require the same stormwater measures as were described for Option 1, above.

The Option 2 project would require the same entitlements as described above for Option 1, with the exception that Option 2 would not require approval of any Modifications or deviations from M-RP zone district or city parking standards.

Option 3: 153 Units

The proposed mixed-use project consists of five (5) two-story residential buildings comprised of 86 apartment rental units, and one (1) three-story mixed-use building containing 67 apartment rental units, 6,718 square-feet of research & development (R&D) office space, and a 2,224 square-foot corner store occupied by a café/deli. The residential unit mix includes 14 studios, 66 1-bedroom units, and 73 2-bedroom units, totaling 153 apartment units with an overall density of 17.7 dwelling units per acre. The project provides additional amenities such as an outdoor pool, exercise room, leasing office, club house, bike storage rooms, and associated site improvements on an 8.64-acre vacant lot. The project would provide a total of 318 parking spaces, including 194 surface parking spaces and 124 parking spaces within a subterranean parking garage. The project would also require the same stormwater measures as were described for Option 1, above.

This Option would require the same entitlements as were described for Option 1, above. However, the Conditional Use Permit would only be required for the inclusion of the café/deli space, and the Modification would be requested only to allow parking in the front yard setback. The Conditional Use Permit for conjunctive parking and the Modifications for exceedance of the City's building height and use of compact spaces would not be required for Option 3.

The three options are summarized in the table below for comparison:

	Option 1	**Option 2**	**Option 3**
R&D Office Space (sf)	6,718	6,718	6,718
Café/Deli (sf)	2,224	2,224	2,224
Apartment Units **Total**	**159**	**147**	**153**
Studios	20	14	14
1-bedroom	72	60	66
2-bedroom	67	73	73
Income-restricted affordable units	0	0	0
Height of Two-Story Buildings (average)	22'-9"	22'-9"	22'-9"

	Option 1	Option 2	Option 3
Height of Three-Story Building (average)	31'-11"	30'-0"	30'-0"
Density (units/acre)	18.4	17	17.7
Parking Spaces **Total**	**301**	**292**	**318**
Standard	254	292	318
Compact	47	0	0
Surface	196	187	194
Underground	105	105	124
Modification to Exceed 30-foot Height Limit	Yes	No	No
Modification for Compact Parking Spaces	Yes	No	No
Modification for Parking in the Front Yard Setback	Yes	No	Yes
CUP for Conjunctive Use of Parking Spaces	Yes	Yes	No
CUP for Café/Deli in M-RP Zone District	Yes	Yes	Yes

The conceptual architectural plans for all three Options are included in Attachment A.

BACKGROUND

Purpose of Concept Review

The purpose of the conceptual review process is to allow an applicant to submit tentative plans, prior to the submittal of a formal project application, in order to receive early feedback from the public and advisory comments and suggestions from the City's decision makers. These advisory comments shall constitute a conceptual review only. A conceptual review is not binding upon the Architectural Review Board, Planning Commission or City Council as to any further determinations to be made with respect to the project. No action will be taken by any government body on the Project at the Conceptual Review hearing. Input received at this meeting will be considered at future Architectural Review Board, Planning Commission or City Council meetings. The City decision makers shall be wholly free to render a different determination and/or decision upon formal review of the project. Since only limited information regarding the project is provided at this time, the analysis in this report is preliminary and tentative.

Following the conceptual review, as with any development project in the City, the Developers could submit a formal application for the project. Once the City has deemed the formal application complete, environmental review would be conducted pursuant to the California Environmental Quality Act (CEQA), followed by formal review by the Architectural Review Board and Planning Commission, unless appealed to the City Council and/or California Coastal Commission.

In the case of this proposal, the applicant has already submitted their formal application and received an initial preliminary review by the Architectural Review Board at their April 11, 2024 meeting. However, in response to the comments received at that meeting from members of the public and the ARB, the applicant has decided to "take a step back" and study alternative designs. The applicant has elected to present these three options for conceptual review by the decision makers before deciding how to move forward. The feedback received from this conceptual review may assist the applicant team in further developing and refining their project design.

Project Setting

The project site is an 8.63-acre parcel located on the north side of Via Real, just over one-half mile east of Bailard Avenue. Lagunitas Creek runs along the northwest property boundary. The existing Lagunitas residential development is located to the northwest of the project site on the northern side of Lagunitas Creek. A 2.5-acre parcel located to the southwest of the site has been dedicated to the City for a future public park and would remain in open space. A private road easement (Lomita Lane) runs along the eastern portion of the property and serves a residential neighborhood located north of the site and just outside of the City limits. Limited landscaping and a detention basin adjacent to Lagunitas Creek have been previously installed at the northern end of the project site. Site improvements associated with the larger Lagunitas project have been installed and include private roadways, trails, bridges, two detention basins, and infrastructure for all site utilities, including a bus stop on Via Real.

The project site is located in the Northeast Neighborhood which is comprised of a mix of residential types, agricultural, industrial, and office uses. Immediately adjacent to the subject property are industrial and R&D offices to the east; single- and multi-family residences and open space to the west; the US 101 freeway to the south; and Lagunitas Creek and single-family residences to the north.

The site is zoned Industrial/Research Park (M-RP) and has a Research Development Industrial land use designation (RDI). The site is subject to the Coastal Appeals overlay district due to the proximity of Lagunitas Creek.

Project History

A prior proposal to construct a 360,000 square foot office park on a site including this parcel was submitted in 1999 and proceeded through the permit review process and received certification of an Environmental Impact Report (EIR) by the Planning Commission in June 2000. The project was consequently withdrawn by the applicants as a new zoning regulation to allow for mixed residential/commercial use on the subject site was under consideration by the City and California Coastal Commission.

Following preliminary adoption of the new mixed-use policy provision, a revised project for 38 single-family detached residences, 36 condominium units, and a 145,425 square foot industrial office park was submitted in April 2001. In July 2003, the City Council took action to conceptually approve the project and continued their final action until the Zoning Code Amendment implementing the new mixed-use provision was finalized. The Lagunitas mixed use project subsequently received unanimous approval by the City Council in 2006.

Following the City Council approval, the Carpinteria Valley Association (CVA) appealed the project to the California Coastal Commission (Coastal Commission) and circulated a referendum for signatures to place the matter of the City's approval of the project on a ballot for review by a vote of the people. However, as the referendum signature deadline approached, the developer and representatives of the CVA agreed on a reduced project scope, thereby avoiding the referendum and the CVA withdrew their pending appeal with the Coastal Commission.

The reduced project design that was ultimately re-approved by the City Council in September 2008 included a mixed-use project with an 84,550 square foot office building and 340 associated parking spaces; 37 detached single-family residences and 36 condominium units; and left approximately 2.5 acres of the site in open space offered for dedication to the City for use as a public park. The residential units, now known as the Lagunitas neighborhood, were constructed in 2013. In June 2019, the City Council accepted the offer for dedication of the 2.5-acre public park space. The office building complex had a few proposals for minor design revisions over the years, but was never constructed.

On August 2, 2023, a proposal for a new mixed-use project application was submitted for the parcel that was originally intended for the office buildings. Due to the post-COVID pandemic changes in the market for office space, the new proposal is focused primarily on long-term rental residential use. The project would continue to be mixed-use with commercial/office spaces and an apartment complex in order to comply with the mixed-use provisions allowed for under the M-RP zoning district.

On April 11, 2024, the new project application was reviewed by the Architectural Review Board (ARB). For that meeting, 21 written and electronic public comments were submitted prior to the meeting, and 14 members of the public spoke at the meeting. The

public comments were primarily from neighbors of the project site and generally expressed concerns regarding the size/density of the development, the height, the introduction of rental units into the area, and a perceived conflict with the CC&Rs regarding the change of project scope from commercial to mixed-use. The ARB Boardmembers provided the following summarized comments:

- The project is too tall; size, bulk, and scale are too much,
- Compact parking spaces are not practical,
- The CC&R issue needs to be resolved,
- More functional open space should be provided,
- Support for the underground parking,
- Concern that the large number of units did not include any affordable units,
- 4 of the 5 ARB Boardmembers were not supportive of the Modification requests.

A copy of the ARB Meeting Minutes from April 11, 2024 are included in Attachment B.

DISCUSSION

The following discussion provides an overview analysis of how the concept proposal conforms to applicable Carpinteria Municipal Code ("CMC"), and General Plan/Coastal Land Use Plan (GP/CLUP) regulations and policies. A discussion concerning the adopted Conditions, Covenants and Restrictions (CC&Rs) associated with the original Lagunitas mixed-use development has also been included given the level of attention devoted to this topic during the April 11, 2024 ARB preliminary review meeting.

Carpinteria Municipal Code, Title 14. Zoning

Mixed-use development is a permissible use in the M-RP zone district, subject to specific development standards and approval of a Development Plan, Coastal Development Permit, and the additional findings for mixed-use development listed in CMC §14.26.140. The following table identifies Option 1's conformance with applicable M-RP requirements, as Option 1 requires the most discretionary entitlements:

Standard	Requirement/Allowance	Proposal
Setbacks		
Front	80 feet from centerline of street or 50 feet from property line, whichever is greater.	120 feet from centerline of Via Real and 68 feet from property line
Side (East)	10 feet	72.5 feet
Side (West)	10 feet	65.5 feet

Standard	Requirement/Allowance	Proposal
Rear	10 feet	108.5 feet
Height	30 feet	Buildings: 31.92 feet* Screens/Elevator Shaft: 35.6 feet*
Building Coverage	Total: 40% (147,407 square feet) Dwellings: 30% (110,555 square feet)	Total: 20.2% (74,493 square feet) Dwellings:17.8% (65,551 square feet)
Common Open Space	20% min. (1.73 acres)	~29.7% (~2.57 acres) (Inclusive of detention basin)
Landscaping	30% (2.54 acres)	~37% (~3.13 acres)
Density	20 units/acre (172 units)	18.4 units/acre (159 units)
Bicycle Parking	None required	Commercial- market/café: 6 spaces Residential: 56 spaces
Parking	Commercial-market/café: 23 spaces (1 space/250sf + 1 space/4 seats) R&D office: 14 spaces (1 space/500sf) Residential: 279 spaces (159 covered) Studio & 1 bdrm: 1 cov. space/unit 2 bdrm: 2 spaces/unit (min. 1 cov.) Guest parking: 53 spaces (1 space/3 units) Total residential: 279 spaces **TOTAL PROJECT: 316 spaces** **(min. 159 covered)**	Commercial- market/café: 23 spaces** R&D office: 14 spaces** Residential: 264 spaces** Covered-underground=105 spaces Covered-carports=102 spaces Uncovered=57 spaces* **TOTAL PROJECT: 301 spaces**** **(207 covered, 94 uncovered)**

**See Modification Requests discussion below*
***See Conjunctive Use of Parking discussion below*

Modification Requests

As described in the project options comparison table, two of the three options would require approval of at least one Modification to allow the project to exceed the zone district height limit (Option 1), to allow parking within the front setback (Options 1 and 3),

or to allow the use of "compact" parking space dimensions (Option 1). An analysis of the Modification requests for each project option is provided below:

Proposed project Option 1 includes three Modification requests:

1. To allow the maximum height of Building #1 to be 31-feet 11 inches instead of 30-feet, (CMC §14.26.060),
2. To allow 47 parking spaces to be "compact" at a size of 8-feet-wide by 18-feet-deep instead of the standard size of 9-feet-wide by 18-feet-deep (CMC §14.54.070.1.a), and
3. To allow 15 parking spaces to be located within the required front-yard setback (CMC §14.54.070.2.a).

The first Modification request is for Building #1, which fronts Via Real. The request would allow the roof height to exceed the maximum height of 30-feet by three feet at the tallest point, for a maximum roof height of 31.92-feet above average finished grade. The roof height would not include the additional "architectural projections" for the mechanical screen on the roof that would add 1.25-feet of height, nor the elevator shaft which would add three feet to the roof height, for a maximum total structure height of 36-feet above average finished grade. Additionally, the project includes approximately three- to four-feet of fill over the site to raise the average finished grade, so the maximum total structure height of Building #1 would be approximately 40-feet above the existing site elevation.

The second Modification request is to allow 47 of the proposed 94 uncovered parking spaces to be reduced to a "compact" size rather than the standard parking space size. The proposed "compact" parking spaces would be grouped together in sections near Building #1, rather than dispersed throughout the site. A more functional parking layout, which would take the parking needs of future residents, employees, and market/café customers into consideration, would be to provide the compact spaces in locations throughout the site. This would aid to prevent standard-sized vehicles, especially market/café customers, from parking in the "compact" spaces or covered resident parking spaces to access Building #1.

The third Modification request would allow 15 parking spaces to be located within the front yard setback in front of the R&D office spaces in Building #1. The front property line along Via Real is irregular with a "notch-out" for the bus stop in the street right-of-way. The affected 15 parking spaces would range from 17.33-feet to 31.83-feet from the front property line at the closest points, rather than 50-feet from the front property line. Oak and redbud trees are proposed along the street frontage in this location, along with succulents and grasses for groundcover. Additional bushes/shrubs could be planted in this area to better screen the parking spaces from public street views.

Proposed project Option 3 includes one Modification request:

1. To allow 15 parking spaces to be located within the required front-yard setback (CMC §14.54.070.2.a).

The proposed parking arrangement for Option 3 is the same as Option 1, with 15 parking spaces located within the front yard setback in front of the R&D office spaces in Building #1.

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

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

The Planning Commission (or City Council on appeal) would need to make at least one of the required findings for each of the requested Modifications discussed above in order for the project to be approved.

In reviewing recent projects which have sought Modifications to zoning district requirements, the Planning Commission has rarely relied upon the first finding related to energy efficient heating/cooling to grant Modifications because the most recent updates to the Green Building Standards Code already include mandatory measures that require new construction to meet higher energy efficient standards. Therefore, it is likely that a project would need to substantially exceed the minimum current energy code requirements for the decision makers to make the finding of a public benefit related to energy efficiency.

With respect to the second finding related to the provision of affordable housing, because the proposed project includes a combination of studio, one-bedroom, and two-bedroom units, the decision makers *may* be able to support the second public benefit finding due to the range (or "mix") of unit types being proposed. However, because the units are all currently proposed as market-rate, the decision makers may desire a portion of the units to be designated as income-restricted ("affordable") units to provide functional workforce housing for community members in order to make this finding.

The final Modification finding related to the provision of additional open space may be supportable. Each option includes approximately 3.13 acres (or 37% of the project site) of landscaping (including the stormwater detention basin area), which exceeds the M-RP zone requirement for 30% of the net lot area to be landscaped. However, the residential component of the project is also subject to the PUD zone requirement that at least 20% of the gross lot area be provided as common open space. The intention of the PUD open space requirement is to provide functional outdoor living space for residents to enjoy. While each option proposes approximately 2.57 acres of common open space (including the residential amenities), only approximately 0.82 acres would be functional outdoor recreation/living space, and the majority of the provided landscaped area is at the northern end of the parcel along Lagunitas Creek, including the proposed stormwater detention basin. As such, the decision makers may desire additional common areas and/or additional amenities for residents, such as playground areas for children, to support making this finding. It should be noted that the adjacent City-owned parcel has been dedicated for public park purposes, but there are no plans to develop the property in the immediate future.

Comments on the respective modification requests, including the potential public benefits of each, would be appreciated by Staff.

Conjunctive Use of Parking

As depicted in the project options comparison table above, two of the three options (Options 1 and 2), would require approval of a Conditional Use Permit (CUP) for the conjunctive use of some of the onsite parking spaces.

Project Option 1 would require 316 parking spaces per the CMC parking standards: 226 residential parking spaces; 53 residential visitor parking spaces; 23 parking spaces for the market/café; and 14 R&D office parking spaces. The proposed project Option 1 provides 301 parking spaces, but does not provide exclusive dedicated spaces for the R&D office, market/café, or residential visitor parking. Instead, the applicant is considering a conjunctive use parking arrangement for 15 spaces to be shared with the required residential visitor parking spaces.

Project Option 2 would require 306 parking spaces per the CMC parking standards: 220 residential parking spaces; 49 residential visitor parking spaces; 23 parking spaces for the market/café; and 14 R&D office parking spaces. The proposed project Option 2 provides 292 parking spaces, but does not provide exclusive dedicated spaces for the R&D office, market/café, or residential visitor parking. Instead, the applicant is considering a conjunctive use parking arrangement for 14 spaces to be shared with the required residential visitor parking spaces.

Pursuant to CMC §14.54.060, conjunctive use is defined as "*the joint use of parking spaces for two or more land uses where the hours of operation and demand for parking are such that the parking spaces can be used by the individual uses at different times of*

the day or week and, therefore, can serve more than one use." The intent is to provide "*a special provision of possible reduction in the number of parking spaces ordinarily required for two or more land uses and the sharing of parking spaces under a set of unique circumstances including the compatibility of land uses, adjacency of properties, and lack of need for separate parking facilities.*"

According to §14.54.060, a Conditional Use Permit (CUP) is required for the conjunctive use of parking spaces, and must be able to satisfy all of the following findings in order to be approved:

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

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;*

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;*

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

e. *The proposed use is consistent with the coastal plan, general plans, and applicable specific plan(s);*

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

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; and*

h. *Any other conditions which are reasonably necessary to protect the public peace, health, safety, and general welfare.*

The conjunctive use standards also stipulate that any approved Conditional Use Permit shall be subject to the following requirements:

1. *The applicant(s) shall demonstrate a need for such conjunctive use and reasons for a reduction in the number of parking spaces required of the individual uses according to the parking regulations of this title. The applicant(s) shall state the type of use(s) proposed, time periods of operation, and any other necessary information to demonstrate that the conjunctive use of parking spaces will not create traffic congestion or be detrimental to surrounding uses.*

2. *In cases where the required number of parking spaces for individual uses differ, the parking requirement which is greater shall become effective.*
3. *The applicant(s) shall submit a title report for the parcel proposed for conjunctive parking use and an agreement between the owners of record of the parcel and prospective users. Said agreement shall obligate the parcel for conjunctive parking use, clearly define the obligation of each party to the agreement, and be recorded in the county recorder's office. The agreement shall provide that any modification to the terms of the agreement shall be subject to the city's approval.*
4. *The planning commission may modify the terms of the agreement and/or recording requirements of this section when the conjunctive use parking is to be located on public property.*
5. *Violation of the conditional use permit shall be grounds for revocation of the conjunctive parking use.*

A detailed analysis of the concept proposal's consistency with the above findings and requirements has not been completed at this time. It is assumed that the occupants of the R&D office spaces and market/café employees/customers would primarily use their 37 parking spaces during regular business hours, Monday through Friday, leaving the parking spaces available in the evenings and on weekends for the use of residential visitors. Additionally, some of the residents of the apartment complex may also be employed at the R&D offices or market/café, or at other businesses in the nearby M-RP zone district, which may result in a "live-work" situation that could reduce the demand for some parking spaces. The majority of the residents of the apartment complex would likely work off site during the weekdays and only be at home to have visitors in the evenings and on weekends, although retirees, students and residents with alternative work schedules (nurses, night-shift, restaurant workers, etc.) may have visitors during the day.

There is precedent for the use of conjunctive parking arrangements in other mixed-use developments in the City, most recently at the Lavender Court mixed-use development (4650 Carpinteria Avenue). Similar to this proposal, the Lavender Court project assigned parking spaces to the onsite commercial uses during normal business hours and reserved the spaces for residential visitors outside of those hours. In staff's experience, such arrangements require ongoing monitoring and education of property managers/tenants to ensure the terms of the conjunctive parking arrangement are complied with over the life of the project.

Comments on the contemplated conjunctive use parking arrangement, as it relates to site design and neighborhood compatibility, would be appreciated by Staff.

Mixed Use Development Standards and Findings

In addition to the above findings, each of the three options would also be subject to the mixed-use development standards and findings for approval as provided below:

CMC §14.26.120 - Mixed use development standards.

The industrial component of any mixed-use development shall be developed pursuant to the standards and regulations of this chapter. Residential use shall be developed pursuant to the standards and regulations in Chapter 14.16 (PUD Planned Unit Development District), Sections 14.16.030—14.16.140. Residential density shall not exceed twenty (20) units per acre including any bonus density allowances. The city shall determine the appropriate residential density on all or a portion of a parcel and shall consider, but not be limited to, the following factors:

1. *Availability and cost of providing local services and infrastructure; e.g., sewer, water, schools, and transportation and parking availability;*
2. *Unique site characteristics such as size, shape, topography, and easements;*
3. *The existence on site or adjacent to the site of Environmentally Sensitive Habitat area;*
4. *The need for protection or enhancement of other coastal resources; e.g., viewsheds, coastal access, recreation, visitor-serving commercial and other coastal dependent or coastal related uses.*

CMC §14.26.140 - Findings for approval of mixed-use development.

Prior to approving a mixed residential/industrial use, the city shall make all of the Development Plan Permit findings pursuant to Chapter 14.68 of the Carpinteria Municipal Code and the following additional findings:

1. *The mixed-use development encourages rehabilitation of important existing housing stock, or would result in the production of affordable housing and that the mixed use would assist the city in maintaining an appropriate balance between jobs and housing;*
2. *The mixed-use development is compatible with existing and anticipated uses in the area surrounding the site;*
3. *Industrial use of the site is the primary use and residential use is secondary. The industrial use shall be found to be the primary use if it is greater in area than the residential component and/or is situated and designed such that it appears and functions as the primary use of the parcel from its primary street frontage.*

During the Planning Commission's review of the project (or City Council on appeal), the development standards for a mixed-use project would be analyzed, and if the project complies, then the specific mixed-use findings would need to made for the project to be approved. As discussed above, with respect to the first finding related to the production

of affordable housing, because the proposed project includes a combination of studio, one-bedroom, and two-bedroom units, the decision makers *may* be able to support the first finding due to the range (or "mix") of unit types being proposed. However, because the units are all currently proposed as market-rate, the decision makers may desire a portion of the units to be designated as income-restricted ("affordable") units to provide functional workforce housing for community members in order to make this finding. The second finding could likely be made by the decision makers since mixed-use development has already been approved in the area. The "industrial use" of the site would be comprised of the R&D office spaces, which would front along Via Real (the primary street frontage), so it is likely that the decision makers could make the third finding.

Density Bonus Law

As previously discussed in the Modification Requests section above, two of the three options would require approval of at least one Modification to allow the project to exceed the zone district height limit (Option 1), to allow parking within the front setback (Option 1 and 3), or to allow the use of "compact" parking space dimensions (Option 1). Options 1 and 2 also require approval of a Conditional Use Permit to allow conjunctive shared use of some of the onsite parking spaces.

While not proposed at this time, the applicant could avail themselves of provisions within State Density Bonus Law (DBL) to make use of concessions or incentives to allow deviation from the City's zoning standards, in exchange for setting aside a specified percentage of the units for targeted affordability rates for a defined period of time. For instance, the applicant could utilize DBL to obtain an incentive or concession to exceed the 30-foot height limit without approval of a Modification.

Similarly, utilizing DBL would automatically grant reduced residential parking rates which would reduce the overall number of parking spaces required for the project and therefore enable the applicant to revise the parking plan for each option such that a Modification to park within the front setback or to allow the use of "compact" spaces would no longer be required. Likewise, the reduced residential parking rates granted to DBL projects may no longer need a conjunctive shared parking arrangement either. Specifically, Density Bonus projects are only required to provide residential parking at a maximum rate of one space per studio or one-bedroom unit, and one and one-half spaces per two-bedroom unit. For Options 1 and 2, this would result in a reduction of 71 parking spaces; for Option 3 it would result in a reduction of 91 parking spaces, which could potentially eliminate the need for the underground parking garage entirely. The required parking spaces for the commercial component of the project would not qualify for relief under DBL.

In order to obtain relief from the City's height or parking zoning standards under DBL, the applicant would be required to set aside a minimum of 5% of the units as very-low-income restricted units, or 10% as low- or moderate-income restricted units. In addition

to use of granted concessions, waivers or reductions to zoning standards, use of DBL would also allow the applicant the option of gaining additional "bonus" units in exchange for the provided income-restricted units. In either of the minimum scenarios described here (i.e., 5% very-low or 10% low income), the project would be eligible for up to a 20% density bonus.

Project Relationship to Housing Element

In January 2024, the City re-adopted its 2023-2031 Housing Element. The Housing Element outlines how the City will meet its Regional Housing Needs Assessment ("RHNA") allocation for the planning period, by income category, to meet the City's growth projections and address existing housing capacity issues as it relates to affordability, overcrowding and/or availability of housing. The City's RHNA for the 2023-2031 planning period requires the City to plan for a total of 901 housing units, broken down by income category, as shown in the top row (RHNA 2023-2031) of the table below excerpted from the City's adopted Housing Element:

Table II-1
Land Inventory Summary

	Income Category				Total
	Very Low	Low	Mod	Above	
RHNA 2023-2031	286	132	135	348	901
Completed, Approved & Pending Projects (Table B-3)	-	3	-	259	262
Net Remaining RHNA	415		135	89	639
Vacant Sites (Table B-4)	-		10	5	15
Underutilized Sites with R Overlay (Table B-5)	56		47	-	103
Other Underutilized Sites (Table B-6)	-		153	153	306
ADUs	84		8	48	140
Surplus (Shortfall)	(275)		83	117	(75)

Source: City of Carpinteria, 2023

Importantly, each conceptual project option discussed in this staff report is designed exclusively as a rental apartment project rather than privately-owned condominiums, and consistent with many of the recently re-adopted Housing Element programs and policies, each option would provide rental housing units to meet the needs of the City's local workforce population. As it relates to the City's current RHNA and Housing Element, the subject project site was identified as an existing pending project in the City's Housing Element, and is included in the figures shown in the second row (completed, approved and pending projects) of the above table as providing 159 Above Moderate units (Option 1). However, should the applicant proceed with Option 2 (147 units) or Option 3 (153 units), the RHNA pending unit count would be adjusted downward accordingly. In such a scenario, the remaining RHNA shortfall would increase and the City would be faced with potentially needing to identify additional sites for rezoning to meet this added shortfall. Relatedly, and as discussed in the State Density Bonus Law section above, if the applicant were to propose some percentage of

either very-low or low-income units as a part of the project, these units would be re-assigned to count towards the City's 275 low-income unit shortfall and removed from the above-moderate income category where the City currently anticipates a surplus of units above what is currently required to meet its RHNA.

Although not proposed at this time, the applicant could also request to include this property in the candidate sites list for proposed rezones to allow for residential-only projects needed to meet the current RHNA shortfall of 275 lower-income units. The necessary rezones would potentially allow for a minimum density of 20 units/acre and up to a maximum density of 25 units/acre. For this site, that would correlate to 172 to 215 potential new residential units. Additionally, with the provision of 20% of those potential units as low-income units, the applicant would receive the benefit of a streamlined ministerial permit process rather than a discretionary permit process, provided the project met all required objective zoning standards.

General Plan/Coastal Land Use Plan

The following is a partial list of key objectives and policies contained in the City's General Plan/Coastal Land Use Plan (GP/CLUP) that pertain to the conceptual proposal, grouped by Element, to help facilitate the conceptual review discussion. The analysis below is intended to foster discussion of potential policy issues involving the conceptual design and uses, but does not represent the City's final determination of environmental effects or planning policy consistency at this stage of project discussion. A comprehensive list and full analysis of the applicable policies would occur during the future project review.

Land Use Element

Objective LU-1: *"Establish the basis for orderly, well planned urban development while protecting coastal resources and providing for greater access and recreational opportunities for the public."*

Objective LU-2: *"Protect the natural environment within and surrounding Carpinteria."*

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-3g: **"***Provide for a range of business activities that bring vitality, revenue, and employment to Carpinteria and are compatible with its small-town character."*

Policy LU-3h: **"***Develop land uses that encourage the thoughtful layout of transportation networks, minimize the impacts of vehicles in the community, and encourage alternative means of transportation."*

Policy LU-3i: *"Ensure the provision of adequate services and resources, including parking, public transit and recreational facilities, to serve proposed development."*

Objective LU-6: *Create flexible land use and zoning standards for general commercial and industrial parcels that allow opportunities for residential use to expand, as determined appropriate by the City, in response to changing needs relative to the jobs/housing balance locally and in the region, and as incentive toward the development of affordable housing.*

Policy LU-6a: *The City may consider and permit mixed use (i.e., residential/commercial or residential/industrial) on parcels designated on Figure LU-1 for commercial or industrial use. Such mixed use may be considered if the City has found that either the allowance would encourage rehabilitation of important existing housing stock, or the residential use of the subject parcel(s) would result in the production of affordable housing in the community, and that mixed use on the site would assist the City in maintaining an appropriate balance between jobs and housing. Mixed-use development shall not be permitted on parcels designated for commercial or industrial use unless it is found by the City to be compatible with existing and anticipated uses in the area surrounding the site.*

All three of the proposed options are similar in respect to Land Use Element policy analysis. The proposals would provide new housing, office, and commercial space as "in-fill" mixed-use development in an area that is already developed with both residential and industrial office uses. These types of mixed-use development were contemplated for, and can be found consistent with, the types of land uses allowed in the RDI land use category and the corresponding M-RP zone district. Adequate public services, including a bus stop in front of the project site, are available to serve the proposals. For each of the proposed options, additional outdoor recreational amenities, such as a playground or open play field, could be added to provide more functional outdoor open space for project residents.

The existing Lagunitas residential development includes 37 single-family residences and 36 condominium units, with a density of approximately 5.2 units/acre. The proposed mixed-use project options would have a density of 18.4 units/acre, 17.0 units/acre, or 17.7 units/acre, respectively, for each of the three options. The proposal would result in a much higher density than the existing Lagunitas development, but it would be below the maximum density of 20 units/acre that is currently allowed for mixed-use developments. Additionally, as discussed previously, the units would help the City to satisfy the RHNA counts for this cycle.

Community Design Element Objectives and Policies

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

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

The site is surrounded by one- and two-story industrial research park buildings on the east; by residential development, including single- and multi-family structures, to the north and west; and Via Real and the US 101 freeway to the south. The proposed contemporary architectural style with a neutral color palate would generally harmonize with the other larger warehouse and R&D structures in the vicinity. The two-story portion of the apartment complex (Buildings #2-#6 on all three options) would be located in the general area of the previously approved two-story office complex, which would be centrally located on the property. However, Building #1 in each option would be three-stories in height and would be located along the frontage of Via Real. The research park buildings immediately to the east along Via Real range from 24- to 29- feet in height, and are visually comparable to two-story structures. The proposed three-story structure would be a departure from the neighborhood norm, and may result in prominently visible presence along the street frontage. The plate heights could be lowered, and/or the third story could be stepped-back ("wedding-caked") to help reduce the apparent massing and to make the design more consistent with the neighborhood development pattern. Perhaps also limiting or reducing the height of the proposed fill pad could also help to mitigate perceived building height in space.

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).*

Building #1, which is proposed to be at least 30-feet tall, not including the elevator shafts and mechanical screens that would add up to 2.5-feet of additional height, would be located adjacent to Via Real and the US 101 freeway, where the primary public views occur. The story poles put up for the preliminary review ARB meeting suggested that public views of the mountains would be impacted by Building #1. Distant views of the Pacific Ocean appear to be available in the area, but would not be significantly impacted by the proposal.

Objective CD-7: *Enhance and maintain the Linden Avenue downtown core, the Carpinteria Avenue commercial core, the Eugenia Professional office area, the Casitas Village, Shepard's place Shopping Center, and the Cindy Lane-Mark Avenue industrial park districts.*

Policy CD-7a: *Retail and commercial uses should generally have large transparent "storefront" windows for display of merchandise to pedestrians. Blank sections of walls on street frontages are strongly discouraged.*

Policy CD-7c: *Loading and trash facilities should be located where they are screened from view. The use of alley and service roads is encouraged for these facilities.*

Policy CD-7d: *Courtyard housing types, with multiple small units fronting onto a common courtyard or garden, are encouraged as an alternative to apartment "blocks" or more massive buildings within mixed-use districts.*

The R&D office spaces and the market/café have large windows that face Via Real, with additional patio spaces in front. The windows and patios create a welcoming presence for customers and pedestrians. The front parking lot contains a loading zone in front of one of the R&D office spaces, which would not be screened from view. However, the trash enclosures for the development are located in the parking areas around the perimeter of the property and would be screened from view. Although the proposed residential structures are substantial in size, they are configured in a manner that allows for common courtyard areas in the centers. The design could be refined to reduce the massing as viewed from the street and by relocating the loading zone to be more consistent with this objective.

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

Policy CD-10a: *Minor variations in front yard building alignments within a block are encouraged. Relatively steady setback patterns clearly define the public space of the street and reinforce small town character.*

Policy CD-10c: *Commercial and mixed-use frontages should generally have wide sidewalks adequate to encourage customers and residents to walk, shop and linger in the public right-of-way. Commercial buildings should have large windows and entries on the street at the ground level. Residential ground floor uses should be set up or back from the street enough to afford privacy within the dwelling.*

As mentioned previously, the public views of the proposed options would primarily consist of the three-story Building #1 that fronts along Via Real. The street frontage would consist of the building façade, several patio areas, a parking lot, and new landscaping. Additional vertical elements could be added to the landscaping along Via Real to soften and screen the views of the parking lot.

Comments on the proposal's consistency with the City's street frontage design objectives and policies would be appreciated.

Objective CD-12: *Development should fit quietly into the area's natural and introduced landscape, deferring to open spaces, existing natural features and native and sensitive habitats.*

Policy CD-12a: *Landscape planning shall be respectful of the natural character of the City and enhance existing native plant communities and environmentally sensitive habitat areas.*

The previously approved Lagunitas project included a substantial restoration project with native trees and plants along the Lagunitas Creek and Lomita Lane, which has since grown to near-maturity. A preliminary landscaping plan was previously prepared for Option 1 which includes a plant palette of native and non-native species. The native species were proposed primarily around the perimeter of the property to blend with the existing restoration planting. Several oaks were proposed, and some sycamores could be added to the palette near the creek. The non-natives were proposed mainly within the development and in the common areas. As the proposal moves forward, regardless of which option proceeds, staff anticipates that the landscaping plan will remain similar.

Subarea 4 (The Northeast) Objectives and Policies

Objective CDS4-1: *Strengthen the visual and physical connections between the subarea, the downtown and other neighborhoods and districts in the city.*

Objective CDS4-2: *To take advantage of the subarea's unique mixture of workplaces and affordable housing to develop a vital living and working center for the city.*

Objective CDS4-3: *Enhance existing residential neighborhoods and ensure that new development improves the neighborhood scale and character.*

The conceptual proposals would entail a new residential development of 147-159 apartment units with mixed-use office and commercial spaces. The proposals would provide rental housing in an area that is adjacent to many large businesses that are some of the City's largest employers. As such, it is anticipated that some of the future residents would choose to live closer to their workplace. This would develop a sense of community in the neighborhood and could further develop the area as a vital living and working area. The size and scale of individual buildings within the development are on par with the larger warehouse and office buildings that make up the majority of the M-RP district; however, these structures would be notably larger in scale and mass than the residentially-scaled condominiums and single-family homes constructed as part of the original Lagunitas mixed-use development.

Policy CDS4-a: *Ensure that new development is sensitive to the scale and character of the existing neighborhoods, and consistent with the city's "small beach town" image.*

Policy CDS4-c: *Enhance the pedestrian character of the subarea's streets, parks and lanes.*

As discussed above for all three options, Building #1 and the street frontage could be modified to be more compatible with the surrounding neighborhood and the City's "small beach town" image. The concept proposals include several sidewalks and pathways throughout the development, which would enhance the pedestrian character. The property is located in an area that includes a variety of architectural styles, so the

proposed contemporary design with neutral colors generally fits in with the surrounding variety of developments.

Open Space, Recreation, & Conservation Element

Objective OSC-6: *Preserve the natural environmental qualities of creekways and protect riparian habitat.*

Policy OSC-6a: *Support the preservation of creeks and their corridors as open space, and maintain and restore riparian habitat to protect the community's water quality, wildlife diversity, aesthetic values, and recreation opportunities.*

Policy OSC-6e: *Natural drainage patterns and runoff rates and volumes shall be preserved to the greatest degree feasible by minimizing changes to natural topography, and minimizing the areas of impervious surfaces created by new development.*

Policy OSC-6f: *All development shall be evaluated for potential adverse impacts to water quality and shall consider Site Design, Source Control and Treatment Control BMPs in order to minimize polluted runoff and water quality impacts resulting from the development. In order to maximize the reduction of water quality impacts, BMPs should be incorporated into the project design in the following progression: (1) Site Design BMPs, (2) Source Control BMPs, and (3) Treatment Control BMPs.*

Policy OSC-13h: *Plans for development shall minimize cut and fill operations. Plans that do not minimize cut and fill shall be denied.*

Policy OSC-13i: *Design all new development to fit the site topography, soils, geology, hydrology, and other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Preserve all natural landforms, natural drainage systems, and native vegetation. Require all areas on the site not suited to development, as evidenced by competent soils, geology and hydrology investigation and reports remain as open space.*

The project site is adjacent to Lagunitas Creek, which flows to the southwest into the Pacific Ocean. A 50-foot-wide creek setback has been established along the portion of the property that is abutted by the creek. Each of the conceptual options include a stormwater detention basin that would have a metered flow into the creek during and after storms. As such, great care should be taken to ensure that the project, including the design of the landscaping and hardscape improvements, minimize direct runoff and pollution into the creek.

Additionally, approximately four-feet of fill would be placed over the project site to raise the elevation of the entire development for drainage purposes. The placement of the fill would add additional perceived height to the proposed structures in comparison to the existing site elevations. During a formal project review, the amount of fill would be

analyzed to determine the minimum amount of fill necessary to achieve the site drainage objectives.

Project Conditions, Covenants & Restrictions (CC&Rs)

During the ARB preliminary review meeting on April 11, 2024, several of the public commenters made reference to the adopted CC&Rs for the original Lagunitas Mixed-Use Development and suggested that these CC&Rs limit or restrict use of the (former) office park parcel to the original approved project only, or preclude the City from considering another project for this site. City staff are still researching this matter in coordination with the City Attorney's office, however, when similar situations have arisen in the past, the City has taken the position that the CC&Rs are a private contract between the property owners that are a party to the CC&Rs. The City is not responsible for interpreting or enforcing the CC&Rs, nor is the City bound by the terms of the CC&Rs. The City may consider, review, and even approve a new project for a given parcel. To the extent that such a parcel is subject to existing CC&Rs, it would be the responsibility of the affected owners to resolve any issues that arise from such a project through a negotiated solution or private right of action. To the extent that the City may have required certain conditions or limitations be imposed through project CC&Rs, the City would have the authority to ensure that any new project address those issues or concerns in the updated CC&Rs as a project condition of approval.

DEVELOPMENT IMPACT FEES

A series of ordinances and resolutions adopted by the City Council require the payment of various Development Impact Fees ("DIFs") for projects resulting in a net increase in the number of dwelling units, an increase in commercial or industrial square footage, or projects resulting in a change of use (e.g., from "commercial" to "residential"). Based on the concept plans provided, the conceptual proposals would be subject to City DIFs due to the new construction of the mixed-use development, as shown in the tables below based on the 2023-2024 fee schedule.

Concept #1:

Project Fee Estimate for Lagunitas Mixed Use- CONCEPT #1	
Date:	5/23/2024
Project #:	23-2243-DP/CUP/TPM/CDP/ARB
Address:	6380 Via Real
Description:	159 apts., 6,718sf R&D offices, 2,224sf market/cafe
Streets and Thoroughfares Fees	$171,129.58
Highway Interchanges and Bridges Fees	$873,900.68
Traffic Control Fees	$70,226.79
General Facilities and Equipment Fees	$173,407.50
Storm Drainage Facilities Fees	$195,536.07
Parkland Acquisition Fees Quimby Fees	$0.00
Parks & Recreation Facilities Fees	$677,219.16
Aquatic Facilities Fees	$42,397.35
Parking Facilities Fee ($25,768.33 per space)	$0.00
Open Space Acquisition Fees	$54,009.68
Total City Development Impact Fees	**$2,257,826.81**
Other Fees:	
New Construction Tax Fees	$79,500.00
Landscape Bond	$0.00
Fire Protection Certificate Fee	$2,061.00
School District Fee	$429,327.40
Total Fees	**$2,768,715.21**

Concept #2:

Project Fee Estimate for Lagunitas Mixed Use- CONCEPT #2	
Date:	5/23/2024
Project #:	23-2243-DP/CUP/TPM/CDP/ARB
Address:	6380 Via Real
Description:	147 apts., 6,718sf R&D offices, 2,224sf market/café
Streets and Thoroughfares Fees	$159,644.86
Highway Interchanges and Bridges Fees	$815,261.48
Traffic Control Fees	$65,513.79
General Facilities and Equipment Fees	$160,583.34
Storm Drainage Facilities Fees	$181,446.75
Parkland Acquisition Fees Quimby Fees	$0.00
Parks & Recreation Facilities Fees	$626,108.28
Aquatic Facilities Fees	$39,197.55
Parking Facilities Fee ($25,768.33 per space)	$0.00
Open Space Acquisition Fees	$54,009.68
Total City Development Impact Fees	**$2,101,765.73**
Other Fees:	
New Construction Tax Fees	$73,500.00
Landscape Bond	$0.00
Fire Protection Certificate Fee	$2,061.00
School District Fee	$412,310.20
Total Fees	**$2,589,636.93**

Concept #3:

Project Fee Estimate for Lagunitas Mixed Use- CONCEPT #3	
Date:	5/23/2024
Project #:	23-2243-DP/CUP/TPM/CDP/ARB
Address:	6380 Via Real
Description:	153 apts., 6,718sf R&D offices, 2,224sf market/cafe
Streets and Thoroughfares Fees	$165,387.22
Highway Interchanges and Bridges Fees	$844,581.08
Traffic Control Fees	$67,870.29
General Facilities and Equipment Fees	$166,995.42
Storm Drainage Facilities Fees	$188,491.41
Parkland Acquisition Fees Quimby Fees	$0.00
Parks & Recreation Facilities Fees	$651,663.72
Aquatic Facilities Fees	$40,797.45
Parking Facilities Fee ($25,768.33 per space)	$0.00
Open Space Acquisition Fees	$54,009.68
Total City Development Impact Fees	**$2,179,796.27**
Other Fees:	
New Construction Tax Fees	$76,500.00
Landscape Bond	$0.00
Fire Protection Certificate Fee	$2,061.00
School District Fee	$430,747.24
Total Fees	**$2,689,104.51**

Mitigation fees and similar charges from the various special districts who would serve the project may apply. These fees would be calculated by the respective districts, including the Carpinteria-Summerland Fire Protection District, the Carpinteria Sanitary District, the Carpinteria Valley Water District and the Carpinteria Unified School District. Estimates of any respective fees from the special districts were not obtained for the purposes of this conceptual review proposal.

SUMMARY OF ISSUES

The City Council, Planning Commission, and Architectural Review Board should comment on the following issue areas:

- Consistency with applicable City regulations;
- Compatibility with Carpinteria's "small beach town" character;
- Site design and project layout;
- Outdoor recreation/functional open space areas;
- Architectural style and materials;
- Size, height, massing, and scale of the proposed structures in relation to their surroundings;
- Impacts to public views of the mountains;
- The applicable Modification requests; and
- Neighborhood compatibility.

PRINCIPAL PARTIES EXPECTED AT MEETING

Steve Leonard, Manager, RPG Carpinteria, LLC
Troy White, TW Land Planning & Development, LLC
Mark Kirkhart, DesignARC
Melisa Turner, DesignARC
Interested citizens

ATTACHMENTS

Attachment A: Conceptual Architectural Plans
Attachment B: April 11, 2024 ARB Meeting Minutes

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(805) 755-4405, syndis@carpinteriaca.gov

Signature

Reviewed by: Nick Bobroff, CDD Director
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Signature

Reviewed by: Michael Ramirez, City Manager
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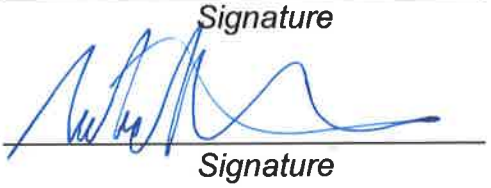

Signature

Attachment A
Conceptual Architectural Plans

Lagunitas Apartments & Mixed-Use Project
#23-2243-DP/CUP/TPM/CDP/ARB
Joint City Council/Planning Commission/Architectural Review Board Conceptual Review
June 18, 2024

LAGUNITAS APARTMENTS
MIXED-USE DEVELOPMENT

6380 VIA REAL, CARPINTERIA, CALIFORNIA

VICINITY MAP

PROJECT DESCRIPTION - OPTION 1

The proposed mixed-use project consists of five (5) four-story residential buildings comprising of 86 apartment rental units, and a six (6) 3-story mixed-use building consisting of 3 apartment rental units, 5,716 sq.ft(net) (of) of research & development (R&D) office space, 2,264 sq.ft(net) commercial space occupied by a café/deli. The residential unit mix project includes 23 studios, 22 1-bedrooms, 37 2-bedrooms, totaling 149 units with an overall density of 18.7 dwelling units per acre. The project provides additional areas that such as an outdoor pool, exercise room, leasing office, club house, bike storage rooms, and associated site improvements on an 8.4-acre project lot. The project would provide a total of 281 parking spaces, including 196 surface parking spaces and 185 parking spaces within subterranean parking garage.

Two-story underground shelter rooms will be installed to meet and meet the 90% percent flood reduction per County of Santa Barbara's Flood Control requirements. An existing onsite detention basin will be relocated to mitigate the addition of peak flow/runoff from the new hard-developed impervious areas by detaining the offsite impervious area that is not to access to a Hydro-modification of the 2-through 100-year storm events will be provided at the point downstream of the areas impacted by these developments.

The project requires the following entitlements: 1) a Coastal Development to allow development within the coastal zone; 2) a Development Plan to allow a mixed residential/industrial use in the M-RP zone district; 3) a Conditional Use Permit to allow commercial uses (e.g., cafe/ deli, etc.) in the M-RP district and construction and of parking spaces; 4) a Variance to allow the proposed maximum 70-foot height of building height of 37'-11" (avg.) above the maximum 30-foot height permitted with a the M-RP district; to allow parking in the front yard setback area to allow 47 compact parking spaces at 8' x 16', and 5) a Tentative Parcel Map (TPM) for subdivision purposes to allow as many as three R&D commercial condominium units and one exclusive unit for the residential apartment project components. The TPM would be subdivide the apartment to various size spaces residential units, the individual apartment units would be rentals and would not be for sale.

PROJECT TEAM

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MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

TITLE SHEET
G001

DESIGNARC

SCALE: NONE
DATE: 3/1/24

OPTION 1
(ARB 04.11.24)

PROJECT DATA

ADDRESS	6360 VIA REAL, CARPINTERIA, CA
A.P.N.	001-190-047
ZONING	M-RP (INDUSTRIAL / RESEARCH PARK)
REQUIRED FRONT SETBACK	GREATER OF 80' FROM CENTERLINE OF VIA REAL OR 50' FROM PROPERTY LINE
REQUIRED SIDE SETBACK	10' FROM PROPERTY LINE
REQUIRED REAR SETBACK	10' FROM PROPERTY LINE
MAX. HEIGHT LIMIT	30
PROPOSED MAX HEIGHT	31'-11"
MAX. LOT COVERAGE	40% (COMMERCIAL + R&D) / 30% (PUD RESIDENTIAL)
PROPOSED LOT COVERAGE	73,493 SF 19.54%
MIN. LANDSCAPE COVERAGE	20% LANDSCAPE (COMMERCIAL + R&D) / 20% OPEN SPACE (PUD RESIDENTIAL)
PROPOSED LANDSCAPE COVERAGE	38.2% (3.23 AC) 140,771 SF 37.41%

GROSS AREA			
	8.64 ACRES	GROSS AREA	8.64 ACRES
	376,153 SF	R.O.W. / BUS STOP	-0.18 ACRES
		NET LOT AREA	8.46 ACRES
		LOMITA LANE EASEMENT	-1.35 ACRES
		CREEK SETBACK	-0.75 ACRES
		DETENTION BASIN	-0.60 ACRES
GROSS AREA DENSITY	18.40 DU/AC	NET DEVELOPMENT AREA	5.77 ACRES
NET DVMT. AREA DENSITY	27.53 DU/AC		

LOT COVERAGE / STORMWATER ANALYSIS

	CURRENT			PROPOSED		
	AREA (SF)	AREA (AC)	% OF SITE	AREA (SF)	AREA (AC)	% OF SITE
LOT AREA	376,153 SF	8.64	100.0%	376,153 SF	8.64	100.0%
BUILDING COVERAGE (*) (IMPERVIOUS)	-	-	-	104,743	2.40	27.8%
LANDSCAPE COVERAGE INCL. POOL (PERVIOUS)	344,709	7.91	91.6%	140,143	3.22	37.3%
HARDSCAPE COVERAGE (IMPERVIOUS)	31,444	0.72	8.4%	131,267	3.01	34.9%
(*) INCLUDES CARPORTS/ENCLOSURES						

PARKING ANALYSIS

RESIDENTIAL PARKING REQUIREMENTS

RESIDENTIAL PARKING REQ'D (1BR SPACE/ BED)	226 SPACES
GUEST PARKING REQ'D (.25 SPACE / 3 DWELLING UNITS)	53 SPACES
TOTAL RESIDENTIAL PARKING REQ'D	279 SPACES
TOTAL REQ'D COVERED PARKING (1BR SPACE / UNIT)	159 SPACES

COMMERCIAL PARKING REQUIREMENTS

R&D (@ 1/250 SF)	AREA (NET SF)	REQ'D R&D PARKING
COMMERCIAL 1	2,889 SF	5.8 SPACES
COMMERCIAL 2	3,829 SF	7.7 SPACES
SUBTOTAL		13.5 SPACES
		14 SPACES (ROUND UP)
COMMERCIAL 2	**AREA (NET SF)**	**REQ'D COM. PARKING**
CAFE/DELI - INDOOR (@ 1 SPACE/250 SF)	2,224 SF	9 SPACES
CAFE/DELI - INDOOR 24 SEATS (@ 1 SPACE/4 SEATS)		6 SPACES
CAFE/DELI - OUTDOOR PATIO 32 SEATS (@ 1 SPACE/4 SEATS)		8 SPACES
TOTAL R&D/COM.		37 SPACES

RESIDENTIAL SUMMARY

UNIT TYPE	QUANTITY	UNIT MIX	REQ'D RESIDENT PARKING (1/BED)	UNIT AREA (NET SF)	AREA SUBTOTAL (NET SF)
ST_A	6	4%	6	416 SF	2,496 SF
ST_B	6	4%	6	373 SF	2,238 SF
ST_C	8	5%	8	401 SF	3,208 SF
1BR_A	34	21%	34	748 SF	25,432 SF
1BR_B	33	21%	33	646 SF	21,318 SF
1BR_C (ABOVE R&D)	5	3%	5	770 SF	3,850 SF
2BR_A	40	25%	80	989 SF	39,560 SF
2BR_B	12	8%	24	853 SF	10,236 SF
2BR_C	12	8%	24	854 SF	10,248 SF
2BR_D (ABOVE R&D)	3	2%	6	1,115 SF	3,345 SF
TOTAL UNITS	**159**	**100%**	**226**		**121,921 SF**
TOTAL BEDROOMS	**226**				

RESIDENTIAL UNIT SUMMARY BY BUILDING

	BUILDING 1		BUILDING 2		BUILDING 3		BUILDING 4		BUILDING 5		BUILDING 6	
UNIT TYPE	QUANTITY	AREA SUBTOTAL (NET SF)	QUANTITY	AREA SUBTOTAL (NET SF)	QUANTITY	AREA SUBTOTAL (NET SF)	QUANTITY	AREA SUBTOTAL (NET SF)	QUANTITY	AREA SUBTOTAL (NET SF)	QUANTITY	AREA SUBTOTAL (NET SF)
ST_A	0	0 SF	0	0	2	832 SF	0	0 SF	2	832 SF	2	832
ST_B	0	0 SF	0	0	2	746 SF	0	0 SF	2	746 SF	2	746
ST_C	8	3,208 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
1BR_A	0	0 SF	14	11,968 SF	8	5,984 SF	6	4,488 SF	4	2,992 SF	0	0 SF
1BR_B	33	21,318 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
1BR_C (ABOVE R&D)	5	3,850 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
2BR_A	0	0 SF	4	3,956 SF	6	5,934 SF	6	5,934 SF	10	9,890 SF	14	13,846 SF
2BR_B	12	10,236 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
2BR_C	12	10,248 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
2BR_D (ABOVE R&D)	3	3,345 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
TOTAL UNITS	**73**	**52,205 SF**	**20**	**15,924 SF**	**18**	**13,496 SF**	**12**	**10,422 SF**	**18**	**14,460 SF**	**18**	**15,424 SF**

PARKING SUMMARY

TOTAL RESIDENTIAL PARKING REQ'D *		279 SPACES
TOTAL R&D/COMMERCIAL PARKING REQ'D *		37 SPACES
TOTAL PARKING REQ'D		316 SPACES
* REFER TO PARKING ANALYSIS		
AVG. RES. PARKING RATIO PROVIDED	279 SPACES / 159 UNITS=	1.8 SPACES/UNIT
AVG. RES. PARKING RATIO PROVIDED		1.2 SPACES/BDRM

COVERED / UNCOVERED PARKING PROVIDED

TOTAL COVERED / BASEMENT PARKING PROVIDED	105 SPACES
TOTAL COVERED / CARPORT PARKING PROVIDED	102 SPACES
TOTAL UNCOVERED PARKING PROVIDED	94 SPACES
TOTAL PARKING PROVIDED	301 SPACES

RESIDENTIAL AMENITIES

	AREA SUBTOTAL (NET SF)
BIKE ROOMS	624 SF
LEASING OFFICE/CLUBHOUSE 1	1,538 SF
EXERCISE ROOM	1,403 SF
CLUBHOUSE 2	1,143 SF
POOL EQUIPMENT ROOM	42 SF
POOL SHOWER	42 SF
RESIDENTIAL LOBBY	385 SF
SUBTOTAL RES. AMENITIES	5,367 SF
OTHER AREAS (CIRCULATION/CORE AREAS)	12,442 SF
TOTAL RESIDENTIAL AREAS	**139,741 SF**

R&D/COMMERCIAL SUMMARY

R&D USES	AREA SUBTOTAL (NET SF)
COMMERCIAL 1	2,889 SF
COMMERCIAL 2	3,829 SF
SUBTOTAL R&D	6,718 SF
COMMERCIAL 2 - CAFE/DELI	2,224 SF
SUBTOTAL R&D/COMMERCIAL	**8,942 SF**

PROJECT SUMMARY

TOTAL NET FLOOR AREA	**148,683 SF**
TOTAL GROSS FLOOR AREA	**167,402 SF**
BASEMENT AREA (GARAGE)	40,588 SF
TOTAL GROSS FLOOR AREA (W/ GARAGE)	207,990 SF

BUILDING / STRUCTURE SUMMARY

NAME	USE / DESCRIPTION	TOTAL AREA (GROSS)*	AREA (FLOOR 1)	AREA (FLOOR 2)	AREA (FLOOR 3)	PATIO AREA (COVERED)	HEIGHT	RES. APTS
BUILDING 1 (FLOORS 1-3)	MIXED-USE	84,773 SF	29,332 SF	28,755 SF	28,086 SF	11,609 SF	31'-11"	73
BUILDING 2	RESIDENTIAL APT.	17,300 SF	8,842 SF	8,458 SF	0 SF	1,912 SF	22'-9"	20
BUILDING 3	RESIDENTIAL APT.	14,816 SF	7,600 SF	7,216 SF	0 SF	1,215 SF	22'-9"	18
BUILDING 4	RESIDENTIAL APT.	11,210 SF	5,701 SF	5,509 SF	0 SF	1,185 SF	22'-9"	12
BUILDING 5	RESIDENTIAL APT.	15,800 SF	8,092 SF	7,708 SF	0 SF	1,357 SF	22'-9"	18
BUILDING 6	RESIDENTIAL APT.	16,787 SF	8,585 SF	8,202 SF	0 SF	1,367 SF	22'-9"	18
LEASING / CLUBHOUSE 1	RESIDENTIAL APT.	1,608 SF	1,608 SF	0 SF	0 SF	N/A	12'-6"	N/A
CLUBHOUSE 2	RESIDENTIAL APT.	1,717 SF	1,717 SF	0 SF	0 SF	N/A	12'-6"	N/A
GYM	RESIDENTIAL APT.	1,677 SF	1,677 SF	0 SF	0 SF	N/A	12'-6"	N/A
POOL EQUIPMENT ROOM	RESIDENTIAL APT.	56 SF	56 SF	0 SF	0 SF	N/A	9'-6"	N/A
POOL SHOWER	RESIDENTIAL APT.	56 SF	56 SF	0 SF	0 SF	N/A	9'-6"	N/A
BIKE ROOM 1	RESIDENTIAL APT.	351 SF	351 SF	0 SF	0 SF	N/A	10'-6"	N/A
BIKE ROOM 2	RESIDENTIAL APT.	351 SF	351 SF	0 SF	0 SF	N/A	10'-6"	N/A
TOTAL		167,402 SF	73,468 SF	65,848 SF	28,086 SF	18,745 SF		159
BUILDING 1 (BASEMENT)	GARAGE	40,588 SF						
TOTAL		207,990 SF						
TRASH ENCLOSURE 1	RES./UNCOVERED	191 SF	191 SF				6'-0"	
TRASH ENCLOSURE 2	RES./UNCOVERED	191 SF	191 SF				6'-0"	
TRASH ENCLOSURE 3	RES./UNCOVERED	191 SF	191 SF				6'-0"	
TRASH ENCLOSURE 4	RES./UNCOVERED	191 SF	191 SF				6'-0"	
TRASH ENCLOSURE 5	COM./UNCOVERED	261 SF	261 SF				6'-0"	
TOTAL		1,025 SF	1,025 SF					
CARPORTS 1-13	RES./COVERED	16,524 SF	16,524 SF				9'-6"	
TOTAL		16,524 SF	16,524 SF					
POOL	RESIDENTIAL APT.	480 SF	480 SF				N/A	
SPA	RESIDENTIAL APT.	69 SF	69 SF				N/A	
TOTAL		549 SF	549 SF					

BIKE PARKING

RESIDENTIAL LONG-TERM PARKING	56 SPACES
COMMERCIAL SHORT-TERM PARKING	6 SPACES
TOTAL BIKE PARKING PROVIDED	62 SPACES

PARKING PROVIDED BY TYPE/LOCATION

BASEMENT	
STANDARD 90'B (INCLUDES 4 TANDEM)	85 SPACES
STANDARD EVCS	6 SPACES
ADA VAN EVCS	1 SPACES
STANDARD ADA	2 SPACES
ADA VAN	1 SPACES
TOTAL	105 SPACES
ON-GRADE	
STANDARD 90'B	24 SPACES
COMPACT 90'B (16% PROVIDED)	47 SPACES
STANDARD EVCS	6 SPACES
STANDARD EV READY	69 SPACES
STANDARD EV CAPABLE	33 SPACES
ADA VAN EVCS	1 SPACES
STANDARD ADA	3 SPACES
ADA VAN	2 SPACES
TOTAL	196 SPACES
TOTAL PARKING PROVIDED	301 SPACES

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6360 VIA REAL, CARPINTERIA, CA

OPTION 1

(ARB 04.11.24)

PROJECT DATA

G002

SCALE: NONE

DATE: 11/17/23

DESIGNARC

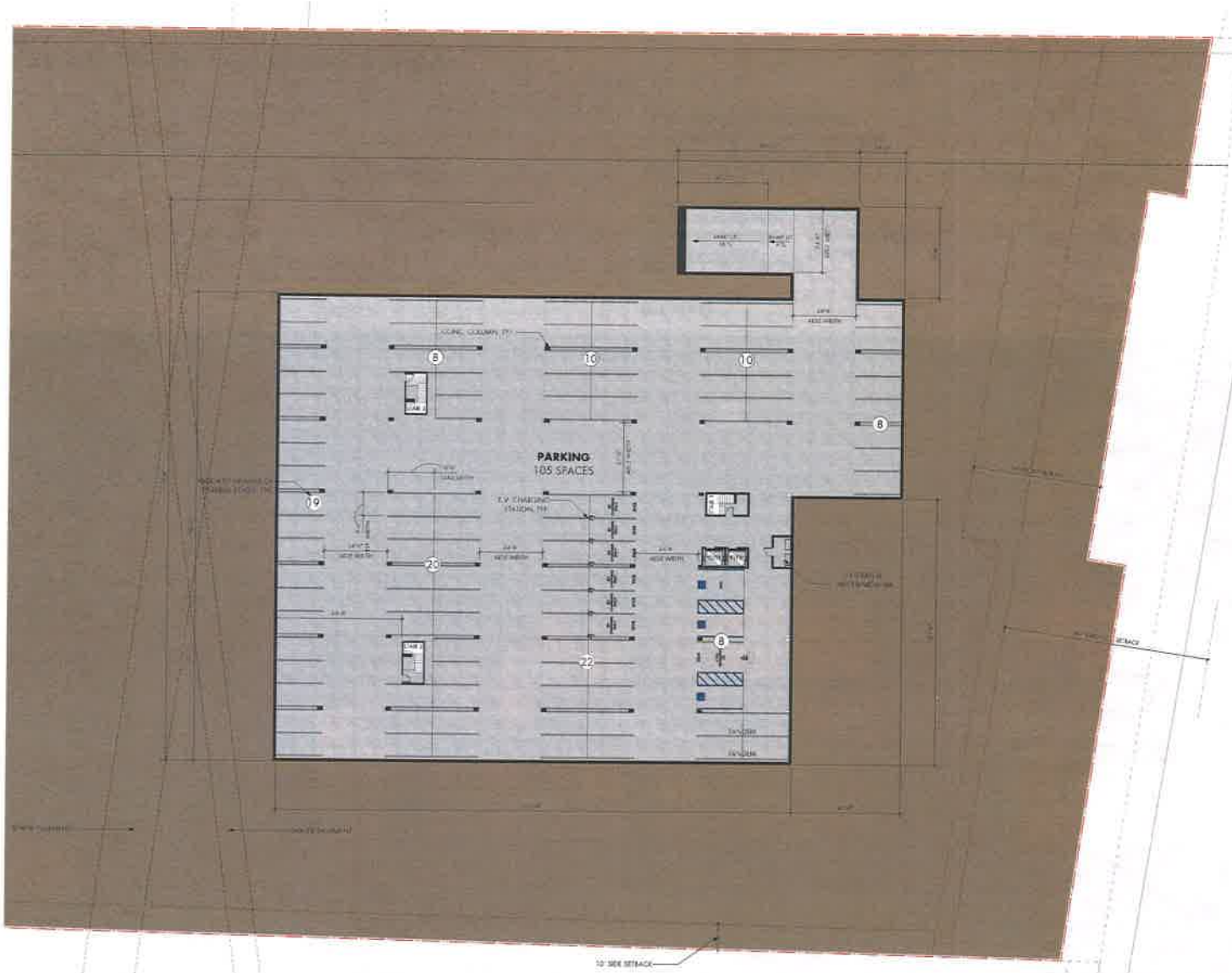
SITE PLAN

OPTION 1 (ARB 04.11.24)

PROPOSED UNITS:	159 UNITS
PROPOSED DENSITY:	18.4 UNITS/ACRE
PROPOSED PARKING:	301 SPACES
PARKING RATIO:	1.9 SPACES/UNIT

REQUIRED MODIFICATIONS

1. HEIGHT MODIFICATION (31'-11")
2. PARKING IN THE FRONT SETBACK
3. COMPACT PARKING SPACES



BASEMENT PLAN - SOUTH

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6280 Via Real, Carpinteria, CA

BASEMENT PLAN - SOUTH
A110

DESIGNARC

OPTION 1
(ARB 04.11.24)

KEYNOTES

CONCRETE
- CN1 Stamped/textured concrete wall
- CN2 Painted concrete skim coat

DOORS, WINDOWS, & FRAMES
- DW-1 Alum.-clad storefront system, clear-anodized, dual glazed
- DW-2 Alum.-clad frame full-glass garage door, clear-anodized, dual glazed
- DW-3 Alum.-clad sliding door, clear-anodized, dual glazed
- DW-4 Alum.-clad exterior door, anodized, w/ sidelight
- DW-5 Solid-core wood door, painted
- DW-6 Hollow steel door, galvanized, painted

ELECTRICAL
- EL1 Photovoltaic panels

GLASS
- GL1 3/4" low-e insulated glass guardrail

LANDSCAPE
- LS1 Raised planter

MASONRY
- MA1 8" split-faced concrete masonry unit

MECHANICAL
- ME1 Rooftop mechanical equipment screen

METALS
- MT1 Steel guardrail, stanchions, galvanized, painted
- MT2 Steel column, galvanized, painted
- MT3 Steel awning, galvanized, painted
- MT4 Perforated steel guardrail, galvanized, painted
- MT5 Steel parapet gabion wire mesh
- MT6 Perforated steel gate, galvanized, painted
- MT7 Steel picket guardrail, galvanized, painted

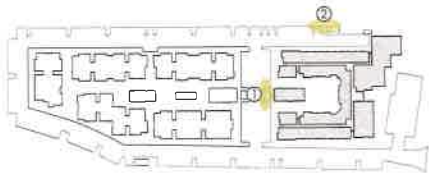
PLASTER
- PL1 Smooth trowelled cement plaster, painted

PAINT
- P1 Dunn Edwards DE 6385 - Cobblestone
- P2 Dunn Edwards DEA24 - Silver Fox
- P3 Dunn Edwards DEA37 - Iron Anchor
- P4 Dunn Edwards DE 6374 - Sonora Thought
- P5 Cabot "Dune Grey" Semi-transparent Acrylic Stain

WOOD
- WD1 2"x8" Cumaru slats, Timbertech "Weathered Teak"
- WD2 6" horizontal shiplap cedar ceiling, painted

1 NORTH ELEVATION - BUILDING 1
Scale: 1/8" = 1'-0"

2 EAST ELEVATION - BUILDING 1
Scale: 1/8" = 1'-0"



KEY MAP

EXTERIOR ELEVATIONS - BUILDING 1

A201

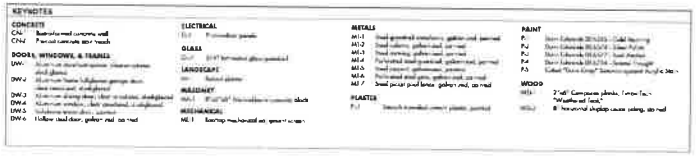
SCALE: 1/8" = 1'-0"
DATE: 11/17/23

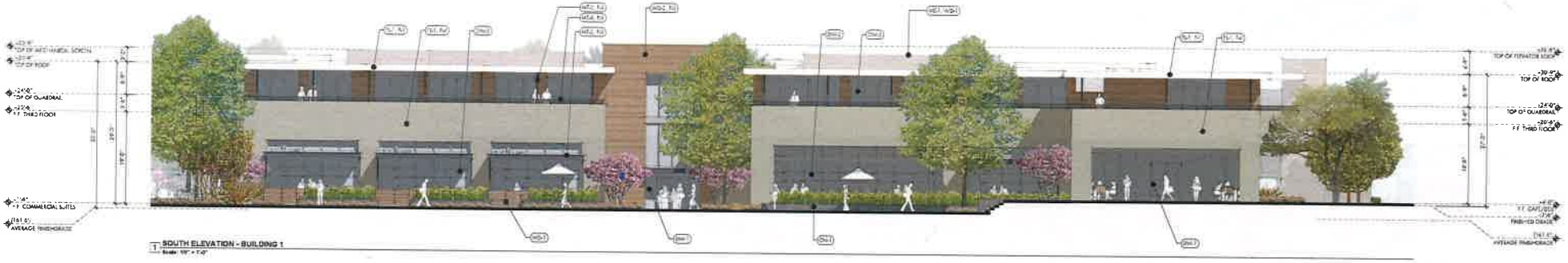
DESIGNARC

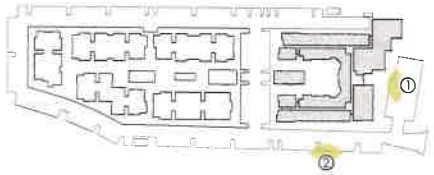
MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

OPTION 1
(ARB 04.11.24)







KEY MAP

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

EXTERIOR ELEVATIONS - BUILDING 1

A202

SCALE

DATE

DESIGNARC

OPTION 1

(ARB 04.11.24)

KEYNOTES

CONCRETE
- CN.1 Exposed-end concrete wall
- CN.2 Exposed concrete stair treads

DOORS, WINDOWS, & FRAMES
- DW.1 Alum.-clad aluminum storefront system, clear-anodized finish glazing
- DW.2 Alum.-clad fiberglass garage door, clear-anodized finish glazing
- DW.3 Aluminum-clad steel, clear-anodized, sidelighted
- DW.4 Alum.-clad window, clear-anodized, sidelighted
- DW.5 Aluminum-clad door, painted
- DW.6 Hollow metal door, galvanized, painted

ELECTRICAL
- EL.1 Photovoltaic panels

GLASS
- GL.1 1/4" laminated glass guardrail

LANDSCAPE
- LA. Raised planter

MASONRY
- MA.1 8" x 8" x 16" Split-faced concrete block

MECHANICAL
- ME.1 Roof-top mechanical equipment screen

METALS
- ME.1 Metal guardrail attachment, galvanized, painted
- ME.2 Metal gutters, galvanized, painted
- ME.3 Metal awning, galvanized, painted
- ME.4 Perforated metal guardrail, galvanized, painted
- ME.5 Metal parapet, galvanized, painted
- ME.6 Perforated steel grille, galvanized, painted
- ME.7 Metal paver pool fence, galvanized, painted

PLASTER
- P. 1 Smooth trowelled cement plaster, painted

PAINT
- P. Dunn Edwards DEA383 - Cold Morning
- P.2 Dunn Edwards DEA374 - Silver Polish
- P.3 Dunn Edwards DEA377 - Steel Anchor
- P.4 Dunn Edwards DEA724 - Serene Thought
- P.5 Cabot "Stone Grey" Semi-transparent Acrylic Stain

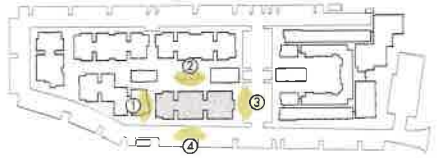
WOOD
- WD- 1" x 6" Composite planks, Terra Teak "Weathered" wood
- WD-7 8" horizontal shiplap cedar siding, stained

1 NORTH ELEVATION - BUILDING 2
Scale: 1/8" = 1'-0"

2 EAST ELEVATION - BUILDING 2
Scale: 1/8" = 1'-0"

3 SOUTH ELEVATION - BUILDING 2
Scale: 1/8" = 1'-0"

4 WEST ELEVATION - BUILDING 2
Scale: 1/8" = 1'-0"



KEY MAP

EXTERIOR ELEVATIONS - BUILDING 2
A203
SCALE: 1" = 8'
DATE: 7/17/23

DESIGNARC

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

OPTION 1
(ARB 04.11.24)

LAGUNITAS APARTMENTS
MIXED-USE DEVELOPMENT

6380 VIA REAL, CARPINTERIA, CALIFORNIA

VICINITY MAP

PROJECT DESCRIPTION - OPTION 2

The proposed mixed-use project consists of five (5) two-story residential buildings comprising of 66 apartment rental units, one one (1) three-story residential building containing 6 condominium rental units, 8,750 square feet (SF) of research & development (R&D) office space, 2,224 square feet of owner-user commercial space, and 1,000 SF of community room space. The residential unit mix would include 16 studios, 80 1-bedrooms, 72 2-bedrooms, totaling 167 units with an overall density of 17 dwelling units per acre. The project plan also includes several amenities such as an outdoor pool, exercise room, leasing office, club house, bike storage rooms, and associated site improvements on an 8.9-acre vacant lot. The project would provide a total of 299 parking spaces, including 187 surface parking spaces and 108 parking spaces in the subterranean parking garage.

Two on-site underground chamber systems will be installed to treat and retain the 85th percentile storm volume per County of Santa Barbara Flood Control requirements. An existing storm detention basin will be relocated to mitigate the delta of peak flows/runoff from the additional developed impervious areas by capturing the offsite impervious area that currently drains to it. Redirected flows of the 2 through 100 year storm events will be provided at the point downstream of the areas impacted by these developments.

The project requires the following entitlements: 1) a Coastal Development to allow development within the coastal zone; 2) a Development Plan to allow a mixed residential/industrial use in the M-RP zone district; 3) a Conditional Use Permit to allow commercial uses (e.g., office and retail) in the M-RP zone and concurrent use of parking spaces; and 4) a Tentative Parcel Map (TPM) for condominium purposes to allow as many as three R&D/commercial airspace units and one airspace unit for residential apartment/garage/carports. The TPM would not subdivide the apartment buildings into separate residential units; the multi-unit apartment units would be rentals and would not be for sale.

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MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

TITLE SHEET
G001

SCALE NONE
DATE 3/1/24

DESIGNARC

OPTION 2
(05.10.24)

PROJECT DATA

ADDRESS	6380 VIA REAL, CARPINTERIA, CA
A.P.N.	001-190-097
ZONING	M-RP (INDUSTRIAL / RESEARCH PARK)
REQUIRED FRONT SETBACK	GREATER OF 80' FROM CENTERLINE OF VIA REAL OR 50' FROM PROPERTY LINE
REQUIRED SIDE SETBACK	10' FROM PROPERTY LINE
REQUIRED REAR SETBACK	10' FROM PROPERTY LINE
MAX. HEIGHT LIMIT	35'
PROPOSED MAX HEIGHT	28'-11"
MAX. LOT COVERAGE	40% (COMMERCIAL + R&D) / 30% (PUD RESIDENTIAL)
PROPOSED LOT COVERAGE	71,603 SF 19.0%
MIN. LANDSCAPE COVERAGE	30% LANDSCAPE (COMMERCIAL + R&D) / 20% OPEN SPACE (PUD RESIDENTIAL)
PROPOSED LANDSCAPE COVERAGE	38.4% (3.18 AC)
	144,525 SF 38.4%

GROSS AREA	8.64 ACRES	GROSS AREA	8.64 ACRES
	376,153 SF	R.O.W. / BUS STOP	-0.18 ACRES
		NET LOT AREA	8.46 ACRES
		LIMITA LAME EASEMENT	-1.35 ACRES
		CREEK SETBACK	-0.75 ACRES
		DETENTION BASIN	-0.60 ACRES
GROSS AREA DENSITY	17.0 DU/AC	NET DEVELOPMENT AREA	5.77 ACRES
NET DEVT. AREA DENSITY	25.47 DU/AC		

LOT COVERAGE / STORMWATER ANALYSIS

	CURRENT			PROPOSED		
	AREA (SF)	AREA (AC)	% OF SITE	AREA (SF)	AREA (AC)	% OF SITE
LOT AREA	376,153 SF	8.64	100.0%	376,153 SF	8.64	100.0%
BUILDING COVERAGE (*) (IMPERVIOUS)	-	-	-	104,743	2.40	27.8%
LANDSCAPE COVERAGE INCL. POOL (PERVIOUS)	344,709	7.91	91.6%	140,143	3.22	37.3%
HARDSCAPE COVERAGE (IMPERVIOUS)	31,444	0.72	8.4%	131,267	3.01	34.9%

(*)INCLUDES CARPORTS/ENCLOSURES

PARKING ANALYSIS

RESIDENTIAL PARKING REQUIREMENTS	
RESIDENTIAL PARKING REQ'D (1.67 SPACES/ UNIT)	220 SPACES
GUEST PARKING REQ'D (1/4 SPACE / 3 DWELLING UNITS)	49 SPACES
TOTAL RESIDENTIAL PARKING REQ'D	269 SPACES
TOTAL REQ'D COVERED PARKING (1 SPACE / UNIT)	147 SPACES

COMMERCIAL PARKING REQUIREMENTS		
R&D (1/ 1/500 SF)	AREA (NET SF)	REQ'D R&D PARKING
COMMERCIAL 1	2,889 SF	5.8 SPACES
COMMERCIAL 2	3,829 SF	7.7 SPACES
SUBTOTAL		13.5 SPACES
		14 SPACES (ROUND UP)
COMMERCIAL 3	AREA (NET SF)	REQ'D COML. PARKING
CAFE/DELI - INDOOR (1/ 1 SPACE/250 SF)	2,324 SF	9 SPACES
CAFE/DELI - INDOOR 24 SEATS (1/ 1 SPACE/4 SEATS)		6 SPACES
CAFE/DELI - OUTDOOR PATIO 28 SEATS (1/ 1 SPACE/4 SEATS)		8 SPACES
TOTAL R&D/COML		37 SPACES

RESIDENTIAL SUMMARY

UNIT TYPE	QUANTITY	UNIT MIX	REQ'D RESIDENT PARKING (1/UNIT)	UNIT AREA (NET SF)	AREA SUBTOTAL (NET SF)
ST_A	8	4%	8	416 SF	3,496 SF
ST_B	6	4%	6	373 SF	2,238 SF
ST_C	2	1%	2	401 SF	802 SF
1BR_A	34	23%	34	748 SF	25,433 SF
1BR_B	21	14%	21	646 SF	13,566 SF
1BR_C (ABOVE R&D)	5	3%	5	770 SF	3,850 SF
2BR_A	40	27%	80	989 SF	39,560 SF
2BR_B	12	8%	24	853 SF	10,236 SF
2BR_C	12	8%	24	854 SF	10,248 SF
2BR_E	6	4%	12	878 SF	5,268 SF
2BR_D (ABOVE R&D)	3	2%	6	1,115 SF	3,345 SF
TOTAL UNITS	147	100%	220		117,041 SF
TOTAL BEDROOMS	220				

RESIDENTIAL UNIT SUMMARY BY BUILDING

	BUILDING 1		BUILDING 2		BUILDING 3		BUILDING 4		BUILDING 5		BUILDING 6	
UNIT TYPE	QUANTITY	AREA SUBTOTAL (NET SF)	QUANTITY	AREA SUBTOTAL (NET SF)	QUANTITY	AREA SUBTOTAL (NET SF)	QUANTITY	AREA SUBTOTAL (NET SF)	QUANTITY	AREA SUBTOTAL (NET SF)	QUANTITY	AREA SUBTOTAL (NET SF)
ST_A	0	0 SF	0	0	2	832 SF	0	0 SF	2	832 SF	2	832
ST_B	0	0 SF	0	0	2	746 SF	0	0 SF	2	746 SF	2	744
ST_C	2	802 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
1BR_A	0	0 SF	16	11,968 SF	8	5,984 SF	6	4,488 SF	4	2,992 SF	0	0 SF
1BR_B	21	13,566 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
1BR_C (ABOVE R&D)	5	3,850 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
2BR_A	0	0 SF	4	3,956 SF	6	5,934 SF	6	5,934 SF	10	9,890 SF	14	13,846 SF
2BR_B	12	10,236 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
2BR_C	12	10,248 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
2BR_E	6	5,268 SF										
2BR_D (ABOVE R&D)	3	3,345 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
TOTAL UNITS	61	47,315 SF	20	15,924 SF	18	13,496 SF	12	10,422 SF	18	14,460 SF	18	15,424 SF

PARKING SUMMARY

TOTAL RESIDENTIAL PARKING REQ'D *	269 SPACES
TOTAL R&D/COMMERCIAL PARKING REQ'D *	37 SPACES
TOTAL PARKING REQ'D	306 SPACES
* REFER TO PARKING ANALYSIS	
AVG. RES. PARKING RATIO PROVIDED (269 SPACES / 147 UNITS=	1.8 SPACES/UNIT
AVG. RES. PARKING RATIO PROVIDED	1.3 SPACES/BEDRM

COVERED / UNCOVERED PARKING PROVIDED	
TOTAL COVERED / BASEMENT PARKING PROVIDED	105 SPACES
TOTAL COVERED / CARPORT PARKING PROVIDED	100 SPACES
TOTAL UNCOVERED PARKING PROVIDED	87 SPACES
TOTAL PARKING PROVIDED	292 SPACES

BIKE PARKING

RESIDENTIAL LONG-TERM PARKING	56 SPACES
COMMERCIAL SHORT-TERM PARKING	22 SPACES
TOTAL BIKE PARKING PROVIDED	78 SPACES

RESIDENTIAL AMENITIES

	AREA SUBTOTAL (NET SF)
BIKE ROOMS	624 SF
LEASING OFFICE/CLUBHOUSE 1	1,528 SF
EXERCISE ROOM	1,603 SF
CLUBHOUSE 2	1,143 SF
POOL EQUIPMENT ROOM	42 SF
POOL SHOWER	42 SF
RESIDENTIAL LOBBY	385 SF
SUBTOTAL RES. AMENITIES	5,367 SF
OTHER AREAS (CIRCULATION/CORE AREAS)	12,445 SF
TOTAL RESIDENTIAL AREAS	134,851 SF

R&D/COMMERCIAL SUMMARY

R&D USES	AREA SUBTOTAL (NET SF)
COMMERCIAL 1	2,889 SF
COMMERCIAL 2	3,829 SF
SUBTOTAL R&D	6,718 SF
COMMERCIAL 3 - CAFE/DELI	2,224 SF
SUBTOTAL RD/COMMERCIAL	8,942 SF

PROJECT SUMMARY

TOTAL NET FLOOR AREA	142,793 SF
TOTAL GROSS FLOOR AREA	132,702 SF
BASEMENT AREA (GARAGE)	42,194 SF
TOTAL GROSS FLOOR AREA (W/ GARAGE)	194,426 SF

BUILDING / STRUCTURE SUMMARY

NAME	USE / DESCRIPTION	TOTAL AREA (GROSS)*	AREA (FLOOR 1)	AREA (FLOOR 2)	AREA (FLOOR 3)	PATIO AREA (COVERED)	HEIGHT	RES. APTS.
BUILDING 1 (FLOORS 1-3)	MIXED-USE	71,513 SF	27,701 SF	17,697 SF	25,615 SF	10,452 SF	31'-11"	61
BUILDING 2	RESIDENTIAL APT.	17,288 SF	8,842 SF	8,458 SF	0 SF	1,912 SF	22'-9"	20
BUILDING 3	RESIDENTIAL APT.	14,816 SF	7,500 SF	7,316 SF	0 SF	1,315 SF	22'-9"	18
BUILDING 4	RESIDENTIAL APT.	11,210 SF	5,701 SF	5,509 SF	0 SF	1,185 SF	22'-9"	12
BUILDING 5	RESIDENTIAL APT.	15,800 SF	8,092 SF	7,708 SF	0 SF	1,357 SF	22'-9"	18
BUILDING 6	RESIDENTIAL APT.	16,787 SF	8,585 SF	8,202 SF	0 SF	1,367 SF	22'-9"	18
LEASING / CLUBHOUSE 1	RESIDENTIAL APT.	1,608 SF	1,608 SF	0 SF	0 SF	N/A	12'-6"	N/A
CLUBHOUSE 2	RESIDENTIAL APT.	1,217 SF	1,217 SF	0 SF	0 SF	N/A	12'-6"	N/A
GYM	RESIDENTIAL APT.	1,677 SF	1,677 SF	0 SF	0 SF	N/A	12'-6"	N/A
POOL EQUIPMENT ROOM	RESIDENTIAL APT.	56 SF	56 SF	0 SF	0 SF	N/A	9'-6"	N/A
POOL SHOWER	RESIDENTIAL APT.	56 SF	56 SF	0 SF	0 SF	N/A	9'-6"	N/A
BIKE ROOM 1	RESIDENTIAL APT.	351 SF	351 SF	0 SF	0 SF	N/A	10'-6"	N/A
BIKE ROOM 2	RESIDENTIAL APT.	251 SF	251 SF	0 SF	0 SF	N/A	10'-6"	N/A
TOTAL		152,242 SF	71,837 SF	54,790 SF	25,615 SF	17,588 SF		147
BUILDING 1 (BASEMENT)	GARAGE	42,194 SF						
TOTAL		194,436 SF						
TRASH ENCLOSURE 1	RES./UNCOVERED	191 SF	191 SF				6'-0"	
TRASH ENCLOSURE 2	RES./UNCOVERED	191 SF	191 SF				6'-0"	
TRASH ENCLOSURE 3	RES./UNCOVERED	191 SF	191 SF				6'-0"	
TRASH ENCLOSURE 4	RES./UNCOVERED	191 SF	191 SF				6'-0"	
TRASH ENCLOSURE 5	COM./UNCOVERED	261 SF	261 SF				6'-0"	
TOTAL		1,025 SF	1,025 SF					
CARPORTS 1-13	RES./COVERED	16,524 SF	16,524 SF				9'-6"	
TOTAL		16,524 SF	16,524 SF					
POOL	RESIDENTIAL APT.	480 SF	480 SF				N/A	
SPA	RESIDENTIAL APT.	69 SF	69 SF				N/A	
TOTAL		549 SF	549 SF					

PARKING PROVIDED BY TYPE/LOCATION

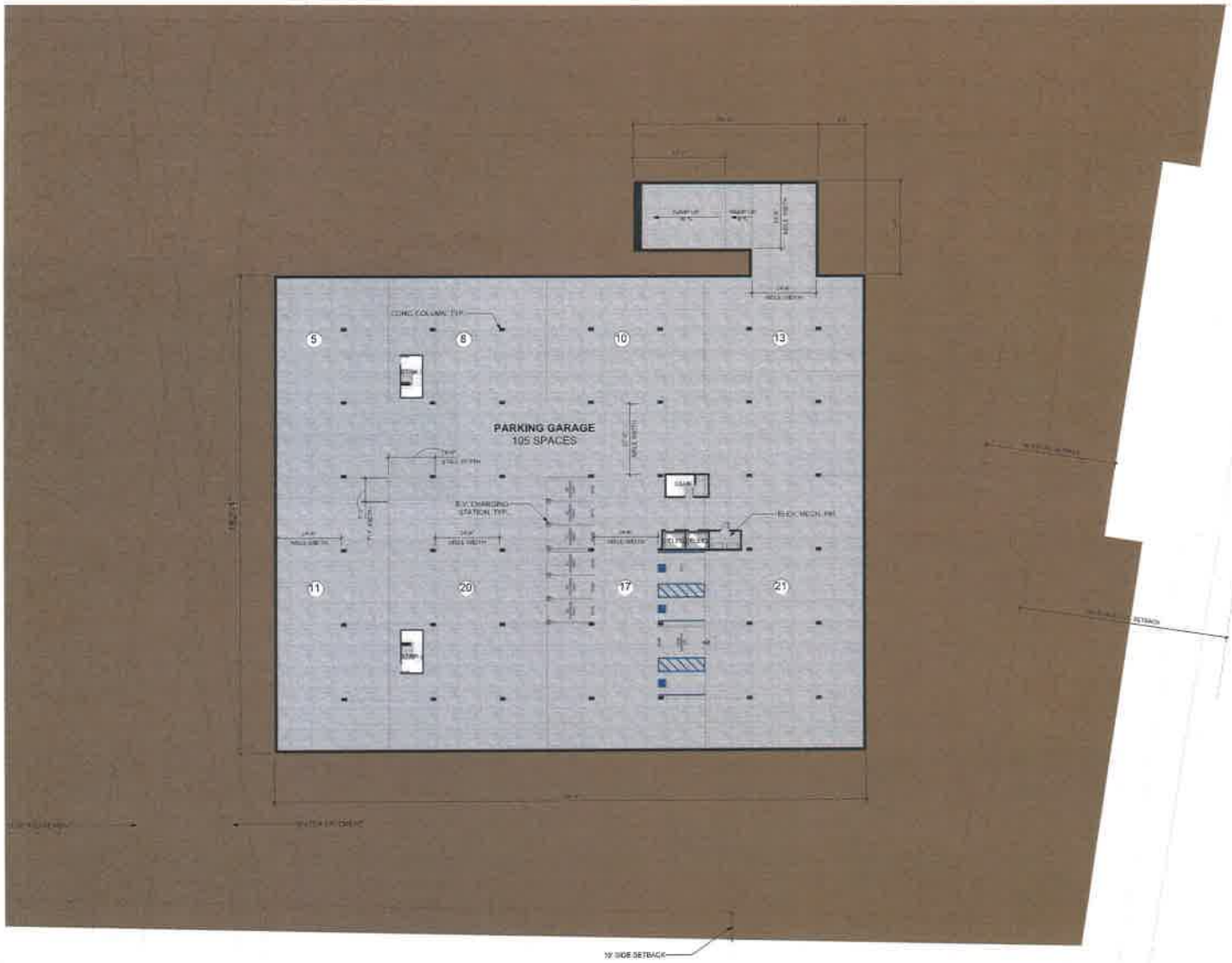
BASEMENT	
STANDARD 9'X18'	93 SPACES
STANDARD EVCS	6 SPACES
ADA VAN EVCS	1 SPACES
STANDARD ADA	2 SPACES
ADA VAN	1 SPACES
TOTAL	105 SPACES
ON-GRADE	
STANDARD 9'X18'	73 SPACES
COMPACT 8'X16'	0 SPACES
STANDARD EVCS	6 SPACES
STANDARD EV READY	68 SPACES
STANDARD EV CAPABLE	33 SPACES
ADA VAN EVCS	1 SPACES
STANDARD ADA	3 SPACES
ADA VAN	3 SPACES
TOTAL	187 SPACES
TOTAL PARKING PROVIDED	292 SPACES

SITE PLAN

OPTION 2 (ARB 05.10.24)

PROPOSED UNITS:	147 UNITS
PROPOSED DENSITY:	17.00 UNITS/ACRE
PROPOSED PARKING:	292 SPACES
PARKING RATIO:	2 SPACES/UNIT

NO REQUIRED MODIFICATIONS



BASEMENT PLAN - SOUTH

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

5360 VIA REAL, CARPINTERIA, CA

BASEMENT PLAN - SOUTH
A110

DESIGNARC

OPTION 2
(05.10.24)

LAGUNITAS APARTMENTS
MIXED-USE DEVELOPMENT

6380 VIA REAL, CARPINTERIA, CALIFORNIA

VICINITY MAP

PROJECT DESCRIPTION - OPTION 3

The proposed mixed-use project consists of five (5) two-story residential buildings containing a total of 86 apartment rental units, and one (1) three-story mixed-use building containing 67 apartment rental units, 5,716 square feet (SF) of research & development (R&D) office space, 2,334 square feet corner store occupied by a cafe/deli. The residential and mix project includes 14 studios, 84 1-bedrooms, 72 2-bedrooms, totalling 153 units with an overall density of 17.7 dwelling units per acre. The project provides adult pool amenities such as an outdoor pool, swim-up room, leasing office, club house, bike storage rooms, and associated site improvements on an 8.64-acre vacant lot. The project would provide a total of 318 parking spaces, including 184 surface parking spaces and 134 parking spaces within subterranean parking garage.

Two onsite underground retention systems will be installed to treat and store the 85th percentile storm volume per County of Santa Barbara Flood Control requirements. An existing onsite retention basin will be retained to mitigate the state of peak flows/runoff from the combined developed impervious areas by detaining the offsite impervious area that currently drains to it. Hydromodification of the 2 through 100 year storm events will be analyzed at the point downstream of the areas impacted by these developments.

The project requires the following entitlements: 1) a Coastal Development to allow development and in the coastal zone; 2) a Development Plan to allow a mixed residential/industrial use in the M-P zone district; 3) a Conditional Use Permit to allow commercial uses (e.g., cafe/deli and retail) in the M-P district; 4) a Modification to allow parking in the front yard setback; and 5) a Tentative Parcel Map (TPM) for condominium purposes to allow as many as three R&D commercial properties and one commercial unit for the residential component. The TPM would not subdivide the apartment buildings into separate residential units; the residential apartments would be for-lease and would not be for sale.

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A401 Exterior Perspective
A402 Exterior Perspective
A403 Exterior Perspective
A404 Exterior Perspective
A405 Exterior Perspective
A406 Exterior Perspective
A407 Exterior Perspective
A408 Exterior Perspective
A409 Exterior Perspective
A410 Exterior Perspective
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A500 Colors & Materials

CIVIL
C-2.1 Grading & Drainage Notes
C-2.2 Grading & Drainage Plan
C-2.3 Grading & Drainage Plan
C-2.4 Grading & Drainage Plan
C-2.5 Grading & Drainage Plan
C-2.6 Grading & Drainage Plan
C-2.7 Grading & Drainage Plan
C-2.8 Grading & Drainage Plan
C-2.9 Grading & Drainage Plan
C-2.10 Grading & Drainage Plan
C-2.11 Grading & Drainage Plan
C-2.12 Grading & Drainage Plan - Garage
C-2.13 Site Sections
C-3.1 Utility Plan
C-3.2 Erosion Control

LANDSCAPE
L000 Cover Sheet
L001 Ordinance Narrative
L002 Concept Diagram
L003 Concept Imagery
L004 Concept Imagery
L005 Concept Imagery
L100 Overall Site Plan
L101 Enlarged Site Plan - South
L102 Enlarged Site Plan - Center
L103 Enlarged Site Plan - North
L110 Hardscape Concept
L111 Planting Concept
L200 Planting - Overall Site Plan
L201 Planting Enlarged Site Plan - South
L202 Planting Enlarged Site Plan - Center
L203 Planting Enlarged Site Plan - North
L401 Planting Details
L210 Planting Imagery - Trees
L300 Irrigation Enlarged - Overall Site Plan
L301 Irrigation Enlarged Site Plan - South
L302 Irrigation Enlarged Site Plan - Center
L303 Irrigation Enlarged Site Plan - North
L400 Irrigation Details
L401 Irrigation Details
L402 Irrigation Details

LIGHTING
LP-0.0 Lighting Fixture Schedule
LS-0.1 Site Lighting Cole Plan - South
LS-0.2 Site Lighting Cole Plan - North
LS-1.0 Concept Lighting Set Elevation - Bldg 1
LS-2.0 Concept Lighting Set Elevation - Gym
LS-3.0 Concept Lighting Set Elevation - Leasing/Club
LS-4.0 Concept Lighting Set Elevation - Bike Barn/Trash
LS-5.0 Concept Lighting - Overall Site Plan
LS-6.0 Concept Lighting - Overall Site Plan

PROJECT DATA

ADDRESS	6380 VIA REAL, CARPINTERIA, CA
A.P.N.	001-190-097
ZONING	M-RP (MANUFACTURING / RESEARCH PARK)
REQUIRED FRONT SETBACK	GREATER OF 80' FROM CENTERLINE OF VIA REAL OR 50' FROM PROPERTY LINE
REQUIRED SIDE SETBACK	10' FROM PROPERTY LINE
REQUIRED REAR SETBACK	10' FROM PROPERTY LINE
MAX. HEIGHT LIMIT	35'
PROPOSED MAX HEIGHT	35' - 0"
MAX. LOT COVERAGE	40% (COMMERCIAL = 40% / 30% (PER RESIDENTIAL))
PROPOSED LOT COVERAGE	72,493 SF 19.34%
MIN. LANDSCAPE COVERAGE	20% LANDSCAPE (COMMERCIAL = 40% / 30% OPEN SPACE (PER RESIDENTIAL))
PROPOSED LANDSCAPE COVERAGE	34.2% (5.33 AC) 140,731 SF 37.6%

GROSS AREA	9.64 ACRES	GROSS AREA 9.64 ACRES
	379,153 SF	R.O.W. / BUS STOP -0.19 ACRES
		NET LOT AREA 9.46 ACRES
		LIQUITA LANE EASEMENT -1.35 ACRES
		CREEK SETBACK -3.75 ACRES
		DETENTION BASIN -0.60 ACRES
GROSS AREA DENSITY	17.71 DU/AC	NET DEVELOPMENT AREA 3.77 ACRES
NET DEVT. AREA DENSITY	26.53 DU/AC	

LOT COVERAGE / STORMWATER ANALYSIS

	EXISTING			PROPOSED		
	AREA (SF)	AREA (AC)	% OF SITE	AREA (SF)	AREA (AC)	% OF SITE
LOT AREA	379,153 SF	8.84	100.0%	379,153 SF	8.84	100.0%
(BUILDING COVERAGE (*) (IMPERVIOUS)	-	-	-	104,743	2.40	27.6%
LANDSCAPE COVERAGE (INCL. POOL) (PERVIOUS)	304,709	7.01	81.6%	140,143	3.22	37.0%
HARDSCAPE COVERAGE (IMPERVIOUS)	31,444	0.72	8.4%	131,267	3.01	34.6%
(*) INCLUDES CARPORTS/ENCLOSURES						

PARKING ANALYSIS

RESIDENTIAL PARKING REQUIREMENTS

RESIDENTIAL PARKING REQ'D (1 SPACE/ UNIT)	206 SPACES
GUEST PARKING REQ'D (1 SPACE / 3 DWELLING UNITS)	51 SPACES
TOTAL RESIDENTIAL PARKING REQ'D	257 SPACES
TOTAL REQ'D COVERED PARKING (1 SPACE / UNIT)	153 SPACES

COMMERCIAL PARKING REQUIREMENTS

REQ'D (1 / 300 SF)	AREA (NET SF)	REQ'D BASE PARKING
COMMERCIAL 1	2,889 SF	10 SPACES
COMMERCIAL 2	3,829 SF	13 SPACES
SUBTOTAL		23 SPACES
		14 SPACES (50%) REQ'D (PP)
COMMERCIAL 3	**AREA (NET SF)**	**REQ'D COMM. PARKING**
CAFE/DELI - SHOWROOM (1 SPACE/250 SF)	2,334 SF	9 SPACES
CAFE/DELI - SHOWROOM (4 VISITS/DAY)		6 SPACES
CAFE/DELI - OUTDOOR PATIO (2 SEATS/DAY / SPACE/4 SEATS)		9 SPACES
TOTAL BASE/EQUAL		37 SPACES

PARKING SUMMARY

TOTAL RESIDENTIAL PARKING REQ'D *	257 SPACES
TOTAL RES/COMMERCIAL PARKING REQ'D *	37 SPACES
TOTAL PARKING REQ'D	294 SPACES
* REFER TO PARKING ANALYSIS	
AVG. RES. PARKING RATIO PROVIDED	277 SPACES / 153 UNITS= 1.8 SPACES/UNIT
AVG. RES. PARKING RATIO PROVIDED	1.2 SPACES/1000 SF

COVERED / UNCOVERED PARKING PROVIDED

TOTAL CARPORTS / SUBSURFACE PARKING PROVIDED	131 SPACES
TOTAL COVERED / CARPORT PARKING PROVIDED	100 SPACES
TOTAL UNCOVERED PARKING PROVIDED	94 SPACES
TOTAL PARKING PROVIDED	218 SPACES

BIKE PARKING

RESIDENTIAL LONG-TERM PARKING	26 SPACES
COMMERCIAL SHORT-TERM PARKING	6 SPACES
TOTAL BIKE PARKING PROVIDED	32 SPACES

PARKING PROVIDED BY TYPE/LOCATION

BASEMENT	
STANDARD 90'-0	114 SPACES
STANDARD 8'6	6 SPACES
ADA VAN EXIT	1 SPACES
STANDARD ADA	2 SPACES
ADA VAN	1 SPACES
TOTAL	124 SPACES
SW GRADE	
STANDARD 90'-0	88 SPACES
COMPACT 8'0	8 SPACES
STANDARD 8'6	6 SPACES
STANDARD 90' READY	68 SPACES
STANDARD 90' CAPABLE	32 SPACES
ADA VAN EXIT	1 SPACES
STANDARD ADA	2 SPACES
ADA VAN	2 SPACES
TOTAL	194 SPACES
TOTAL PARKING PROVIDED	318 SPACES

RESIDENTIAL SUMMARY

UNIT TYPE	QUANTITY	UNIT MIX	BED & BASEMENT PARKING (1/UNIT)	UNIT SIZE (NET SF)	AREA SUBTOTAL (NET SF)
ST_A	6	4%	6	410 SF	2,496 SF
ST_B	6	4%	6	572 SF	3,228 SF
ST_C	2	1%	2	421 SF	842 SF
1BR_A	34	22%	34	748 SF	25,432 SF
1BR_B	27	18%	27	646 SF	17,442 SF
1BR_C (CARPORT ADJ.)	5	3%	5	770 SF	3,850 SF
2BR_A	40	26%	80	989 SF	39,560 SF
2BR_B	12	8%	24	852 SF	10,224 SF
2BR_C	13	8%	26	864 SF	11,232 SF
2BR_D (ADJ/2+1 ADJ.)	9	6%	18	1,222 SF	10,998 SF
TOTAL UNITS	153	100%	226		125,254 SF
TOTAL BEDROOMS	226				

RESIDENTIAL UNIT SUMMARY BY BUILDING

	BUILDING 1		BUILDING 2		BUILDING 3		BUILDING 4		BUILDING 5		BUILDING 6	
UNIT TYPE	QUANTITY	AREA (NET SF)	QUANTITY	AREA (NET SF)	QUANTITY	AREA SUBTOTAL (NET SF)	QUANTITY	AREA SUBTOTAL (NET SF)	QUANTITY	AREA SUBTOTAL (NET SF)	QUANTITY	AREA SUBTOTAL (NET SF)
ST_A	0	0 SF	0	0	2	820 SF	0	0 SF	0	0 SF	2	820
ST_B	0	0 SF	0	0	2	1,144 SF	0	0 SF	0	0 SF	2	1,144
ST_C	2	842 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
1BR_A	0	0 SF	16	11,968 SF	8	5,984 SF	6	4,488 SF	4	2,992 SF	0	0 SF
1BR_B	27	17,442 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
1BR_C (CARPORT ADJ.)	5	3,850 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
2BR_A	0	0 SF	4	3,956 SF	4	3,934 SF	8	7,912 SF	10	9,890 SF	14	13,846 SF
2BR_B	12	10,224 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
2BR_C	13	10,248 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
2BR_D (CARPORT ADJ.)	9	10,821 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
TOTAL UNITS	67	53,413 SF	20	15,924 SF	16	11,896 SF	12	12,400 SF	14	12,882 SF	18	15,810 SF

RESIDENTIAL AMENITIES

	AREA SUBTOTAL (NET SF)
BIKE ROOMS	674 SF
LEASING OFFICE/CLUBHOUSE 1	1,529 SF
EXERCISE ROOM	1,403 SF
CLUBHOUSE 2	1,143 SF
POOL SIDE PW&T ROOM	42 SF
POOL SHOWER	42 SF
RESIDENTIAL LOBBY	385 SF
SUBTOTAL RES. AMENITIES	5,267 SF
OTHER AREAS (CIRCULATION/CORE AREAS)	12,442 SF
TOTAL RESIDENTIAL AREAS	142,149 SF

RES/COMMERCIAL SUMMARY

BASE USES	AREA SUBTOTAL (NET SF)
COMMERCIAL 1	2,889 SF
COMMERCIAL 2	3,829 SF
SUBTOTAL BASE	6,718 SF
MIXED USE (1ST FLOOR)	1,824 SF
SUBTOTAL RES/COMMERCIAL	8,542 SF

PROJECT SUMMARY

TOTAL NET FLOOR AREA	149,691 SF
TOTAL GROSS FLOOR AREA	167,423 SF
BASEMENT AREA (GARAGE)	48,490 SF
TOTAL GROSS FLOOR AREA (W/ GARAGE)	215,913 SF

BUILDING / STRUCTURE SUMMARY

NAME	USE / DESCRIPTION	TOTAL AREA (GROSS)*	AREA (FLOOR 1)	AREA (FLOOR 2)	AREA (FLOOR 3)	PARAPET AREA (COVERED)	HEIGHT	RES. UNITS
BUILDING 1 (FLOORS 1-3)	MIXED-USE	86,772 SF	29,329 SF	28,715 SF	28,866 SF	11,689 SF	37'-1"	67
BUILDING 2	RESIDENTIAL APT	17,888 SF	8,943 SF	8,108 SF	0 SF	1,815 SF	22'-9"	20
BUILDING 3	RESIDENTIAL APT	14,814 SF	7,698 SF	7,116 SF	0 SF	1,215 SF	22'-9"	16
BUILDING 4	RESIDENTIAL APT	11,218 SF	5,781 SF	5,289 SF	0 SF	1,165 SF	22'-9"	12
BUILDING 5	RESIDENTIAL APT	15,800 SF	8,045 SF	7,708 SF	0 SF	1,357 SF	22'-9"	18
BUILDING 6	RESIDENTIAL APT	16,760 SF	8,580 SF	8,200 SF	0 SF	1,367 SF	22'-9"	18
LEASING / CLUBHOUSE 1	RESIDENTIAL APT	1,829 SF	1,668 SF	0 SF	0 SF	N/A	12'-6"	N/A
CLUBHOUSE 2	RESIDENTIAL APT	1,217 SF	1,217 SF	0 SF	0 SF	N/A	12'-6"	N/A
GYM	RESIDENTIAL APT	1,677 SF	1,677 SF	0 SF	0 SF	N/A	12'-6"	N/A
POOL EQUIPMENT ROOM	RESIDENTIAL APT	56 SF	56 SF	0 SF	0 SF	N/A	9'-6"	N/A
POOL SHOWER	RESIDENTIAL APT	84 SF	84 SF	0 SF	0 SF	N/A	9'-6"	N/A
BIKE ROOM 1	RESIDENTIAL APT	351 SF	351 SF	0 SF	0 SF	N/A	10'-6"	N/A
BIKE ROOM 2	RESIDENTIAL APT	351 SF	351 SF	0 SF	0 SF	N/A	10'-6"	N/A
TOTAL		167,423 SF	72,468 SF	65,236 SF	28,866 SF	18,476 SF		153
BUILDING 1 (BASEMENT)	GARAGE	48,490 SF						
TOTAL		215,913 SF						
TRASH ENCLOSURE 1	RES./UNCOVERED	191 SF	191 SF				6'-0"	
TRASH ENCLOSURE 2	RES./UNCOVERED	191 SF	191 SF				6'-0"	
TRASH ENCLOSURE 3	RES./UNCOVERED	191 SF	191 SF				6'-0"	
TRASH ENCLOSURE 4	RES./UNCOVERED	191 SF	191 SF				6'-0"	
TRASH ENCLOSURE 5	COM./UNCOVERED	261 SF	261 SF				6'-0"	
TOTAL		1,025 SF	1,025 SF					
CARPORTS 1-13	RES./COVERED	14,524 SF	14,524 SF				9'-6"	
TOTAL		14,524 SF	14,524 SF					
POOL	RESIDENTIAL APT.	480 SF	480 SF				N/A	
SPA	RESIDENTIAL APT	69 SF	69 SF				N/A	
TOTAL		549 SF	549 SF					

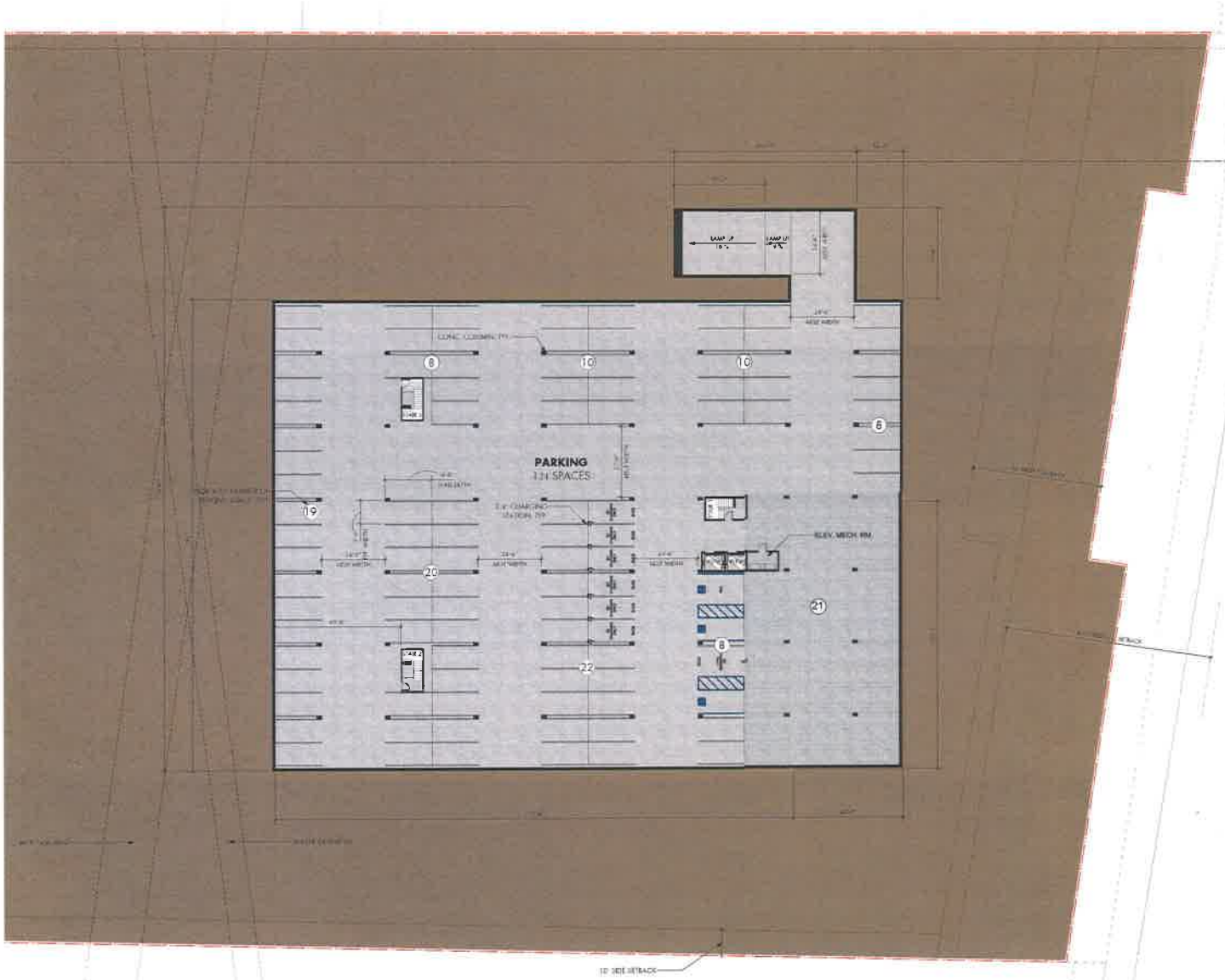
SITE PLAN- OPTION 3

OPTION 3 (05.20.24)

PROPOSED UNITS:	153 UNITS
PROPOSED DENSITY:	17.7 UNITS/ACRE
PROPOSED PARKING:	318 SPACES
PARKING RATIO:	2 SPACES/UNIT

REQUIRED MODIFICATIONS

1. PARKING IN THE FRONT SETBACK



BASEMENT PLAN - SOUTH

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

BASEMENT PLAN - SOUTH
A110

SCALE 1" = 16'
DATE 11/17/23

DESIGNARC

OPTION 3
(05.20.24)

KEYNOTES

CONCRETE
CA-1 Board-formed concrete wall
CA-2 Pre-cast concrete skirt board

DOORS, WINDOWS, & FRAMES
DW-1 Aluminum storefront system: Dark-bronze dual glazed
DW-2 Aluminum frame full-glazed garage door: Silver anodized, dual-glazed
DW-3 Aluminum sliding door, clear anodized, dual-glazed
DW-4 Aluminum wrapped, clear anodized, dual-glazed
DW-5 Solid-core wood door, painted
DW-6 Hollow steel door, galvanized, painted

ELECTRICAL
EL-1 Photovoltaic panels

GLASS
GL-1 3/4" laminated glass guardrail

LANDSCAPE
LA-1 Raised planter

MASONRY
MA-1 8"x8"x16" Stacked-bond concrete block

MECHANICAL
ME-1 Rooftop mechanical equipment screen

METALS
MT-1 Steel guardrail system, galvanized, painted
MT-2 Steel column, galvanized, painted
MT-3 Steel awning, galvanized, painted
MT-4 Perforated steel guardrail, galvanized, painted
MT-5 Steel parapet, galvanized, painted
MT-6 Perforated steel gate, galvanized, painted
MT-7 Steel picket and fence, galvanized, painted

PLASTER
PL-1 Smooth trowelled cement plaster finished

PAINT
P-1 Dunn-Edwards DE6366 - Cast Herring
P-2 Sherwin Williams Collection Pre-Finish - Stone Beach
P-3 Dunn-Edwards DE6377 - Mist Forest
P-4 Benjamin Moore 1633 - Grammy
P-5 Color "Dune Grey" from Masterpiece Acrylic Paint

WOOD
WD-1 Horizontal Siding Shiplap Pre-Finished "Stone Beach"
WD-2 8" Hardie Artisan Board and batten shiplap siding
WD-3 2"x8" Composite planks - Timbertech "Coastline"

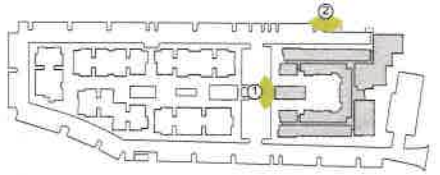
Agency Code References:

CMC Section 14.06.085 (Building Height): "Building height" means the vertical distance from the average finish grade of the lot covered by the building to the highest points of the coping of a flat roof or to the height of the highest gable of a pitch or hip roof.

CMC Section 14.50.080 (Height): Chimneys, elevator and stair housings, church spires, and similar architectural features and similar structures may exceed the building height limit in all districts where such excess heights are not in conflict with other provisions of this title.

4 NORTH ELEVATION - BUILDING 1
Scale: 1/8" = 1'-0"

5 EAST ELEVATION - BUILDING 1
Scale: 1/8" = 1'-0"



KEY MAP

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

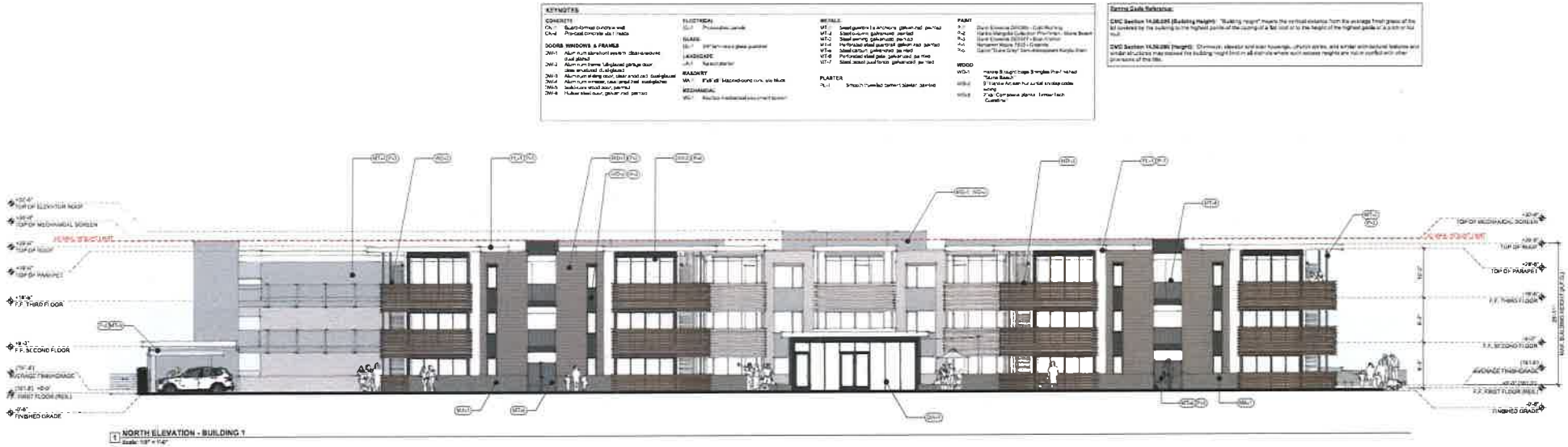
5320 VIA REAL, CARPINTERIA, CA

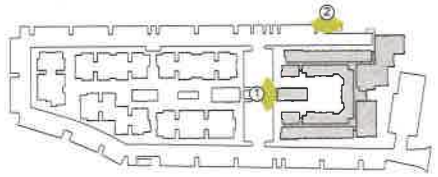
EXTERIOR ELEVATIONS - BUILDING 1
A201_Opt3

SCALE: 1/8" = 1'-0"
DATE: 5/22/24

DESIGNARC

OPTIONS 2 & 3
(05.20.24)





KEY MAP

EXTERIOR ELEVATIONS - BUILDING 1

A201a_Opt3

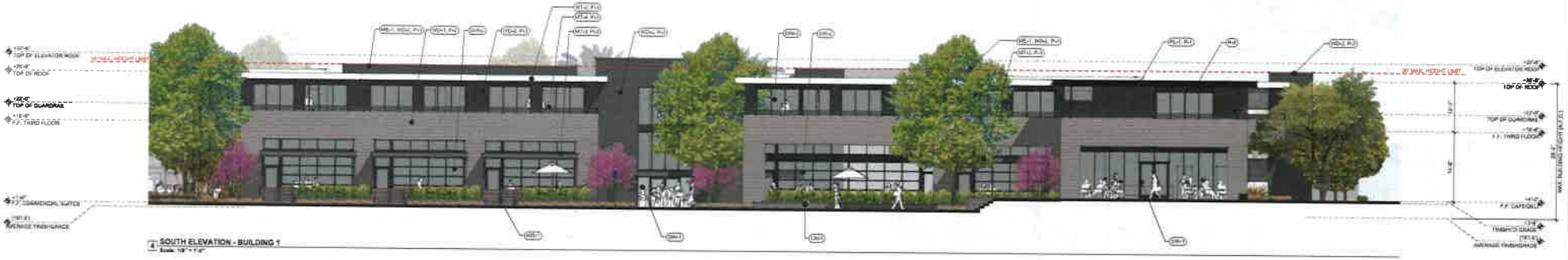
DESIGNARC

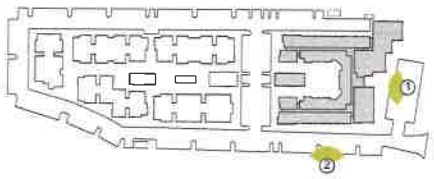
MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6350 VIA REAL, CARPINTERIA, CA

OPTIONS 2 & 3

(05.20.24)





KEY MAP

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

EXTERIOR ELEVATIONS - BUILDING 1

A202_Opt3

DESIGNARC

OPTIONS 2 & 3

(05.20.24)

KEYNOTES

CONCRETE
CN-1 Board-formed concrete wall
CN-2 Pre-cast concrete sill / trim

DOORS, WINDOWS & FRAMES
DW-1 Alum. curtain wall system, clear-anodized, 1" IGU glazing
DW-2 Alum. entrance / sidelighted garage door, clear anodized, IG, daylight
DW-3 Alum. curtain wall storefront, clear anodized, sandblasted
DW-4 Alum. curtain wall window, clear anodized, sandblasted
DW-5 Bedroom wood door, painted
DW-6 Hollow steel door, painted, per hdwr

ELECTRICAL
EL-1 Photovoltaic panels

GLAZE
GL-1 3/8" laminated glass guardrail

LANDSCAPE
LA-1 Raised planter

MASONRY
MA-1 8"x8"x16" split face concrete burnished block

MECHANICAL
ME-1 Roof top mechanical equipment screen

METALS
MT-1 Steel guardrail & handrail, galvanized, painted
MT-2 Steel column, galvanized, painted
MT-3 Steel awning, galvanized, painted
MT-4 Perforated steel guard, galvanized, painted
MT-5 Steel support, galvanized, painted
MT-6 Perforated steel gate, galvanized, per hdwr
MT-7 Steel picket railing, galvanized, per hdwr

PLASTER
PL-1 3-Coat, sanded cement plaster, painted

PAINT
P-1 Paint Exterior SW 6258 - Tricorn Black
P-2 Paint Exterior SW 6990 - Cityscape
P-3 Paint Exterior SW 6231 - Rural Retreat
P-4 Benjamin Moore 1522 - Graphite
P-5 Sherwin Williams SW 6258 - Tricorn Black

WOOD
WD-1 Vertical Straight Edge Shiplap Pine Wood "Nature Beach"
WD-2 8" Vertical Ash Wood Slat Wall with 4" gap wood spacing
WD-3 Trex Composite Decking - Timber Tech Saddle Tan

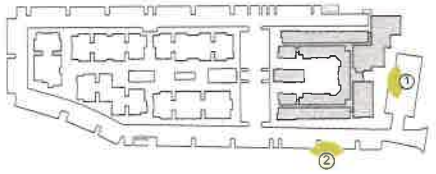
Zoning Code Reference:

CMC Section 14.08.085 (Building Height): "Building height" means the vertical distance from the average of each grade of the lot covered by the building to the highest points of the coping of a flat roof or to the height of the highest gable of a pitch or hip roof.

CMC Section 14.50.060 (Height): Chimneys, elevator and stair housings, church spires, and similar architectural features and similar structures may exceed the building height limit in all districts where such excess heights are not in conflict with other provisions of this title.

1 SOUTH ELEVATION - BUILDING 1
Scale: 1/8" = 1'-0"

2 WEST ELEVATION - BUILDING 1
Scale: 1/8" = 1'-0"



KEY MAP

EXTERIOR ELEVATIONS - BUILDING 1
A202a-Opt3

DESIGNARC

SCALE: 1/8" = 1'-0"
DATE: 5/20/24

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

OPTIONS 2 & 3
(05.20.24)

KEYNOTES

CONCRETE
CN-1 Board-formed concrete wall
CN-2 Pre-cast concrete stair treads

DOORS, WINDOWS, & FRAMES
DW-1 Aluminum storefront system: Clear-anodized, dual-glazed
DW-2 Aluminum frame full-glazed garage door; clear anodized, dual-glazed
DW-3 Aluminum sliding door, clear anodized, dual-glazed
DW-4 Aluminum window, clear anodized, dual-glazed
DW-5 Solid core wood door, painted
DW-6 Hollow steel door, painted, per plan

ELECTRICAL
EL-1 Photovoltaic panels

GLASS
GL-1 3/4" low-e rated glass guardrail

LANDSCAPE
LN-1 Raised planter

MASONRY
MA-1 8"x8"x16" Stacked bond concrete block

MECHANICAL
ME-1 Roof top mechanical equipment screen

METALS
MT-1 Steel guardrail stanchions, galvanized, painted
MT-2 Steel column, galvanized, painted
MT-3 Steel awning, galvanized, painted
MT-4 Perforated metal guardrail, galvanized, painted
MT-5 Steel accent, galvanized, painted
MT-6 Perforated steel gate, galvanized, as noted
MT-7 Steel accent roof trims, galvanized, as noted

PLASTER
PL-1 Smooth trowelled sanded plaster, painted

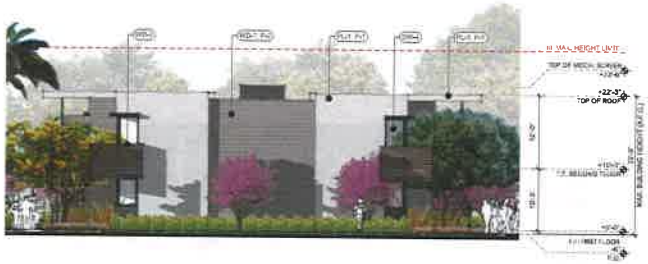
PAINT
P-1 Dunn Edwards DE6383 - Cast Iron
P-2 Hallmark Maryville Collection Pre-Finish - Stone Beach
P-3 Dunn Edwards DE6317 - Blue Horizon
P-4 Benjamin Moore 1231 - Graphite
P-5 Custom "Dune Grey" form wheatboard, Acrylic stain

WOOD
WD-1 Ambler Straight Lapp Shingles Pre-Finished "Stone Beach"
WD-2 9" Nichiha Artisan reinforced shiplap cedar siding
WD-3 7"x9" Composite planks | interlock "Coastline"

Zoning Code Reference:

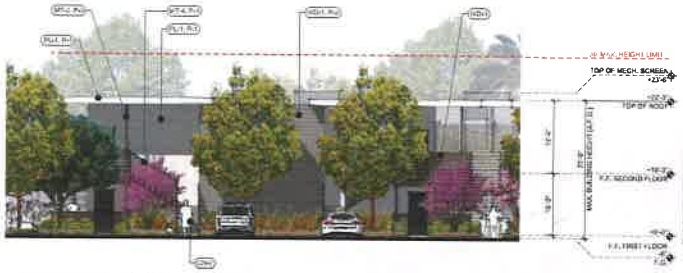
DMC Section 14.05.040 (Building Height): "Building Height" means the vertical distance from the average finish grade of the lot covered by the building to the highest points of the roofing of a flat roof or to the height of the highest points of a pitch or hip roof.

DMC Section 14.30.080 (Height): Chimneys, elevator and stair housings, church spires, and similar architectural features and similar structures may exceed the building height limit or all permits where such excess heights are not in conflict with other provisions of this title.



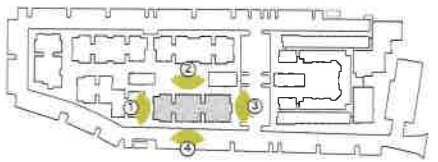
1 NORTH ELEVATION - BUILDING 2
Scale: 1/8" = 1'-0"

2 EAST ELEVATION - BUILDING 2
Scale: 1/8" = 1'-0"



3 SOUTH ELEVATION - BUILDING 2
Scale: 1/8" = 1'-0"

4 WEST ELEVATION - BUILDING 2
Scale: 1/8" = 1'-0"



KEY MAP

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

EXTERIOR ELEVATIONS - BUILDING 2

A203

SCALE 1" = 8'

DATE 5/20/24

DESIGNARC

OPTIONS 2 & 3

(05.20.24)

KEYNOTES

CONCRETE
- Cb- Board-formed concrete wall
- Cp-2 Precast concrete sign / name

DOORS, WINDOWS, & FRAMES
- DW-1 Aluminum storefront system, clear-anodized, cut-glazed
- DW-2 Aluminum frame, full-glazed garage door, clear anodized, cut-glazed
- DW-3 Aluminum sliding door, clear anodized, cut-glazed
- DW-4 Aluminum window, clear anodized, cut-glazed
- DW-5 Bollard in wood post, painted
- DW-6 Hollow steel door, galvanized, painted

ELECTRICAL
- EL-1 Photovoltaic panels

GLASS
- GL-1 3/8" dark wood glass guardrail

LANDSCAPE
- LA-1 Raised planter

MASONRY
- MA-1 8"x8"x8" Stacked-bond concrete block

MECHANICAL
- ME-1 Rooftop mechanical equipment

METALS
- MT-1 Steel guardrail, handrails, galvanized, painted
- MT-2 Steel column, galvanized, painted
- MT-3 Steel awning, galvanized, painted
- MT-4 Perforated steel guardrail, galvanized, painted
- MT-5 Steel carport, galvanized, painted
- MT-6 Perforated steel gate, galvanized, painted
- MT-7 Steel picket dual fence, galvanized, painted

PLASTER
- PL-1 Smooth trowelled cement plaster, painted

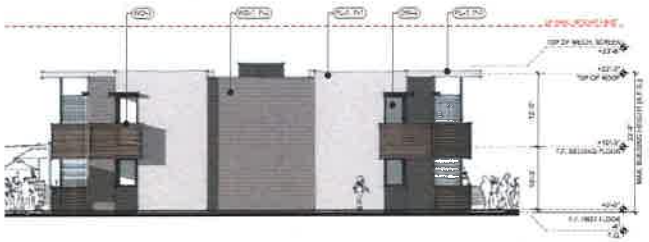
PAINT
- PT-1 Dunn-Edwards DE6385 - Cafe Au Lait
- PT-2 Dunn-Edwards DE6391 - Blue Fusion
- PT-3 Dunn-Edwards DE6371 - Blue Fusion
- PT-4 Benjamin Moore 1633 - Organic
- PT-5 Dunn-Edwards DE6385 - Cafe Au Lait
- PT-6 Dunn-Edwards DE6385 - Cafe Au Lait

WOOD
- WD-1 Horizontal Straight Edge Shiplap Pine painted "Storm Beach"
- WD-2 8" Nichiha Artisan horizontal shiplap panel siding
- WD-3 2"x6" Composite planks - 1 inch from Outside

Zoning Code Reference:

CMC Section 14.08.045 (Building Height): "Building height" means the vertical distance from the average f inish grade of the lot covered by the building to the highest points of the coping of a flat roof or to the height of the highest gable of a pitch or hip roof.

CMC Section 14.50.080 (Height): Chimneys, elevator and stair housings, church spires, and similar architectural features and similar structures may exceed the building height limit in all districts where such excess heights are not in conflict with other provisions of the title.

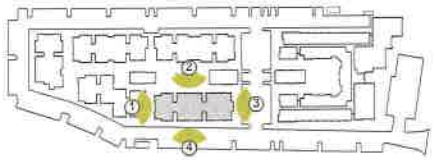


6 NORTH ELEVATION - BUILDING 2
Scale: 1/8" = 1'-0"

7 EAST ELEVATION - BUILDING 2
Scale: 1/8" = 1'-0"

8 SOUTH ELEVATION - BUILDING 2
Scale: 1/8" = 1'-0"

9 WEST ELEVATION - BUILDING 2
Scale: 1/8" = 1'-0"



KEY MAP

EXTERIOR ELEVATIONS - BUILDING 2

A203a

SCALE: 1" = 0"
DATE: 3/22/24

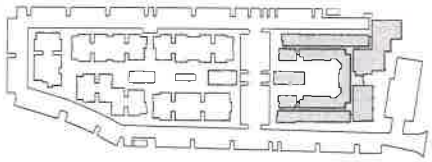
DESIGNARC

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6369 VIA REAL, CARPINTERIA, CA

OPTIONS 2 & 3
(05.20.24)

VIEW OF BUILDING 1 FROM VIA REAL LOOKING NORTH



KEY MAP

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6350 VIA REAL, CARPINTERIA, CA

EXTERIOR PERSPECTIVE

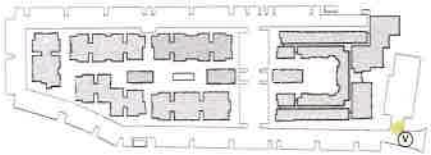
A401

SCALE: NONE
DATE: 5/1/24

DESIGNARC

OPTION 2 & 3
(05.20.24)

VIEW OF BUILDING 1 LOOKING EAST FROM SITE ENTRANCE



KEY MAP

EXTERIOR PERSPECTIVE
A402

DESIGNARC

SCALE: NONE
DATE: 5/1/24

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

OPTION 2 & 3
(05.20.24)

VIEW OF BUILDING 1 COMMON AREA COURTYARD AND CLUBHOUSE

KEY MAP

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

[redacted]

EXTERIOR PERSPECTIVE
A403

SCALE: NONE
DATE: 5/1/24

DESIGNARC

OPTION 2 & 3
(05.20.24)

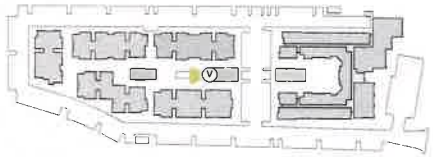
VIEW OF BUILDING 2 LOOKING NORTHEAST FROM PARKING

KEY MAP

EXTERIOR PERSPECTIVE
A404
SCALE: NONE
DATE: 5/1/24

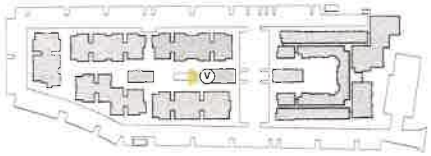
DESIGNARC

VIEW FROM POOL COURTYARD LOOKING NORTH TOWARD CLUBHOUSE 2



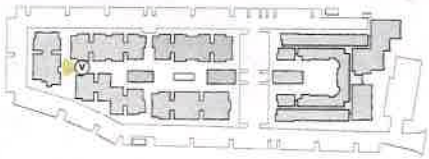
KEY MAP

AERIAL VIEW OF POOL COURTYARD LOOKING NORTH TOWARD CLUBHOUSE 2



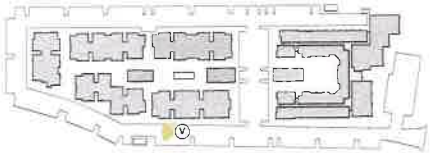
KEY MAP

VIEW LOOKING NORTH TOWARD COMMON PATIO 3



KEY MAP

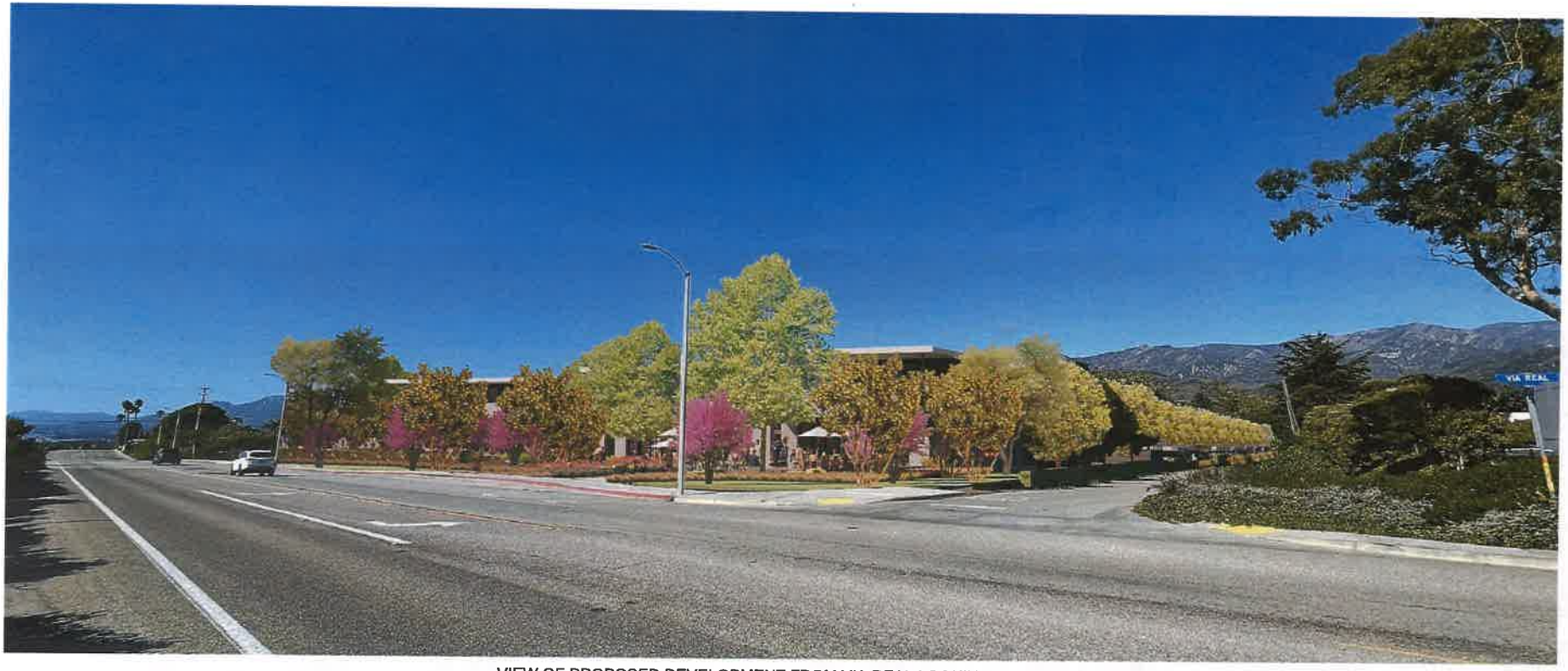
VIEW LOOKING NORTH TOWARD BIKE ROOM 2 AND MAIL KIOSK



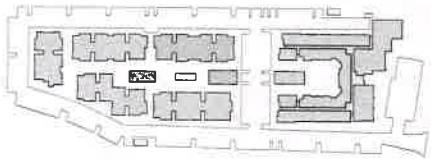
KEY MAP

EXTERIOR PERSPECTIVE
A408

DESIGNARC



VIEW OF PROPOSED DEVELOPMENT FROM VIA REAL LOOKING NORTHEAST



KEY MAP

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

EXTERIOR PERSPECTIVE

A409

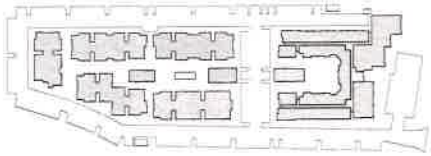
SCALE: NONE
DATE: 8/1/24

DESIGNARC

OPTION 2 & 3

(05.20.24)

VIEW OF PROPOSED DEVELOPMENT FROM VIA REAL LOOKING NORTHWEST



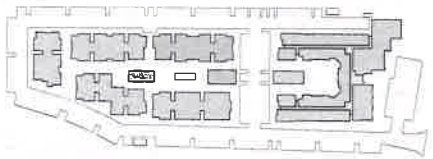
KEY MAP

EXTERIOR PERSPECTIVE
A410

SCALE: NONE
DATE: 5/1/24

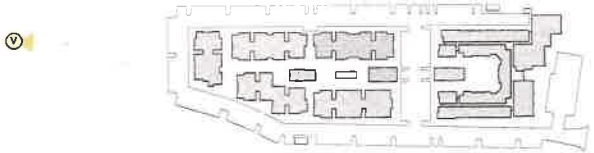
DESIGNARC

VIEW OF PROPOSED DEVELOPMENT LOOKING SOUTH FROM ABOVE
STORMWATER DETENTION BASIN



KEY MAP

VIEW OF PROPOSED DEVELOPMENT LOOKING SOUTH FROM CUL DE SAC

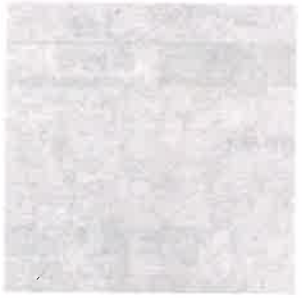


KEY MAP

WD-3 TIMBERTECH 6" COMPOSITE PLANKS
"COASTLINE"

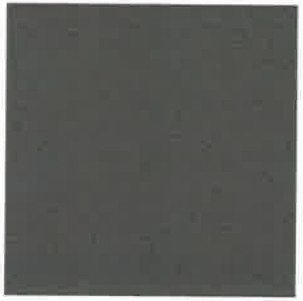
WD-2 HARDIE ARTISAN 9" SHIPLAP SIDING

WD-1 HARDIE STRAIGHT EDGE SHINGLES
PREFINISHED "STONE BEACH"



PL-1 SMOOTH-TROWELED CEMENT PLASTER

P-4 GRAPHITE
BENJAMINE MOORE 1603



P-3 BOAT ANCHOR
DUNN EDWARDS DE6377

P-2 STONE BEACH
HARDIE MAGNOLIA COLLECTION PRE-FINISHED COLOR

P-1 COLD MORNING
DUNN EDWARDS DE6385

MT-4 PERFORATED STEEL GUARDRAIL
MT-6 PERFORATED STEEL GATE

DW 1-4 DARK BRONZE ANODIZED ALUMINUM

MA-1 8"X8"X8" STACKED-BOND
CONCRETE BLOCK

CN-2 PRE-CAST CONCRETE STAIR TREADS

CN-1 BOARD-FORMED CONCRETE

Attachment B
April 11, 2024 ARB Meeting Minutes

Lagunitas Apartments & Mixed-Use Project
#23-2243-DP/CUP/TPM/CDP/ARB
Joint City Council/Planning Commission/Architectural Review Board Conceptual Review
June 18, 2024

roof material which matches the existing roof. He further clarified that the proposed windows on the dormer element and gable end of the garage would be functional and provide ventilation.

Public Comments: None

Boardmember Discussion:

Chair Stein commented that the project is a big improvement over the existing condition.

Boardmember O'Connor commented that he appreciated that the proposed project and the existing development conformed to all the required zoning standards and that no modifications were required.

All boardmembers expressed their overall support for preliminary and final approval.

ACTION: Motion by Boardmember O'Connor, seconded by Vice Chair Blakemore, to recommend Preliminary and Final approval to the Director as submitted.

VOTE: 5-0

2) Project: Lagunitas Apts. & Mixed-Use Project, Project 23-2243-CUP/TPM/CDP
Address: 6380 Via Real
Applicant: Troy White, agent, for Steve Leonard, Manager, RPG Carpinteria, LLC
Planner: Syndi Souter

Request of Troy White, agent, for Steve Leonard, Manager, RPG Carpinteria, LLC, to consider Project 23-2243-CUP/TPM/CDP for preliminary review of a request to construct a new 159-unit apartment complex with amenities, a 2,224 square-foot market/café, one 3,829 square-foot R&D office space, one 2,889 square-foot R&D office space, 301 parking spaces (196 surface spaces and 105 underground spaces), and associated hardscape/landscaping and site improvements. The property is an 8.63-acre parcel zoned Industrial /Research Park (M-RP) and shown as APN 001-190-097, addressed as 6380 Via Real.

Ex Parte Communications Disclosure: None

Staff Comments:
Syndi Souter provided a presentation and described the overall project scope. She summarized the project history and described the previously approved office building and parking arrangement and how it differed from the proposed mixed-use project, noting the relationship to the existing City-owned parcel adjacent to the project site. She provided detailed information and plan images describing the project's architectural style, site arrangement, proposed grading and drainage, parking arrangement, landscaping and exterior lighting. She then noted the story pole installation and provided photographs of the story pole installation. Syndi summarized her presentation with a discussion of the key objectives and policies for the ARB to consider and the ARB's support for the three requested modifications for exceeding the height limit on Building #1, the use of compact parking spaces, and the location of parking within the front setback along Via Real. She concluded by requesting the ARB's input on the following issue areas:

- Site design and project layout;
- Architectural style and materials;
- Size, height, massing, and scale of the proposed structures in relation to their surroundings;
- Landscaping plant palette, including native trees;
- Exterior light fixtures and night-sky compliance;
- Impacts to public views of the mountains;
- Grading and earthwork quantities;
- The three Modification requests; and
- Neighborhood compatibility.

Applicant Comments:
Troy White, agent for the owner, Mark Kirkhart, project architect, Scott Caps, landscape architect, and Jason Gotsis, civil engineer, prepared a presentation and were available to answer questions. Troy White introduced the project team and provided background information on the previously approved office project and how the economics of the commercial/office concept had changed. He noted that after previously meeting with CDD staff, the project was revised to focus on providing rental housing instead. He then described an outline of the applicant presentation. Mark Kirkhart commenced the presentation and summarized the project's design goals, site constraints, and architecture. He clarified that no access to the site would be provided off of Lomita Lane (a private road), other than emergency access for the Fire Department, and described the site topography and the related design intent with respect to the visibility of the parking area fronting Via Real, the height and massing of the buildings, and rationale for the height modification request. He went on to describe the rationale for the site arrangement and related open space calculations. Jason Gotsis then explained the grading and drainage plan and constraints related to existing public easements that bisect the project site. He further detailed the stormwater plan and related expansion of the existing stormwater detention basin and answered questions from Vice Chair Blakemore regarding how the grading calculations relate to the stormwater requirements, and answered a question from Boardmember O'Connor confirming that the proposed electrical service would be underground. The applicant presentation then proceeded with a presentation of the proposed landscape plans by Scott Capps, including the proposed arrangement of the open space areas and perimeter landscape screening. Mark Kirkhart wrapped-up the presentation with a brief "fly by" video to help the ARB better visualize the project design in three dimensions. He concluded by answering questions from the ARB related to the courtyard dimensions, the proposed parking ratio, conjunctive parking proposal, how the open space and lot coverage areas were calculated, dimensions of interior corridor areas, and size of proposed rental units.

Public Comments:
Twenty-one (21) written and electronic public comments were submitted and provided to the ARB members in advance of the meeting. These comments are part of the public record and copies are on file with the Community Development Department. All of the written and electronic public comments received were either in opposition to the project or expressed concern with certain aspects of the project.

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

Lisa Lisiecky (representing the Lagunitas HOA) - Opposed. HOA CC&Rs specify only commercial use of the property. Previously approved commercial development was respectful in its design

(parking arrangement, noise from mechanical equipment, etc.) Noise and lighting are major concern. The open space is used by Lagunitas residents.

Marcy Mullan - (speaker slip submitted, did not comment)

Don Benson - Speaking on behalf of himself and wife, Vera Benson. Opposed. Lomita Lane resident for 60 years. Vera was involved in previous project and revisions. Supports housing that is integrated into the Lagunitas residences but opposed to 3-story design and size/bulk/scale of proposed project. Opposes setback modification. Opposes any uplighting or tree lighting. Fencing should be required along Lomita Lane. Landscaping should be maintained and reviewed every 2 years to confirm maintenance. Opposed to market/cafe due to impacts on Lomita Lane traffic and pedestrians.

William Anderson - Speaking on behalf of himself and his wife. The story pole installation should be updated to reflect carport parking areas. The project should include play areas and plans should be modified to include play areas and additional open space. (Also left written comments).

Bill Murphy - (speaker slip submitted, did not comment). Left written comment opposing project as too large and not what Carpinteria needs.

Mary Jane Yardley - Resident of Lagunitas. Opposed to project as designed. Project includes very little open space. Design is not compatible with existing Lagunitas residential area and small beach town character. EIR should consider the extent of excavation for underground parking and impacts to groundwater. Agrees with other speakers with respect to concerns regarding lighting and noise.

Connie Thompson - Resident of Lagunitas. Not opposed to housing, but project is too large. Project twice the size of previously approved project. Should not be named "Lagunitas" and be confused with the existing residential development. ARB should not support the project as currently proposed.

Ashley DeVan - Resident of Lagunitas since 2013. Opposed. Project much different than previously approved vision for this property and conflicts with CC&Rs. Desity is triple that of existing Lagunitas residential community. Project would burden neighbhorhood with impacts related to parking, traffic and crime. ARB should consider broader context of development and sprawl; General Plan conflict considering location at the edge of City.

Bryan Gindoff - Resident of Lagunitas (also provided a seperate written comment letter). Project conflicts with CC&Rs which those who purchased residences in Lagunitas relied upon. The previously approved project was compatible because the commercial uses would happen during the day and thus limit impacts related to noise, lighting and parking at night; owners within Lagunitas have a "contract" with City that should be respected.

Jacqueline Matthews - Resident of Lagunitas. Concerned about being "pummbled" by the proposed large development.

Jim Gaskin - Resident of Lomita Lane. Opposed. When purchased home, was provided information on the previously approved project, which was far smaller. Proposed project is too large, with too much grading and he is concerned about adequate infrastructure existing to serve project. Grading and drainage is also concerning.

David Rosso - Agrees with other commenter's concerns, especially related to density concerns. Asked that the CC&Rs be addressed prior to project moving forward. Concerns with height of proposed structures and compatibility with neighborhood. Concerned that project has been rushed and not enough study of impacts related to traffic, grading and sensitive habitat. Parking is far short of what is needed to serve the number of residential units.

Tim Grimes - Agrees with many of the previous comments. The story poles indicate that the project will be like "Los Angeles", not Carpinteria. The previously approved project seemed appropriate. Main concern is with the project exterior lighting and potential light pollution that would result.

Gary Graumann - Resident of Lagunitas for 13 years. Opposes project. Concerned that this was the first time he received a notice and nobody had made an effort to reach out. When he purchased home in Lagunitas, he met with City staff to review what was proposed on subject site, which is much different than what is currently proposed. Concerned that this project proposes the first underground parking area in City. Concerned about the "boxy" nature of the project and the height, and the project should relate better to the existing Lagunitas residential development. Also expressed concerns regarding lighting, the proposed market/cafe and related noise impact, and CC&Rs.

Kevin Donoghue - (speaker slip submitted, did not comment)

Amrita Salm - No affordable housing included in project is unacceptable.

At the conclusion of public comments, Chair Stein offered the applicant team an opportunity to speak prior to the ARB beginning their deliberations. Troy White, agent, related that he offered to meet with representatives from the Lagunitas residential neighbors to no avail, and that the CC&Rs are not an issue for the ARB review.

Boardmember Discussion:

Boardmember O'Connor began the discussion with the following comments:

- The CC&R issue needs to be addressed.
- Concerned about how lot coverage and open space is calculated and more functional open space should be provided.
- Story poles should include all structures and stake the property lines.
- Concern about the height & mass along Via Real.
- Agrees (with Don Benson) that a pedestrian fence should be installed along Lomita Lane.
- He is struggling to move forward with the project.

Boardmember Little provided the following comments:

- Agrees with Boardmember O'Connor and prior public comments.
- Commented that the CC&R issue needs to be resolved.
- Story poles show that the project is too massive and too boxy.
- Narrow hallways in the buildings will be too dark.
- Compact parking spaces are not practical.
- A lot of work to be done to downsize, or go back to the original design.

Vice Chair Blakemore provided the following comments:

- Shares concern with Boardmember O'Connor regarding open space calculations.
- Project is a "bait & switch" to the office building in the CC&Rs.
- Size, bulk, and scale is too much; program too ambitious.
- Units are small- should try fewer, larger units with more living space.
- Views should be protected-mountain views and ocean views.
- Not compatible with the area, or creek/riparian habitat. While stormwater design may work, an island of paving so close to the riparian area does not feel comfortable.
- Does not support modification for parking in the front yard setback.
- Underground parking layout has dead ends and does not circulate traffic.
- The date palms and tipu trees will not do well, select another variety.
- Provide true elevations of the structures without the landscaping rendered in front, similar to the County BAR requirements.

Boardmember Johnson provided the following comments:

- The density needs to be mitigated.
- Story poles do not always tell the whole story.
- Applauds the design with shadows and broken massing along Via Real.
- Roof heights could be varied to provide more variety, especially the elevation along Lomita Lane.
- Likes the materials, generous balcony overhangs, animation.
- Three stories at front, the other buildings are two story; grading could be used to vary the heights of the buildings.
- Spread out the compact parking spaces.
- Can accept the modification to park in the front setback, which is common in the commercial developments nearby and Via Real frontage is narrow.
- Likes the underground parking- keeps parking out of sight.

Chair Stein Provided the following comments:

- Prefers conceptual review with other decision makers before formal submittal on large projects.
- What is the benefit to the community from this project?
- Noted the number of units and lack of affordable housing.
- Likened the project to the Klentner mixed-use project - "a quintessential LA project".
- The public should be proactive and ask for better representation on the City Council.
- All parking should be underground.
- Likes the balconies.
- Project is too big.
- Go back to office building design.
- Project will not provide "market rate housing" that residents can afford.
- Not in favor of CUP for café, which should be in downtown area; parking will spill over onto streets.
- Does not support compact parking spaces; all should be standard spaces.
- Pull the buildings back from the creek and Via Real.
- Project is too tall; size and bulk are too much.

- Cannot support any of the requested modifications.
- Mountain and ocean views are impacted.
- Not compatible with the neighborhood.
- Great project for somewhere else.

Staff requested a poll from the Boardmembers concerning their support (or lack thereof) for the requested modifications for the height exceedance, parking in the front (Via Real) setback, and use of compact spaces.

O'Connor, Little, Blakemore and Stein not in support of any of the modifications. Boardmember Johnson can support all three.

ACTION: Motion by Boardmember O'Connor, seconded by Boardmember Blakemore, to recommend continued preliminary review with comments.

VOTE: 5-0

OTHER BUSINESS: ARB Meeting of April 25, 2024 is cancelled.

CONSENT CALENDAR:

3. Action Minutes of the Architectural Review Board Meeting of February 29, 2024.

ACTION: Motion by Boardmember Little, seconded by Boardmember O'Connor, to adopt the minutes as drafted.

VOTE: 4-0 (Stein abstained)

4. Action Minutes of the Architectural Review Board Meeting of March 14, 2024.

ACTION: Motion by Boardmember Little, seconded by Boardmember O'Connor, to adopt the minutes as drafted.

VOTE: 4-0 (Blakemore abstained)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

Matters by Boardmembers: Vice Chair Blakemore inquired as to the City's position on the noise impacts of the increased rocket launches at Vandenberg Space Force Base. Staff advised that this issue came up at a recent Coastal Commission hearing and they are looking into it.

Matters by Staff:

- 700 Linden Fireplace and Wall Detail Revisions - The project is nearing completion and the applicant's design team met with staff to discuss two requested revisions which were presented to the ARB for review and comment:

LAGUNITAS APARTMENTS
MIXED-USE DEVELOPMENT

6380 VIA REAL, CARPINTERIA, CALIFORNIA

VICINITY MAP

PROJECT DESCRIPTION - OPTION 1

The proposed mixed-use project consists of five (5) two-story residential buildings compromising of 86 apartment rental units, and one (1) three-story mixed-use building containing 73 apartment rental units, 6,718 square-feet (SF) of research & development (R&D) office space, 2,224 square-feet corner store occupied by a café/deli. The residential unit mix project includes 20 studios, 72 1-bedrooms, 67 2-bedrooms, totaling 159 units with an overall density of 18.4 dwelling units per acre. The project provides additional amenities such as an outdoor pool, exercise room, leasing office, club house, bike storage rooms, and associated site improvements on an 8.64-acre vacant lot. The project would provide a total of 301 parking spaces, including 196 surface parking spaces and 105 parking spaces within subterranean parking garage.

Two onsite underground chamber systems will be installed to treat and retain the 95th percentile storm volume per County of Santa Barbara Flood Control requirements. An existing onsite detention basin will be resized to mitigate the delta of peak flows/runoff from the additional developed impervious areas by detaining the offsite impervious area that currently drains to it. Hydromodification of the 2 through 100 year storm events will be provided at the point downstream of the areas impacted by these developments.

The project requires the following entitlements: 1) a Coastal Development to allow development within the coastal zone; 2) a Development Plan to allow a mixed residential/industrial use in the M-RP zone district; 3) a Conditional Use Permit to allow commercial uses (e.g., café/ deli, etc.) in the M-RP district and conjunctive use of parking spaces; 4) a Modification to allow the proposed mixed-use three-story building height of 31'-11" (avg.) above the maximum 30-foot height permitted within the M-RP district, to allow parking in the front yard setback and to allow 47 compact parking spaces at 8' x 18'; and 5) a Tentative Parcel Map (TPM) for condominium purposes to allow as many as three R&D/commercial airspace units and one airspace unit for the residential apartment project components. The TPM would not subdivide the apartment buildings into separate residential units; the individual apartment units would be rentals and would not be for sale.

PROJECT TEAM

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MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

OPTION 1
(ARB 04.11.24)

TITLE SHEET
G001

SCALE: NONE
DATE: 5/1/24

DESIGNARC

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PROJECT DATA

ADDRESS	6380 VIA REAL, CARPINTERIA, CA		
A.P.N.	001-190-097		
ZONING	M-RP (INDUSTRIAL / RESEARCH PARK)		
REQUIRED FRONT SETBACK	GREATER OF 80' FROM CENTERLINE OF VIA REAL OR 50' FROM PROPERTY LINE		
REQUIRED SIDE SETBACK	10' FROM PROPERTY LINE		
REQUIRED REAR SETBACK	10' FROM PROPERTY LINE		
MAX. HEIGHT LIMIT	30'		
PROPOSED MAX HEIGHT	31'-11"		
MAX. LOT COVERAGE	40% (COMMERCIAL + R&D) / 30% (PUD RESIDENTIAL)		
PROPOSED LOT COVERAGE	73,493 SF	19.54%	
MIN. LANDSCAPE COVERAGE	30% LANDSCAPE (COMMERCIAL + R&D) / 20% OPEN SPACE (PUD RESIDENTIAL)		
PROPOSED LANDSCAPE COVERAGE	38.2% (3.23 AC)		
	140,721 SF	37.41%	

GROSS AREA	8.64 ACRES	GROSS AREA	8.64 ACRES
	376,153 SF	R.O.W. / BUS STOP	-0.18 ACRES
		NET LOT AREA	8.46 ACRES
		LOMITA LANE EASEMENT	-1.35 ACRES
		CREEK SETBACK	-0.75 ACRES
		DETENTION BASIN	-0.60 ACRES
GROSS AREA DENSITY	18.40 DU/AC	NET DEVELOPMENT AREA	5.77 ACRES
NET DEVT. AREA DENSITY	27.55 DU/AC		

LOT COVERAGE / STORMWATER ANALYSIS

	CURRENT			PROPOSED		
	AREA (SF)	AREA (AC)	% OF SITE	AREA (SF)	AREA (AC)	% OF SITE
LOT AREA	376,153 SF	8.64	100.0%	376,153 SF	8.64	100.0%
BUILDING COVERAGE (*) (IMPERVIOUS)	-	-	-	104,743	2.40	27.8%
LANDSCAPE COVERAGE INCL. POOL (PERVIOUS)	344,709	7.91	91.6%	140,143	3.22	37.3%
HARDSCAPE COVERAGE (IMPERVIOUS)	31,444	0.72	8.4%	131,267	3.01	34.9%

(*)INCLUDES CARPORTS/ENCLOSURES

PARKING ANALYSIS

RESIDENTIAL PARKING REQUIREMENTS	
RESIDENTIAL PARKING REQ'D (@1 SPACE/ BED)	226 SPACES
GUEST PARKING REQ'D (@1 SPACE / 3 DWELLING UNITS)	53 SPACES
TOTAL RESIDENTIAL PARKING REQ'D	279 SPACES
TOTAL REQ'D COVERED PARKING (@1 SPACE / UNIT)	159 SPACES

COMMERCIAL PARKING REQUIREMENTS		
R&D (@ 1/500 SF)	AREA (NET SF)	REQ'D R&D PARKING
COMMERCIAL 1	2,889 SF	5.8 SPACES
COMMERCIAL 2	3,829 SF	7.7 SPACES
SUBTOTAL		13.5 SPACES
		14 SPACES (ROUND UP)
COMMERCIAL 3	AREA (NET SF)	REQ'D COM. PARKING
CAFÉ/DELI - INDOOR (@ 1 SPACE/250 SF)	2,224 SF	9 SPACES
CAFÉ/DELI - INDOOR 24 SEATS (@ 1 SPACE/4 SEATS)		6 SPACES
CAFÉ/DELI - OUTDOOR PATIO 32 SEATS (@ 1 SPACE/4 SEATS)		8 SPACES
TOTAL R&D/COM.		37 SPACES

RESIDENTIAL SUMMARY

UNIT TYPE	QUANTITY	UNIT MIX	REQ'D RESIDENT PARKING (1/BED)	UNIT AREA (NET SF)	AREA SUBTOTAL (NET SF)
ST A	6	4%	6	416 SF	2,496 SF
ST B	6	4%	6	373 SF	2,238 SF
ST C	8	5%	8	401 SF	3,208 SF
1BR A	34	21%	34	748 SF	25,432 SF
1BR B	33	21%	33	646 SF	21,318 SF
1BR C (ABOVE R&D)	5	3%	5	770 SF	3,850 SF
2BR A	40	25%	80	989 SF	39,560 SF
2BR B	12	8%	24	853 SF	10,236 SF
2BR C	12	8%	24	854 SF	10,248 SF
2BR D (ABOVE R&D)	3	2%	6	1,115 SF	3,345 SF
TOTAL UNITS	**159**	**100%**	**226**		**121,931 SF**
TOTAL BEDROOMS	**226**				

RESIDENTIAL UNIT SUMMARY BY BUILDING

	BUILDING 1		BUILDING 2		BUILDING 3		BUILDING 4		BUILDING 5		BUILDING 6	
UNIT TYPE	QUANTITY	AREA SUBTOTAL (NET SF)	QUANTITY	AREA SUBTOTAL (NET SF)	QUANTITY	AREA SUBTOTAL (NET SF)	QUANTITY	AREA SUBTOTAL (NET SF)	QUANTITY	AREA SUBTOTAL ((NET SF)	QUANTITY	AREA SUBTOTAL (NET SF)
ST A	0	0 SF	0	0	2	832 SF	0	0 SF	2	832 SF	2	832
ST B	0	0 SF	0	0	2	746 SF	0	0 SF	2	746 SF	2	746
ST C	8	3,208 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
1BR A	0	0 SF	16	11,968 SF	8	5,984 SF	6	4,488 SF	4	2,992 SF	0	0 SF
1BR B	33	21,318 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
1BR C (ABOVE R&D)	5	3,850 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
2BR A	0	0 SF	4	3,956 SF	6	5,934 SF	6	5,934 SF	10	9,890 SF	14	13,846 SF
2BR B	12	10,236 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
2BR C	12	10,248 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
2BR D (ABOVE R&D)	3	3,345 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
TOTAL UNITS	73	52,205 SF	20	15,924 SF	18	13,496 SF	12	10,422 SF	18	14,460 SF	18	15,424 SF

PARKING SUMMARY		
TOTAL RESIDENTIAL PARKING REQ'D *		279 SPACES
TOTAL RD/COMMERCIAL PARKING REQ'D *		37 SPACES
TOTAL PARKING REQ'D		316 SPACES
* REFER TO PARKING ANALYSIS		
AVG. RES. PARKING RATIO PROVIDED	279 SPACES / 159 UNITS=	1.8 SPACES/UNIT
AVG. RES. PARKING RATIO PROVIDED		1.2 SPACES/BDRM

COVERED / UNCOVERED PARKING PROVIDED	
TOTAL COVERED / BASEMENT PARKING PROVIDED	105 SPACES
TOTAL COVERED / CARPORT PARKING PROVIDED	102 SPACES
TOTAL UNCOVERED PARKING PROVIDED	94 SPACES
TOTAL PARKING PROVIDED	301 SPACES

BIKE PARKING	
RESIDENTIAL LONG-TERM PARKING	56 SPACES
COMMERCIAL SHORT-TERM PARKING	6 SPACES
TOTAL BIKE PARKING PROVIDED	62 SPACES

RESIDENTIAL AMENITIES:	AREA SUBTOTAL (NET SF)
BIKE ROOMS	624 SF
LEASING OFFICE/CLUBHOUSE 1	1,528 SF
EXERCISE ROOM	1,603 SF
CLUBHOUSE 2	1,143 SF
POOL EQUIPMENT ROOM	42 SF
POOL SHOWER	42 SF
RESIDENTIAL LOBBY	385 SF
SUBTOTAL RES. AMENITIES	5,367 SF
OTHER AREAS (CIRCULATION/CORE AREAS)	12,443 SF
TOTAL RESIDENTIAL AREAS	**139,741 SF**

BUILDING / STRUCTURE SUMMARY

NAME	USE / DESCRIPTION	TOTAL AREA (GROSS)*	AREA (FLOOR 1)	AREA (FLOOR 2)	AREA (FLOOR 3)	PATIO AREA (COVERED)	HEIGHT	RES. APTS.
BUILDING 1 (FLOORS 1-3)	MIXED-USE	86,173 SF	29,332 SF	28,755 SF	28,086 SF	11,609 SF	31'-11"	73
BUILDING 2	RESIDENTIAL APT.	17,300 SF	8,842 SF	8,458 SF	0 SF	1,912 SF	22'-9"	20
BUILDING 3	RESIDENTIAL APT.	14,816 SF	7,600 SF	7,216 SF	0 SF	1,315 SF	22'-9"	18
BUILDING 4	RESIDENTIAL APT.	11,210 SF	5,701 SF	5,509 SF	0 SF	1,185 SF	22'-9"	12
BUILDING 5	RESIDENTIAL APT.	15,800 SF	8,092 SF	7,708 SF	0 SF	1,357 SF	22'-9"	18
BUILDING 6	RESIDENTIAL APT.	16,787 SF	8,585 SF	8,202 SF	0 SF	1,367 SF	22'-9"	18
LEASING / CLUBHOUSE 1	RESIDENTIAL APT.	1,608 SF	1,608 SF	0 SF	0 SF	N/A	12'-6"	N/A
CLUBHOUSE 2	RESIDENTIAL APT.	1,217 SF	1,217 SF	0 SF	0 SF	N/A	12'-6"	N/A
GYM	RESIDENTIAL APT.	1,677 SF	1,677 SF	0 SF	0 SF	N/A	12'-6"	N/A
POOL EQUIPMENT ROOM	RESIDENTIAL APT.	56 SF	56 SF	0 SF	0 SF	N/A	9'-6"	N/A
POOL SHOWER	RESIDENTIAL APT.	56 SF	56 SF	0 SF	0 SF	N/A	9'-6"	N/A
BIKE ROOM 1	RESIDENTIAL APT.	351 SF	351 SF	0 SF	0 SF	N/A	10'-6"	N/A
BIKE ROOM 2	RESIDENTIAL APT.	351 SF	351 SF	0 SF	0 SF	N/A	10'-6"	N/A
TOTAL		167,402 SF	73,468 SF	65,848 SF	28,086 SF	18,745 SF		159
BUILDING 1 (BASEMENT)	GARAGE	40,588 SF						
TOTAL		207,990 SF						
TRASH ENCLOSURE 1	RES./UNCOVERED	191 SF	191 SF				6'-0"	
TRASH ENCLOSURE 2	RES./UNCOVERED	191 SF	191 SF				6'-0"	
TRASH ENCLOSURE 3	RES./UNCOVERED	191 SF	191 SF				6'-0"	
TRASH ENCLOSURE 4	RES./UNCOVERED	191 SF	191 SF				6'-0"	
TRASH ENCLOSURE 5	COM./UNCOVERED	261 SF	261 SF				6'-0"	
TOTAL		1,025 SF	1,025 SF					
CARPORTS 1-13	RES./COVERED	16,524 SF	16,524 SF				9'-6"	
TOTAL		16,524 SF	16,524 SF					
POOL	RESIDENTIAL APT.	480 SF	480 SF				N/A	
SPA	RESIDENTIAL APT.	69 SF	69 SF				N/A	
TOTAL		549 SF	549 SF					

PARKING PROVIDED BY TYPE/LOCATION	
BASEMENT	
STANDARD 9X18 (INCLUDES 4 TANDEM)	95 SPACES
STANDARD EVCS	6 SPACES
ADA VAN EVCS	1 SPACES
STANDARD ADA	2 SPACES
ADA VAN	1 SPACES
TOTAL	105 SPACES
ON-GRADE	
STANDARD 9X18	34 SPACES
COMPACT 8X18 (16% PROVIDED)	47 SPACES
STANDARD EVCS	6 SPACES
STANDARD EV READY	69 SPACES
STANDARD EV CAPABLE	33 SPACES
ADA VAN EVCS	1 SPACES
STANDARD ADA	3 SPACES
ADA VAN	3 SPACES
TOTAL	196 SPACES
TOTAL PARKING PROVIDED	301 SPACES

R&D/COMMERCIAL SUMMARY	
R&D USES	AREA SUBTOTAL (NET SF)
COMMERCIAL 1	2,889 SF
COMMERCIAL 2	3,829 SF
SUBTOTAL R&D	6,718 SF
COMMERCIAL 3 - CAFÉ/DELI	2,224 SF
SUBTOTAL RD/COMMERCIAL	**8,942 SF**

PROJECT SUMMARY	
TOTAL NET FLOOR AREA	**148,683 SF**
TOTAL GROSS FLOOR AREA	**167,402 SF**
BASEMENT AREA (GARAGE)	40,588 SF
TOTAL GROSS FLOOR AREA (W/ GARAGE)	207,990 SF

DESIGNARC

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SITE PLAN

OPTION 1 (ARB 04.11.24)

PROPOSED UNITS:	159 UNITS
PROPOSED DENSITY:	18.4 UNITS/ACRE
PROPOSED PARKING:	301 SPACES
PARKING RATIO:	1.9 SPACES/UNIT

REQUIRED MODIFICATIONS

1. HEIGHT MODIFICATION (31'-11")
2. PARKING IN THE FRONT SETBACK
3. COMPACT PARKING SPACES

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

SITE PLAN
A100

SCALE: 1"=30'
DATE: 11/17/23

DESIGNARC
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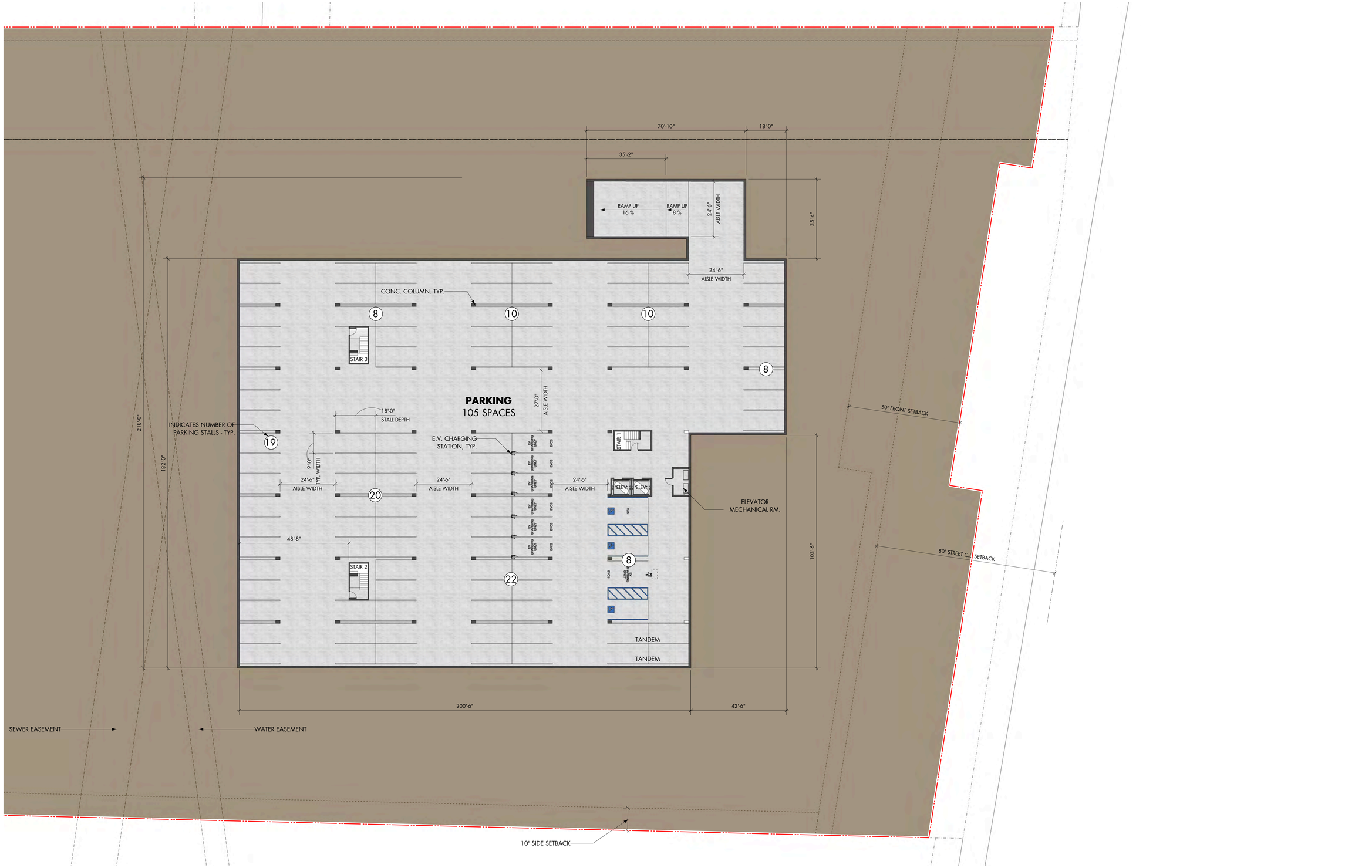
OPTION 1
(ARB 04.11.24)



BASEMENT PLAN - SOUTH

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

OPTION 1
(ARB 04.11.24)

BASEMENT PLAN - SOUTH
A110

SCALE: 1" = 16'
DATE: 11/17/23

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KEYNOTES

CONCRETE
- CN-1 Board-formed concrete wall
- CN-2 Pre-cast concrete stair treads

DOORS, WINDOWS, & FRAMES
- DW-1 Aluminum storefront system, clear-anodized, dual glazed
- DW-2 Aluminum frame full-glazed garage door, clear anodized, dual-glazed
- DW-3 Aluminum sliding door, clear anodized, dual-glazed
- DW-4 Aluminum window, clear anodized, dual-glazed
- DW-5 Solid-core wood door, painted
- DW-6 Hollow steel door, galvanized, painted

ELECTRICAL
- EL-1 Photovoltaic panels

GLASS
- GL-1 3/4" laminated glass guardrail

LANDSCAPE
- LA-1 Raised planter

MASONRY
- MA-1 8"x8"x8" Stacked-bond concrete block

MECHANICAL
- ME-1 Rooftop mechanical equipment screen

METALS
- MT-1 Steel guardrail stanchions, galvanized, painted
- MT-2 Steel column, galvanized, painted
- MT-3 Steel awning, galvanized, painted
- MT-4 Perforated steel guardrail, galvanized, painted
- MT-5 Steel carport, galvanized, painted
- MT-6 Perforated steel gate, galvanized, painted
- MT-7 Steel picket pool fence, galvanized, painted

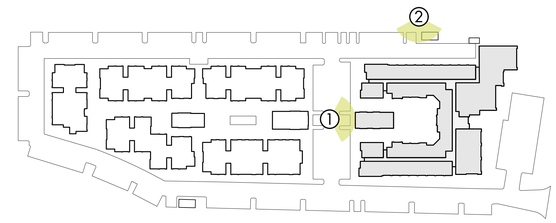
PLASTER
- PL-1 Smooth troweled cement plaster, painted

PAINT
- P-1 Dunn Edwards DE6365 - Cold Morning
- P-2 Dunn Edwards DE6374 - Silver Polish
- P-3 Dunn Edwards DE6377 - Boat Anchor
- P-4 Dunn Edwards DE6234 - Serene Thought
- P-5 Cabot "Dune Gray" Semi-transparent Acrylic Stain

WOOD
- WD-1 2"x6" Composite planks, TimberTech "Weathered Teak"
- WD-2 8" horizontal shiplap cedar siding, stained

1 NORTH ELEVATION - BUILDING 1
Scale: 1/8" = 1'-0"

2 EAST ELEVATION - BUILDING 1
Scale: 1/8" = 1'-0"



KEY MAP

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

EXTERIOR ELEVATIONS - BUILDING 1

A201

SCALE: 1" = 8'
DATE: 11/17/23

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OPTION 1
(ARB 04.11.24)

KEYNOTES

CONCRETE
- CN-1 Board-formed concrete wall
- CN-2 Pre-cast concrete stair treads

DOORS, WINDOWS, & FRAMES
- DW-1 Aluminum storefront system, clear-anodized, dual glazed
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- DW-3 Aluminum sliding door, clear anodized, dual-glazed
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- LA-1 Raised planter

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- MA-1 8"x8"x8" Stacked-bond concrete block

MECHANICAL
- ME-1 Rooftop mechanical equipment screen

METALS
- MT-1 Steel guardrail stanchions, galvanized, painted
- MT-2 Steel column, galvanized, painted
- MT-3 Steel awning, galvanized, painted
- MT-4 Perforated steel guardrail, galvanized, painted
- MT-5 Steel carport, galvanized, painted
- MT-6 Perforated steel gate, galvanized, painted
- MT-7 Steel picket pool fence, galvanized, painted

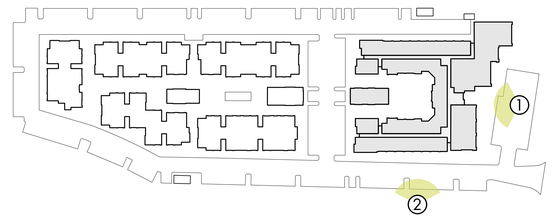
PLASTER
- PL-1 Smooth troweled cement plaster, painted

PAINT
- P-1 Dunn Edwards DE6365 - Cold Morning
- P-2 Dunn Edwards DE6374 - Silver Polish
- P-3 Dunn Edwards DE6377 - Boat Anchor
- P-4 Dunn Edwards DE6234 - Serene Thought
- P-5 Cabot "Dune Gray" Semi-transparent Acrylic Stain

WOOD
- WD-1 2"x6" Composite planks, TimberTech "Weathered Teak"
- WD-2 8" horizontal shiplap cedar siding, stained

1 SOUTH ELEVATION - BUILDING 1
Scale: 1/8" = 1'-0"

2 WEST ELEVATION - BUILDING 1
Scale: 1/8" = 1'-0"



KEY MAP

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

EXTERIOR ELEVATIONS - BUILDING 1

A202

SCALE: 1" = 8'
DATE: 11/17/23

DESIGNARC

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OPTION 1
(ARB 04.11.24)

KEYNOTES

CONCRETE
- CN-1 Board-formed concrete wall
- CN-2 Pre-cast concrete stair treads

DOORS, WINDOWS, & FRAMES
- DW-1 Aluminum storefront system, clear-anodized, dual glazed
- DW-2 Aluminum frame full-glazed garage door, clear anodized, dual-glazed
- DW-3 Aluminum sliding door, clear anodized, dual-glazed
- DW-4 Aluminum window, clear anodized, dual-glazed
- DW-5 Solid-core wood door, painted
- DW-6 Hollow steel door, galvanized, painted

ELECTRICAL
- EL-1 Photovoltaic panels

GLASS
- GL-1 3/4" laminated glass guardrail

LANDSCAPE
- LA-1 Raised planter

MASONRY
- MA-1 8"x8"x8" Stacked-bond concrete block

MECHANICAL
- ME-1 Rooftop mechanical equipment screen

METALS
- MT-1 Steel guardrail stanchions, galvanized, painted
- MT-2 Steel column, galvanized, painted
- MT-3 Steel awning, galvanized, painted
- MT-4 Perforated steel guardrail, galvanized, painted
- MT-5 Steel carport, galvanized, painted
- MT-6 Perforated steel gate, galvanized, painted
- MT-7 Steel picket pool fence, galvanized, painted

PLASTER
- PL-1 Smooth troweled cement plaster, painted

PAINT
- P-1 Dunn Edwards DE6365 - Cold Morning
- P-2 Dunn Edwards DE6374 - Silver Polish
- P-3 Dunn Edwards DE6377 - Boat Anchor
- P-4 Dunn Edwards DE6234 - Serene Thought
- P-5 Cabot "Dune Gray" Semi-transparent Acrylic Stain

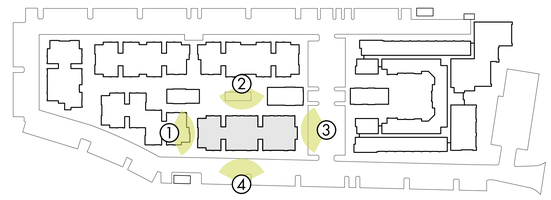
WOOD
- WD-1 2"x6" Composite planks, TimberTech "Weathered Teak"
- WD-2 8" horizontal shiplap cedar siding, stained

1 **NORTH ELEVATION - BUILDING 2**
Scale: 1/8" = 1'-0"

2 **EAST ELEVATION - BUILDING 2**
Scale: 1/8" = 1'-0"

3 **SOUTH ELEVATION - BUILDING 2**
Scale: 1/8" = 1'-0"

4 **WEST ELEVATION - BUILDING 2**
Scale: 1/8" = 1'-0"



KEY MAP

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

EXTERIOR ELEVATIONS - BUILDING 2

A203

SCALE: 1" = 8'
DATE: 11/17/23

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OPTION 1
(ARB 04.11.24)

LAGUNITAS APARTMENTS
MIXED-USE DEVELOPMENT

6380 VIA REAL, CARPINTERIA, CALIFORNIA

VICINITY MAP

PROJECT DESCRIPTION - OPTION 2

The proposed mixed-use project consists of five (5) two-story residential buildings compromising of 86 apartment rental units, and one (1) three-story mixed-use building containing 61 apartment rental units, 6,718 square-feet (SF) of research & development (R&D) office space, 2,224 square-feet corner store occupied by a café/deli. The residential unit mix project includes 14 studios, 60 1-bedrooms, 73 2-bedrooms, totaling 147 units with an overall density of 17 dwelling units per acre. The project provides additional amenities such as an outdoor pool, exercise room, leasing office, club house, bike storage rooms, and associated site improvements on an 8.64-acre vacant lot. The project would provide a total of 292 parking spaces, including 187 surface parking spaces and 105 parking spaces within subterranean parking garage.

Two onsite underground chamber systems will be installed to treat and retain the 95th percentile storm volume per County of Santa Barbara Flood Control requirements. An existing onsite detention basin will be resized to mitigate the delta of peak flows/runoff from the additional developed impervious areas by detaining the offsite impervious area that currently drains to it. Hydromodification of the 2 through 100 year storm events will be provided at the point downstream of the areas impacted by these developments.

The project requires the following entitlements: 1) a Coastal Development to allow development within the coastal zone; 2) a Development Plan to allow a mixed residential/industrial use in the M-RP zone district; 3) a Conditional Use Permit to allow commercial uses (e.g., café/ deli, etc.) in the M-RP district and conjunctive use of parking spaces; and 4) a Tentative Parcel Map (TPM) for condominium purposes to allow as many as three R&D/commercial airspace units and one airspace unit for the residential apartment project components. The TPM would not subdivide the apartment buildings into separate residential units; the individual apartment units would be rentals and would not be for sale.

PROJECT TEAM

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MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

TITLE SHEET
G001

SCALE: NONE
DATE: 5/1/24

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OPTION 2
(05.10.24)

PROJECT DATA

ADDRESS	6380 VIA REAL, CARPINTERIA, CA		
A.P.N.	001-190-097		
ZONING	M-RP (INDUSTRIAL / RESEARCH PARK)		
REQUIRED FRONT SETBACK	GREATER OF 80' FROM CENTERLINE OF VIA REAL OR 50' FROM PROPERTY LINE		
REQUIRED SIDE SETBACK	10' FROM PROPERTY LINE		
REQUIRED REAR SETBACK	10' FROM PROPERTY LINE		
MAX. HEIGHT LIMIT	30'		
PROPOSED MAX HEIGHT	28'-11"		
MAX. LOT COVERAGE	40% (COMMERCIAL + R&D) / 30% (PUD RESIDENTIAL)		
PROPOSED LOT COVERAGE	71,603 SF	19.0%	
MIN. LANDSCAPE COVERAGE	30% LANDSCAPE (COMMERCIAL + R&D) / 20% OPEN SPACE (PUD RESIDENTIAL)		
PROPOSED LANDSCAPE COVERAGE	38.4% (3.18 AC)		
	144,525 SF	38.4%	
GROSS AREA	8.64 ACRES	GROSS AREA	8.64 ACRES
	376,153 SF	R.O.W. / BUS STOP	-0.18 ACRES
		NET LOT AREA	8.46 ACRES
		LOMITA LANE EASEMENT	-1.35 ACRES
		CREEK SETBACK	-0.75 ACRES
		DETENTION BASIN	-0.60 ACRES
GROSS AREA DENSITY	17.0 DU/AC	NET DEVELOPMENT AREA	5.77 ACRES
NET DEVT. AREA DENSITY	25.47 DU/AC		

LOT COVERAGE / STORMWATER ANALYSIS

	CURRENT			PROPOSED		
	AREA (SF)	AREA (AC)	% OF SITE	AREA (SF)	AREA (AC)	% OF SITE
LOT AREA	376,153 SF	8.64	100.0%	376,153 SF	8.64	100.0%
BUILDING COVERAGE (*) (IMPERVIOUS)	-	-	-	104,743	2.40	27.8%
LANDSCAPE COVERAGE INCL. POOL (PERVIOUS)	344,709	7.91	91.6%	140,143	3.22	37.3%
HARDSCAPE COVERAGE (IMPERVIOUS)	31,444	0.72	8.4%	131,267	3.01	34.9%
(*)INCLUDES CARPORTS/ENCLOSURES						

PARKING ANALYSIS

RESIDENTIAL PARKING REQUIREMENTS	
RESIDENTIAL PARKING REQ'D (@1 SPACE/ BED)	220 SPACES
GUEST PARKING REQ'D (@1 SPACE / 3 DWELLING UNITS)	49 SPACES
TOTAL RESIDENTIAL PARKING REQ'D	269 SPACES
TOTAL REQ'D COVERED PARKING (@1 SPACE / UNIT)	147 SPACES

COMMERCIAL PARKING REQUIREMENTS		
R&D (@ 1/500 SF)	AREA (NET SF)	REQ'D R&D PARKING
COMMERCIAL 1	2,889 SF	5.8 SPACES
COMMERCIAL 2	3,829 SF	7.7 SPACES
SUBTOTAL		13.5 SPACES
		14 SPACES (ROUND UP)
COMMERCIAL 3	AREA (NET SF)	REQ'D COM. PARKING
CAFÉ/DELI - INDOOR (@ 1 SPACE/250 SF)	2,224 SF	9 SPACES
CAFÉ/DELI - INDOOR 24 SEATS (@ 1 SPACE/4 SEATS)		6 SPACES
CAFÉ/DELI - OUTDOOR PATIO 32 SEATS (@ 1 SPACE/4 SEATS)		8 SPACES
TOTAL R&D/COM.		37 SPACES

PARKING SUMMARY		
TOTAL RESIDENTIAL PARKING REQ'D *		269 SPACES
TOTAL RD/COMMERCIAL PARKING REQ'D *		37 SPACES
TOTAL PARKING REQ'D		306 SPACES
* REFER TO PARKING ANALYSIS		
AVG. RES. PARKING RATIO PROVIDED	269 SPACES / 147 UNITS=	1.8 SPACES/UNIT
AVG. RES. PARKING RATIO PROVIDED		1.3 SPACES/BDRM

COVERED / UNCOVERED PARKING PROVIDED	
TOTAL COVERED / BASEMENT PARKING PROVIDED	105 SPACES
TOTAL COVERED / CARPORT PARKING PROVIDED	100 SPACES
TOTAL UNCOVERED PARKING PROVIDED	87 SPACES
TOTAL PARKING PROVIDED	292 SPACES

BIKE PARKING	
RESIDENTIAL LONG-TERM PARKING	56 SPACES
COMMERCIAL SHORT-TERM PARKING	22 SPACES
TOTAL BIKE PARKING PROVIDED	78 SPACES

PARKING PROVIDED BY TYPE/LOCATION	
BASEMENT	
STANDARD 9X18	95 SPACES
STANDARD EVCS	6 SPACES
ADA VAN EVCS	1 SPACES
STANDARD ADA	2 SPACES
ADA VAN	1 SPACES
TOTAL	105 SPACES
ON-GRADE	
STANDARD 9X18	73 SPACES
COMPACT 8X18	0 SPACES
STANDARD EVCS	6 SPACES
STANDARD EV READY	68 SPACES
STANDARD EV CAPABLE	33 SPACES
ADA VAN EVCS	1 SPACES
STANDARD ADA	3 SPACES
ADA VAN	3 SPACES
TOTAL	187 SPACES
TOTAL PARKING PROVIDED	292 SPACES

RESIDENTIAL SUMMARY

UNIT TYPE	QUANTITY	UNIT MIX	REQ'D RESIDENT PARKING (1/BED)	UNIT AREA (NET SF)	AREA SUBTOTAL (NET SF)
ST_A	6	4%	6	416 SF	2,496 SF
ST_B	6	4%	6	373 SF	2,238 SF
ST_C	2	1%	2	401 SF	802 SF
1BR_A	34	23%	34	748 SF	25,432 SF
1BR_B	21	14%	21	646 SF	13,566 SF
1BR_C (ABOVE R&D)	5	3%	5	770 SF	3,850 SF
2BR_A	40	27%	80	989 SF	39,560 SF
2BR_B	12	8%	24	853 SF	10,236 SF
2BR_C	12	8%	24	854 SF	10,248 SF
2BR_E	6	4%	12	878 SF	5,268 SF
2BR_D (ABOVE R&D)	3	2%	6	1,115 SF	3,345 SF
TOTAL UNITS	147	100%	220		117,041 SF
TOTAL BEDROOMS	220				

RESIDENTIAL UNIT SUMMARY BY BUILDING

	BUILDING 1		BUILDING 2		BUILDING 3		BUILDING 4		BUILDING 5		BUILDING 6	
UNIT TYPE	QUANTITY	AREA SUBTOTAL (NET SF)	QUANTITY	AREA SUBTOTAL (NET SF)	QUANTITY	AREA SUBTOTAL (NET SF)	QUANTITY	AREA SUBTOTAL (NET SF)	QUANTITY	AREA SUBTOTAL ((NET SF)	QUANTITY	AREA SUBTOTAL (NET SF)
ST_A	0	0 SF	0	0	2	832 SF	0	0 SF	2	832 SF	2	832
ST_B	0	0 SF	0	0	2	746 SF	0	0 SF	2	746 SF	2	746
ST_C	2	802 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
1BR_A	0	0 SF	16	11,968 SF	8	5,984 SF	6	4,488 SF	4	2,992 SF	0	0 SF
1BR_B	21	13,566 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
1BR_C (ABOVE R&D)	5	3,850 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
2BR_A	0	0 SF	4	3,956 SF	6	5,934 SF	6	5,934 SF	10	9,890 SF	14	13,846 SF
2BR_B	12	10,236 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
2BR_C	12	10,248 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
2BR_E	6	5,268 SF										
2BR_D (ABOVE R&D)	3	3,345 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
TOTAL UNITS	61	47,315 SF	20	15,924 SF	18	13,496 SF	12	10,422 SF	18	14,460 SF	18	15,424 SF

RESIDENTIAL AMENITIES:	AREA SUBTOTAL (NET SF)
BIKE ROOMS	624 SF
LEASING OFFICE/CLUBHOUSE 1	1,528 SF
EXERCISE ROOM	1,603 SF
CLUBHOUSE 2	1,143 SF
POOL EQUIPMENT ROOM	42 SF
POOL SHOWER	42 SF
RESIDENTIAL LOBBY	385 SF
SUBTOTAL RES. AMENITIES	5,367 SF
OTHER AREAS (CIRCULATION/CORE AREAS)	12,443 SF
TOTAL RESIDENTIAL AREAS	134,851 SF

R&D/COMMERCIAL SUMMARY	
R&D USES	AREA SUBTOTAL (NET SF)
COMMERCIAL 1	2,889 SF
COMMERCIAL 2	3,829 SF
SUBTOTAL R&D	6,718 SF
COMMERCIAL 3 - CAFÉ/DELI	2,224 SF
SUBTOTAL RD/COMMERCIAL	8,942 SF

PROJECT SUMMARY	
TOTAL NET FLOOR AREA	143,793 SF
TOTAL GROSS FLOOR AREA	152,242 SF
BASEMENT AREA (GARAGE)	42,194 SF
TOTAL GROSS FLOOR AREA (W/ GARAGE)	194,436 SF

BUILDING / STRUCTURE SUMMARY

NAME	USE / DESCRIPTION	TOTAL AREA (GROSS)*	AREA (FLOOR 1)	AREA (FLOOR 2)	AREA (FLOOR 3)	PATIO AREA (COVERED)	HEIGHT	RES. APTS.
BUILDING 1 (FLOORS 1-3)	MIXED-USE	71,013 SF	27,701 SF	17,697 SF	25,615 SF	10,452 SF	31'-11"	61
BUILDING 2	RESIDENTIAL APT.	17,300 SF	8,842 SF	8,458 SF	0 SF	1,912 SF	22'-9"	20
BUILDING 3	RESIDENTIAL APT.	14,816 SF	7,600 SF	7,216 SF	0 SF	1,315 SF	22'-9"	18
BUILDING 4	RESIDENTIAL APT.	11,210 SF	5,701 SF	5,509 SF	0 SF	1,185 SF	22'-9"	12
BUILDING 5	RESIDENTIAL APT.	15,800 SF	8,092 SF	7,708 SF	0 SF	1,357 SF	22'-9"	18
BUILDING 6	RESIDENTIAL APT.	16,787 SF	8,585 SF	8,202 SF	0 SF	1,367 SF	22'-9"	18
LEASING / CLUBHOUSE 1	RESIDENTIAL APT.	1,608 SF	1,608 SF	0 SF	0 SF	N/A	12'-6"	N/A
CLUBHOUSE 2	RESIDENTIAL APT.	1,217 SF	1,217 SF	0 SF	0 SF	N/A	12'-6"	N/A
GYM	RESIDENTIAL APT.	1,677 SF	1,677 SF	0 SF	0 SF	N/A	12'-6"	N/A
POOL EQUIPMENT ROOM	RESIDENTIAL APT.	56 SF	56 SF	0 SF	0 SF	N/A	9'-6"	N/A
POOL SHOWER	RESIDENTIAL APT.	56 SF	56 SF	0 SF	0 SF	N/A	9'-6"	N/A
BIKE ROOM 1	RESIDENTIAL APT.	351 SF	351 SF	0 SF	0 SF	N/A	10'-6"	N/A
BIKE ROOM 2	RESIDENTIAL APT.	351 SF	351 SF	0 SF	0 SF	N/A	10'-6"	N/A
TOTAL		152,242 SF	71,837 SF	54,790 SF	25,615 SF	17,588 SF		147
BUILDING 1 (BASEMENT)	GARAGE	42,194 SF						
TOTAL		194,436 SF						
TRASH ENCLOSURE 1	RES./UNCOVERED	191 SF	191 SF				6'-0"	
TRASH ENCLOSURE 2	RES./UNCOVERED	191 SF	191 SF				6'-0"	
TRASH ENCLOSURE 3	RES./UNCOVERED	191 SF	191 SF				6'-0"	
TRASH ENCLOSURE 4	RES./UNCOVERED	191 SF	191 SF				6'-0"	
TRASH ENCLOSURE 5	COM./UNCOVERED	261 SF	261 SF				6'-0"	
TOTAL		1,025 SF	1,025 SF					
CARPORTS 1-13	RES./COVERED	16,524 SF	16,524 SF				9'-6"	
TOTAL		16,524 SF	16,524 SF					
POOL	RESIDENTIAL APT.	480 SF	480 SF				N/A	
SPA	RESIDENTIAL APT.	69 SF	69 SF				N/A	
TOTAL		549 SF	549 SF					

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SITE PLAN

OPTION 2 (ARB 05.10.24)

PROPOSED UNITS:	147 UNITS
PROPOSED DENSITY:	17.00 UNITS/ACRE
PROPOSED PARKING:	292 SPACES
PARKING RATIO:	2 SPACES/UNIT

NO REQUIRED MODIFICATIONS

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

OPTION 2
(05.10.24)

SITE PLAN
A100

SCALE: 1"=30'
DATE: 5/1/24

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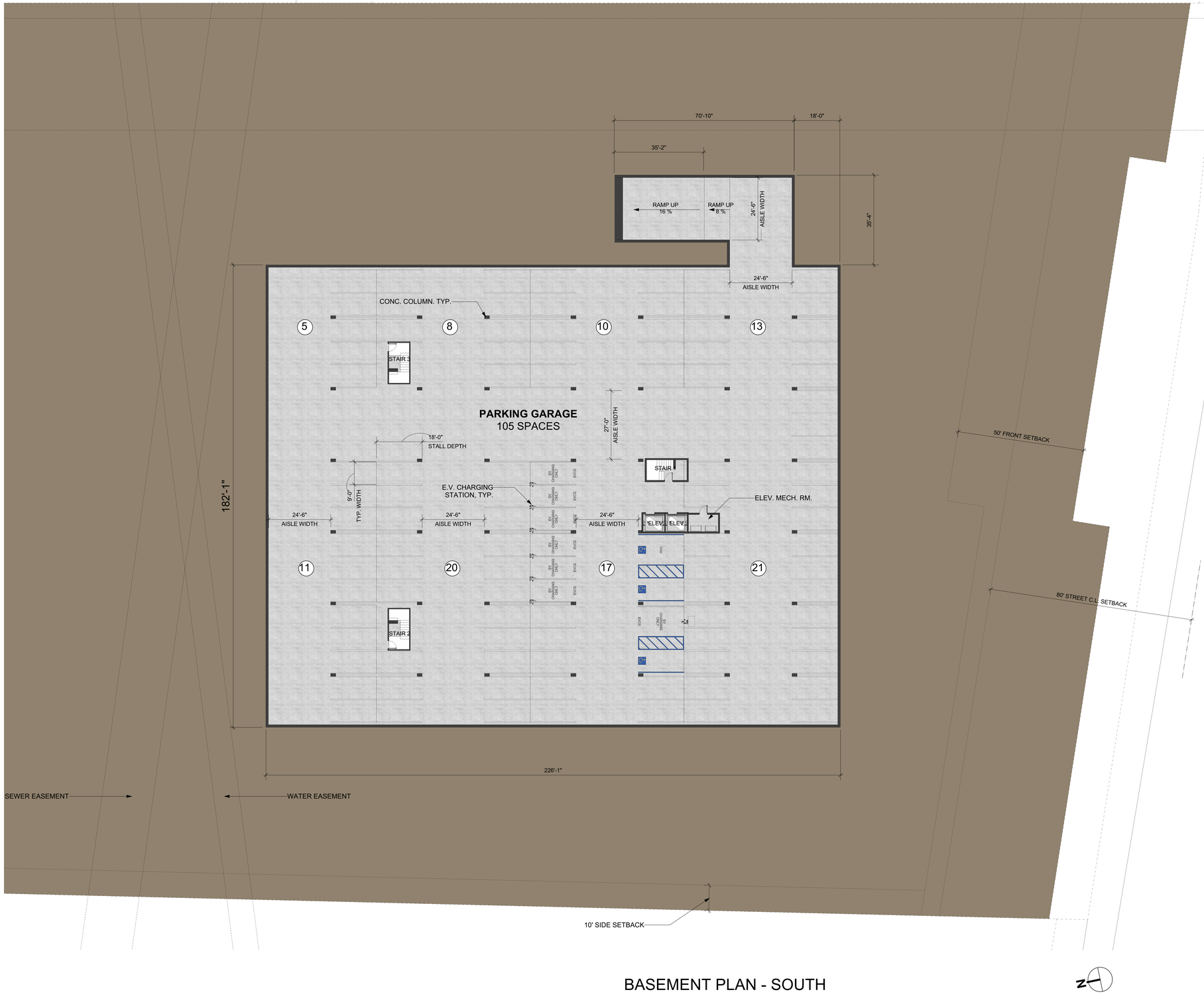

BASEMENT PLAN - SOUTH

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

OPTION 2
(05.10.24)

BASEMENT PLAN - SOUTH
A110

SCALE: 1" = 16'
DATE: 5/1/24

DESIGNARC
29 West Calle Laureles, CA 93105 T. 805.687.1525 F. 805.687.8715

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LAGUNITAS APARTMENTS
MIXED-USE DEVELOPMENT

6380 VIA REAL, CARPINTERIA, CALIFORNIA

VICINITY MAP

PROJECT DESCRIPTION - OPTION 3

The proposed mixed-use project consists of five (5) two-story residential buildings compromising of 86 apartment rental units, and one (1) three-story mixed-use building containing 67 apartment rental units, 6,718 square-feet (SF) of research & development (R&D) office space, 2,224 square-feet corner store occupied by a café/deli. The residential unit mix project includes 14 studios, 66 1-bedrooms, 73 2-bedrooms, totaling 153 units with an overall density of 17.7 dwelling units per acre. The project provides additional amenities such as an outdoor pool, exercise room, leasing office, club house, bike storage rooms, and associated site improvements on an 8.64-acre vacant lot. The project would provide a total of 318 parking spaces, including 194 surface parking spaces and 124 parking spaces within subterranean parking garage.

Two onsite underground chamber systems will be installed to treat and retain the 95th percentile storm volume per County of Santa Barbara Flood Control requirements. An existing onsite detention basin will be resized to mitigate the delta of peak flows/runoff from the additional developed impervious areas by detaining the offsite impervious area that currently drains to it. Hydromodification of the 2 through 100 year storm events will be provided at the point downstream of the areas impacted by these developments.

The project requires the following entitlements: 1) a Coastal Development to allow development within the coastal zone; 2) a Development Plan to allow a mixed residential/industrial use in the M-RP zone district; 3) a Conditional Use Permit to allow commercial uses (e.g., café/ deli, etc.) in the M-RP district; 4) a Modification to allow parking in the front yard setback; and 5) a Tentative Parcel Map (TPM) for condominium purposes to allow as many as three R&D/commercial airspace units and one airspace unit for the residential apartment project components. The TPM would not subdivide the apartment buildings into separate residential units; the individual apartment units would be rentals and would not be for sale.

PROJECT TEAM

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MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

OPTION 3
(05.20.24)

TITLE SHEET
G001

SCALE: NONE
DATE: 5/1/24

DESIGNARC

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PROJECT DATA

ADDRESS	6380 VIA REAL, CARPINTERIA, CA		
A.P.N.	001-190-097		
ZONING	M-RP (INDUSTRIAL / RESEARCH PARK)		
REQUIRED FRONT SETBACK	GREATER OF 80' FROM CENTERLINE OF VIA REAL OR 50' FROM PROPERTY LINE		
REQUIRED SIDE SETBACK	10' FROM PROPERTY LINE		
REQUIRED REAR SETBACK	10' FROM PROPERTY LINE		
MAX. HEIGHT LIMIT	30'		
PROPOSED MAX HEIGHT	28'-11"		
MAX. LOT COVERAGE	40% (COMMERCIAL + R&D) / 30% (PUD RESIDENTIAL)		
PROPOSED LOT COVERAGE	73,493 SF	19.54%	
MIN. LANDSCAPE COVERAGE	30% LANDSCAPE (COMMERCIAL + R&D) / 20% OPEN SPACE (PUD RESIDENTIAL)		
PROPOSED LANDSCAPE COVERAGE	38.2% (3.23 AC)		
	140,721 SF	37.41%	

GROSS AREA	8.64 ACRES	GROSS AREA	8.64 ACRES
	376,153 SF	R.O.W. / BUS STOP	-0.18 ACRES
		NET LOT AREA	8.46 ACRES
		LOMITA LANE EASEMENT	-1.35 ACRES
		CREEK SETBACK	-0.75 ACRES
		DETENTION BASIN	-0.60 ACRES
GROSS AREA DENSITY	17.71 DU/AC	NET DEVELOPMENT AREA	5.77 ACRES
NET DEVT. AREA DENSITY	26.51 DU/AC		

LOT COVERAGE / STORMWATER ANALYSIS

	CURRENT			PROPOSED		
	AREA (SF)	AREA (AC)	% OF SITE	AREA (SF)	AREA (AC)	% OF SITE
LOT AREA	376,153 SF	8.64	100.0%	376,153 SF	8.64	100.0%
BUILDING COVERAGE (*) (IMPERVIOUS)	-	-	-	104,743	2.40	27.8%
LANDSCAPE COVERAGE INCL. POOL (PERVIOUS)	344,709	7.91	91.6%	140,143	3.22	37.3%
HARDSCAPE COVERAGE (IMPERVIOUS)	31,444	0.72	8.4%	131,267	3.01	34.9%

(*)INCLUDES CARPORTS/ENCLOSURES

PARKING ANALYSIS

RESIDENTIAL PARKING REQUIREMENTS	
RESIDENTIAL PARKING REQ'D (@1 SPACE/ BED)	226 SPACES
GUEST PARKING REQ'D (@1 SPACE / 3 DWELLING UNITS)	51 SPACES
TOTAL RESIDENTIAL PARKING REQ'D	277 SPACES
TOTAL REQ'D COVERED PARKING (@1 SPACE / UNIT)	153 SPACES

COMMERCIAL PARKING REQUIREMENTS		
R&D (@ 1 / 500 SF)	AREA (NET SF)	REQ'D R&D PARKING
COMMERCIAL 1	2,889 SF	5.8 SPACES
COMMERCIAL 2	3,829 SF	7.7 SPACES
SUBTOTAL		13.5 SPACES
		14 SPACES (ROUND UP)
COMMERCIAL 3	AREA (NET SF)	REQ'D COM. PARKING
CAFE/DELI - INDOOR (@ 1 SPACE/250 SF)	2,224 SF	9 SPACES
CAFE/DELI - INDOOR 24 SEATS (@ 1 SPACE/4 SEATS)		6 SPACES
CAFE/DELI - OUTDOOR PATIO 32 SEATS (@ 1 SPACE/4 SEATS)		8 SPACES
TOTAL R&D/COM.		37 SPACES

RESIDENTIAL SUMMARY

UNIT TYPE	QUANTITY	UNIT MIX	REQ'D RESIDENT PARKING (1/BED)	UNIT AREA (NET SF)	AREA SUBTOTAL (NET SF)
ST_A	6	4%	6	416 SF	2,496 SF
ST_B	6	4%	6	373 SF	2,238 SF
ST_C	2	1%	2	401 SF	802 SF
1BR_A	34	22%	34	748 SF	25,432 SF
1BR_B	27	18%	27	646 SF	17,442 SF
1BR_C (ABOVE R&D)	5	3%	5	770 SF	3,850 SF
2BR_A	40	26%	80	989 SF	39,560 SF
2BR_B	12	8%	24	853 SF	10,236 SF
2BR_C	12	8%	24	854 SF	10,248 SF
2BR_D (ABOVE R&D)	9	6%	18	1,115 SF	10,035 SF
TOTAL UNITS	**153**	**100%**	**226**		**122,339 SF**
TOTAL BEDROOMS	**226**				

RESIDENTIAL UNIT SUMMARY BY BUILDI

	BUILDING 1		BUILDING 2		BUILDING 3		BUILDING 4		BUILDING 5		BUILDING 6	
UNIT TYPE	QUANTITY	AREA SUBTOTAL (NET SF)	QUANTITY	AREA SUBTOTAL (NET SF)	QUANTITY	AREA SUBTOTAL (NET SF)	QUANTITY	AREA SUBTOTAL (NET SF)	QUANTITY	AREA SUBTOTAL ((NET SF)	QUANTITY	AREA SUBTOTAL (NET SF)
ST_A	0	0 SF	0	0	2	832 SF	0	0 SF	2	832 SF	2	832
ST_B	0	0 SF	0	0	2	746 SF	0	0 SF	2	746 SF	2	746
ST_C	2	802 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
1BR_A	0	0 SF	16	11,968 SF	8	5,984 SF	6	4,488 SF	4	2,992 SF	0	0 SF
1BR_B	27	17,442 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
1BR_C (ABOVE R&D)	5	3,850 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
2BR_A	0	0 SF	4	3,956 SF	6	5,934 SF	6	5,934 SF	10	9,890 SF	14	13,846 SF
2BR_B	12	10,236 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
2BR_C	12	10,248 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
2BR_D (ABOVE R&D)	9	10,035 SF	0	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF
TOTAL UNITS	67	52,613 SF	20	15,924 SF	18	13,496 SF	12	10,422 SF	18	14,460 SF	18	15,424 SF

PARKING SUMMARY

TOTAL RESIDENTIAL PARKING REQ'D *		277 SPACES
TOTAL RD/COMMERCIAL PARKING REQ'D *		37 SPACES
TOTAL PARKING REQ'D		314 SPACES
* REFER TO PARKING ANALYSIS		
AVG. RES. PARKING RATIO PROVIDED	277 SPACES / 153 UNITS=	1.8 SPACES/UNIT
AVG. RES. PARKING RATIO PROVIDED		1.2 SPACES/BDRM

COVERED / UNCOVERED PARKING PROVIDED	
TOTAL COVERED / BASEMENT PARKING PROVIDED	124 SPACES
TOTAL COVERED / CARPORT PARKING PROVIDED	100 SPACES
TOTAL UNCOVERED PARKING PROVIDED	94 SPACES
TOTAL PARKING PROVIDED	318 SPACES

BIKE PARKING

RESIDENTIAL LONG-TERM PARKING	56 SPACES
COMMERCIAL SHORT-TERM PARKING	6 SPACES
TOTAL BIKE PARKING PROVIDED	62 SPACES

RESIDENTIAL AMENITIES:	AREA SUBTOTAL (NET SF)
BIKE ROOMS	624 SF
LEASING OFFICE/CLUBHOUSE 1	1,528 SF
EXERCISE ROOM	1,603 SF
CLUBHOUSE 2	1,143 SF
POOL EQUIPMENT ROOM	42 SF
POOL SHOWER	42 SF
RESIDENTIAL LOBBY	385 SF
SUBTOTAL RES. AMENITIES	5,367 SF
OTHER AREAS (CIRCULATION/CORE AREAS)	12,443 SF
TOTAL RESIDENTIAL AREAS	**140,149 SF**

R&D/COMMERCIAL SUMMARY	
R&D USES	AREA SUBTOTAL (NET SF)
COMMERCIAL 1	2,889 SF
COMMERCIAL 2	3,829 SF
SUBTOTAL R&D	6,718 SF
COMMERCIAL 3 - CAFE/DELI	2,224 SF
SUBTOTAL RD/COMMERCIAL	**8,942 SF**

PROJECT SUMMARY	
TOTAL NET FLOOR AREA	**149,091 SF**
TOTAL GROSS FLOOR AREA	**167,402 SF**
BASEMENT AREA (GARAGE)	46,490 SF
TOTAL GROSS FLOOR AREA (W/ GARAGE)	213,892 SF

BUILDING / STRUCTURE SUMMARY

NAME	USE / DESCRIPTION	TOTAL AREA (GROSS)*	AREA (FLOOR 1)	AREA (FLOOR 2)	AREA (FLOOR 3)	PATIO AREA (COVERED)	HEIGHT	RES. APTS.
BUILDING 1 (FLOORS 1-3)	MIXED-USE	86,173 SF	29,332 SF	28,755 SF	28,086 SF	11,609 SF	31'-11"	67
BUILDING 2	RESIDENTIAL APT.	17,300 SF	8,842 SF	8,458 SF	0 SF	1,912 SF	22'-9"	20
BUILDING 3	RESIDENTIAL APT.	14,816 SF	7,600 SF	7,216 SF	0 SF	1,315 SF	22'-9"	18
BUILDING 4	RESIDENTIAL APT.	11,210 SF	5,701 SF	5,509 SF	0 SF	1,185 SF	22'-9"	12
BUILDING 5	RESIDENTIAL APT.	15,800 SF	8,092 SF	7,708 SF	0 SF	1,357 SF	22'-9"	18
BUILDING 6	RESIDENTIAL APT.	16,787 SF	8,585 SF	8,202 SF	0 SF	1,367 SF	22'-9"	18
LEASING / CLUBHOUSE 1	RESIDENTIAL APT.	1,608 SF	1,608 SF	0 SF	0 SF	N/A	12'-6"	N/A
CLUBHOUSE 2	RESIDENTIAL APT.	1,217 SF	1,217 SF	0 SF	0 SF	N/A	12'-6"	N/A
GYM	RESIDENTIAL APT.	1,677 SF	1,677 SF	0 SF	0 SF	N/A	12'-6"	N/A
POOL EQUIPMENT ROOM	RESIDENTIAL APT.	56 SF	56 SF	0 SF	0 SF	N/A	9'-6"	N/A
POOL SHOWER	RESIDENTIAL APT.	56 SF	56 SF	0 SF	0 SF	N/A	9'-6"	N/A
BIKE ROOM 1	RESIDENTIAL APT.	351 SF	351 SF	0 SF	0 SF	N/A	10'-6"	N/A
BIKE ROOM 2	RESIDENTIAL APT.	351 SF	351 SF	0 SF	0 SF	N/A	10'-6"	N/A
TOTAL		167,402 SF	73,468 SF	65,848 SF	28,086 SF	18,745 SF		153
BUILDING 1 (BASEMENT)	GARAGE	46,490 SF						
TOTAL		213,892 SF						
TRASH ENCLOSURE 1	RES./UNCOVERED	191 SF	191 SF				6'-0"	
TRASH ENCLOSURE 2	RES./UNCOVERED	191 SF	191 SF				6'-0"	
TRASH ENCLOSURE 3	RES./UNCOVERED	191 SF	191 SF				6'-0"	
TRASH ENCLOSURE 4	RES./UNCOVERED	191 SF	191 SF				6'-0"	
TRASH ENCLOSURE 5	COM./UNCOVERED	261 SF	261 SF				6'-0"	
TOTAL		1,025 SF	1,025 SF					
CARPORTS 1-13	RES./COVERED	16,524 SF	16,524 SF				9'-6"	
TOTAL		16,524 SF	16,524 SF					
POOL	RESIDENTIAL APT.	480 SF	480 SF				N/A	
SPA	RESIDENTIAL APT.	69 SF	69 SF				N/A	
TOTAL		549 SF	549 SF					

PARKING PROVIDED BY TYPE/LOCATION

BASEMENT	
STANDARD 9X18	114 SPACES
STANDARD EVCS	6 SPACES
ADA VAN EVCS	1 SPACES
STANDARD ADA	2 SPACES
ADA VAN	1 SPACES
TOTAL	124 SPACES
ON-GRADE	
STANDARD 9X18	80 SPACES
COMPACT 8X18	0 SPACES
STANDARD EVCS	6 SPACES
STANDARD EV READY	68 SPACES
STANDARD EV CAPABLE	33 SPACES
ADA VAN EVCS	1 SPACES
STANDARD ADA	3 SPACES
ADA VAN	3 SPACES
TOTAL	194 SPACES
TOTAL PARKING PROVIDED	318 SPACES

DESIGNARC

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SITE PLAN- OPTION 3

OPTION 3 (05.20.24)

PROPOSED UNITS:	153 UNITS
PROPOSED DENSITY:	17.7 UNITS/ACRE
PROPOSED PARKING:	318 SPACES
PARKING RATIO:	2 SPACES/UNIT

REQUIRED MODIFICATIONS

1. PARKING IN THE FRONT SETBACK

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

OPTION 3
(05.20.24)

SITE PLAN
A100.A

SCALE: 1"=30'
DATE: 5/1/24

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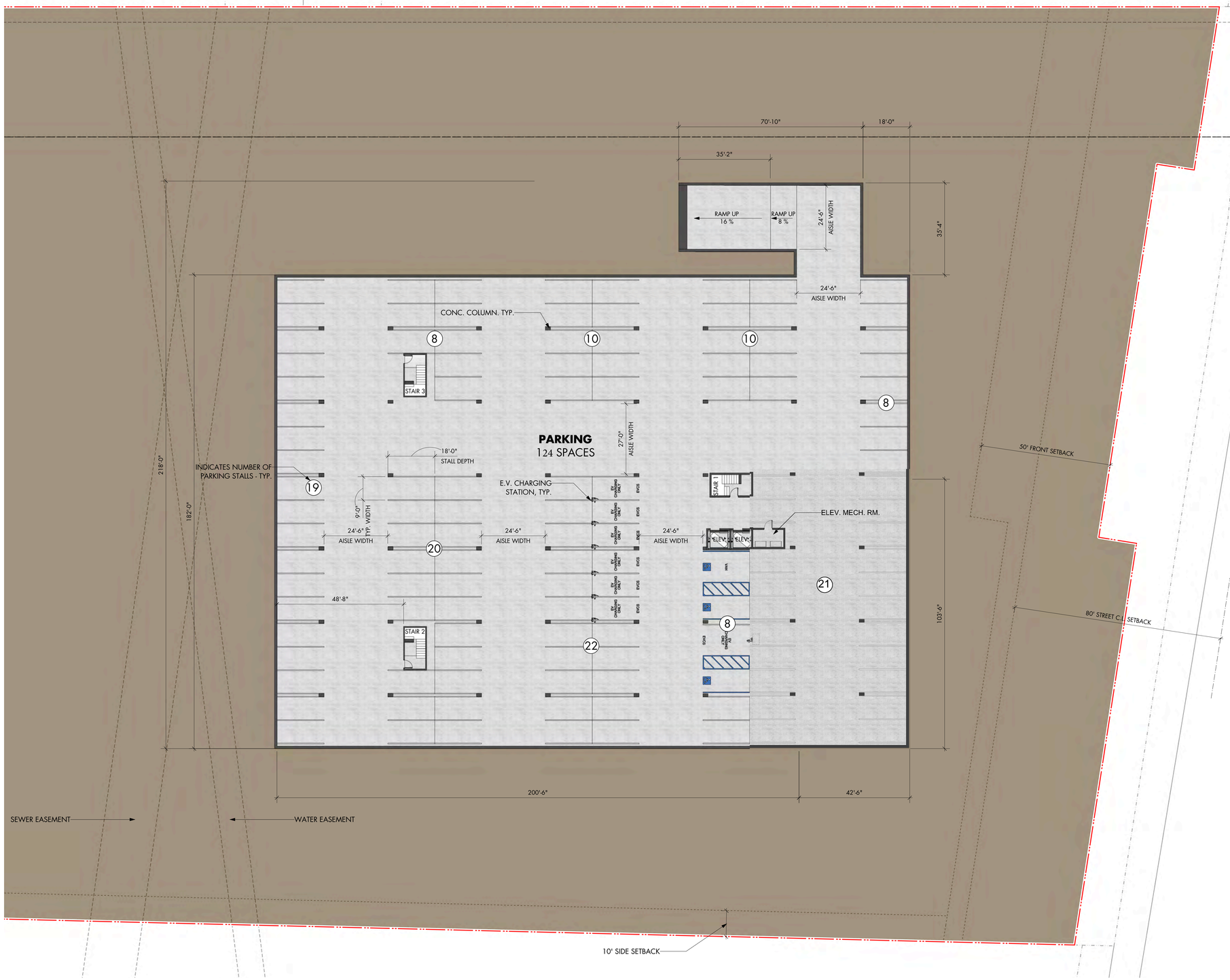

BASEMENT PLAN - SOUTH

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

OPTION 3
(05.20.24)

BASEMENT PLAN - SOUTH
A110

SCALE: 1" = 16'
DATE: 11/17/23

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KEYNOTES

CONCRETE
- CN-1 Board-formed concrete wall
- CN-2 Pre-cast concrete stair treads

DOORS, WINDOWS, & FRAMES
- DW-1 Aluminum storefront system, clear-anodized, dual glazed
- DW-2 Aluminum frame full-glazed garage door, clear anodized, dual-glazed
- DW-3 Aluminum sliding door, clear anodized, dual-glazed
- DW-4 Aluminum window, clear anodized, dual-glazed
- DW-5 Solid-core wood door, painted
- DW-6 Hollow steel door, galvanized, painted

ELECTRICAL
- EL-1 Photovoltaic panels

GLASS
- GL-1 3/4" laminated glass guardrail

LANDSCAPE
- LA-1 Raised planter

MASONRY
- MA-1 8"x8"x8" Stacked-bond concrete block

MECHANICAL
- ME-1 Rooftop mechanical equipment screen

METALS
- MT-1 Steel guardrail stanchions, galvanized, painted
- MT-2 Steel column, galvanized, painted
- MT-3 Steel awning, galvanized, painted
- MT-4 Perforated steel guardrail, galvanized, painted
- MT-5 Steel carport, galvanized, painted
- MT-6 Perforated steel gate, galvanized, painted
- MT-7 Steel picket pool fence, galvanized, painted

PLASTER
- PL-1 Smooth troweled cement plaster, painted

PAINT
- P-1 Dunn Edwards DE6365 - Cold Morning
- P-2 Hardie Mangolia Collection Pre-Finish - Stone Beach
- P-3 Dunn Edwards DE6377 - Boat Anchor
- P-4 Benjamin Moore 1603 - Graphite
- P-5 Cabot "Dune Gray" Semi-transparent Acrylic Stain

WOOD
- WD-1 Hardie Straight Edge Shingles Pre-finished "Stone Beach"
- WD-2 9" Hardie Artisan horizontal shiplap cedar siding
- WD-3 2"x6" Composite planks, TimberTech "Coastline"

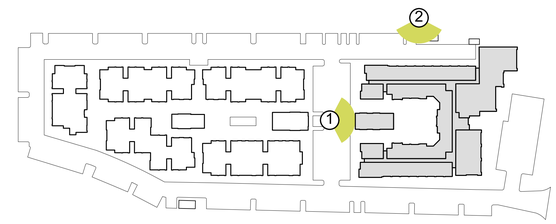
Zoning Code Reference:

CMC Section 14.08.085 (Building Height): "Building height" means the vertical distance from the average finish grade of the lot covered by the building to the highest points of the coping of a flat roof or to the height of the highest gable of a pitch or hip roof.

CMC Section 14.50.090 (Height): Chimneys, elevator and stair housings...church spires, and similar architectural features and similar structures may exceed the building height limit in all districts where such excess heights are not in conflict with other provisions of this title.

4 NORTH ELEVATION - BUILDING 1
Scale: 1/8" = 1'-0"

5 EAST ELEVATION - BUILDING 1
Scale: 1/8" = 1'-0"



KEY MAP

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

EXTERIOR ELEVATIONS - BUILDING 1

A201_Opt3

SCALE: 1" = 8'
DATE: 5/22/24

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OPTIONS 2 & 3
(05.20.24)

KEYNOTES

CONCRETE
- CN-1 Board-formed concrete wall
- CN-2 Pre-cast concrete stair treads

DOORS, WINDOWS, & FRAMES
- DW-1 Aluminum storefront system, clear-anodized, dual glazed
- DW-2 Aluminum frame full-glazed garage door, clear anodized, dual-glazed
- DW-3 Aluminum sliding door, clear anodized, dual-glazed
- DW-4 Aluminum window, clear anodized, dual-glazed
- DW-5 Solid-core wood door, painted
- DW-6 Hollow steel door, galvanized, painted

ELECTRICAL
- EL-1 Photovoltaic panels

GLASS
- GL-1 3/4" laminated glass guardrail

LANDSCAPE
- LA-1 Raised planter

MASONRY
- MA-1 8"x8"x8" Stacked-bond concrete block

MECHANICAL
- ME-1 Rooftop mechanical equipment screen

METALS
- MT-1 Steel guardrail stanchions, galvanized, painted
- MT-2 Steel column, galvanized, painted
- MT-3 Steel awning, galvanized, painted
- MT-4 Perforated steel guardrail, galvanized, painted
- MT-5 Steel carport, galvanized, painted
- MT-6 Perforated steel gate, galvanized, painted
- MT-7 Steel picket pool fence, galvanized, painted

PLASTER
- PL-1 Smooth troweled cement plaster, painted

PAINT
- P-1 Dunn Edwards DE6365 - Cold Morning
- P-2 Hardie Mangolia Collection Pre-Finish - Stone Beach
- P-3 Dunn Edwards DE6377 - Boat Anchor
- P-4 Benjamin Moore 1603 - Graphite
- P-5 Cabot "Dune Gray" Semi-transparent Acrylic Stain

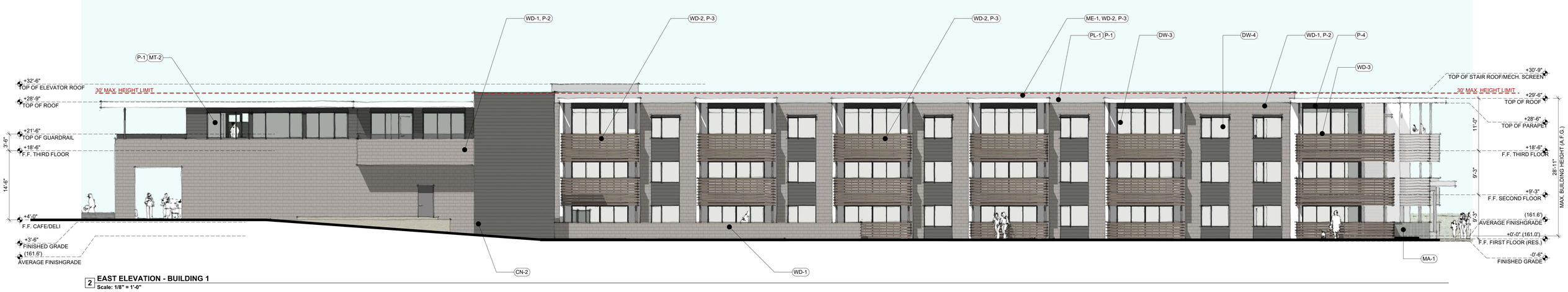
WOOD
- WD-1 Hardie Straight Edge Shingles Pre-finished "Stone Beach"
- WD-2 9" Hardie Artisan horizontal shiplap cedar siding
- WD-3 2"x6" Composite planks, TimberTech "Coastline"

Zoning Code Reference:

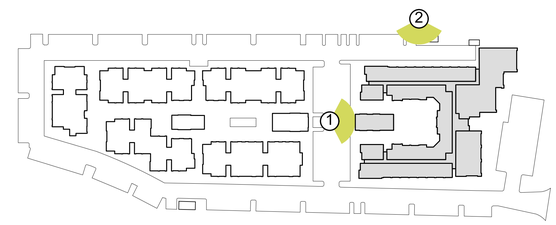
CMC Section 14.08.085 (Building Height): "Building height" means the vertical distance from the average finish grade of the lot covered by the building to the highest points of the coping of a flat roof or to the height of the highest gable of a pitch or hip roof.

CMC Section 14.50.090 (Height): Chimneys, elevator and stair housings...church spires, and similar architectural features and similar structures may exceed the building height limit in all districts where such excess heights are not in conflict with other provisions of this title.

1 NORTH ELEVATION - BUILDING 1
Scale: 1/8" = 1'-0"



2 EAST ELEVATION - BUILDING 1
Scale: 1/8" = 1'-0"



KEY MAP

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

EXTERIOR ELEVATIONS - BUILDING 1

A201a_Opt3

SCALE: 1" = 8'
DATE: 5/22/24

DESIGNARC
29 West Calle Laurelles, CA 93105 T. 805.687.1525 F. 805.687.8715

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OPTIONS 2 & 3
(05.20.24)

KEYNOTES

CONCRETE
- CN-1 Board-formed concrete wall
- CN-2 Pre-cast concrete stair treads

DOORS, WINDOWS, & FRAMES
- DW-1 Aluminum storefront system, clear-anodized, dual glazed
- DW-2 Aluminum frame full-glazed garage door, clear anodized, dual-glazed
- DW-3 Aluminum sliding door, clear anodized, dual-glazed
- DW-4 Aluminum window, clear anodized, dual-glazed
- DW-5 Solid-core wood door, painted
- DW-6 Hollow steel door, galvanized, painted

ELECTRICAL
- EL-1 Photovoltaic panels

GLASS
- GL-1 3/4" laminated glass guardrail

LANDSCAPE
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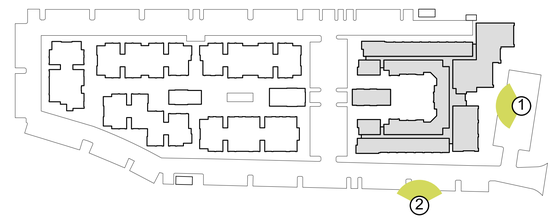
4 SOUTH ELEVATION - BUILDING 1
Scale: 1/8" = 1'-0"

5 WEST ELEVATION - BUILDING 1
Scale: 1/8" = 1'-0"



KEY MAP

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

EXTERIOR ELEVATIONS - BUILDING 1

A202_Opt3

SCALE: 1" = 8'
DATE: 5/22/24

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29 West Calle Laurelles, CA 93105 T. 805.687.1525 F. 805.687.8715

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OPTIONS 2 & 3
(05.20.24)

KEYNOTES

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- CN-2 Pre-cast concrete stair treads

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- DW-6 Hollow steel door, galvanized, painted

ELECTRICAL
- EL-1 Photovoltaic panels

GLASS
- GL-1 3/4" laminated glass guardrail

LANDSCAPE
- LA-1 Raised planter

MASONRY
- MA-1 8"x8"x8" Stacked-bond concrete block

MECHANICAL
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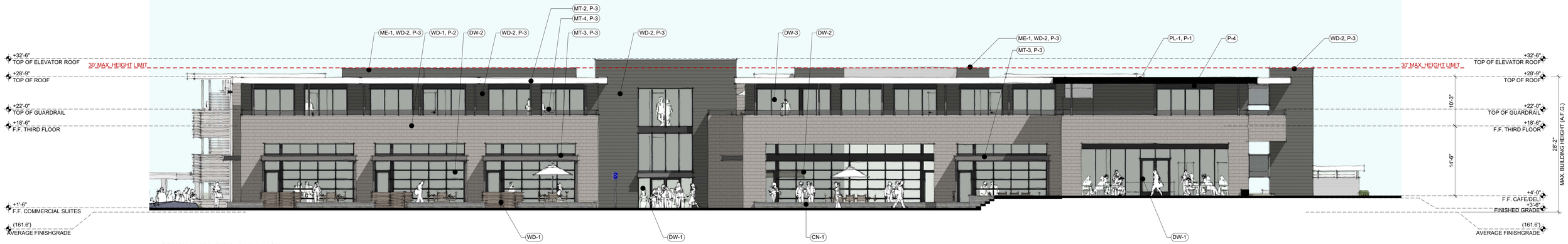
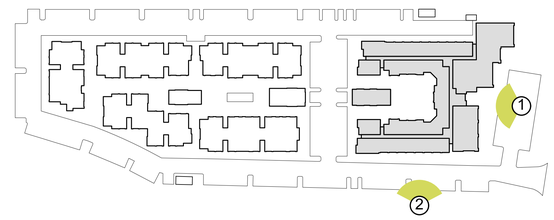


1 SOUTH ELEVATION - BUILDING 1
Scale: 1/8" = 1'-0"

2 WEST ELEVATION - BUILDING 1
Scale: 1/8" = 1'-0"



KEY MAP

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

EXTERIOR ELEVATIONS - BUILDING 1

A202a-Opt3

SCALE: 1" = 8'
DATE: 5/22/24

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OPTIONS 2 & 3
(05.20.24)

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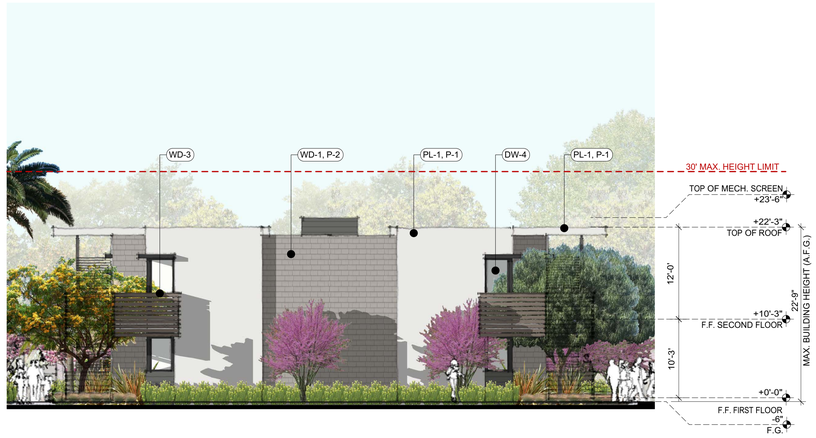
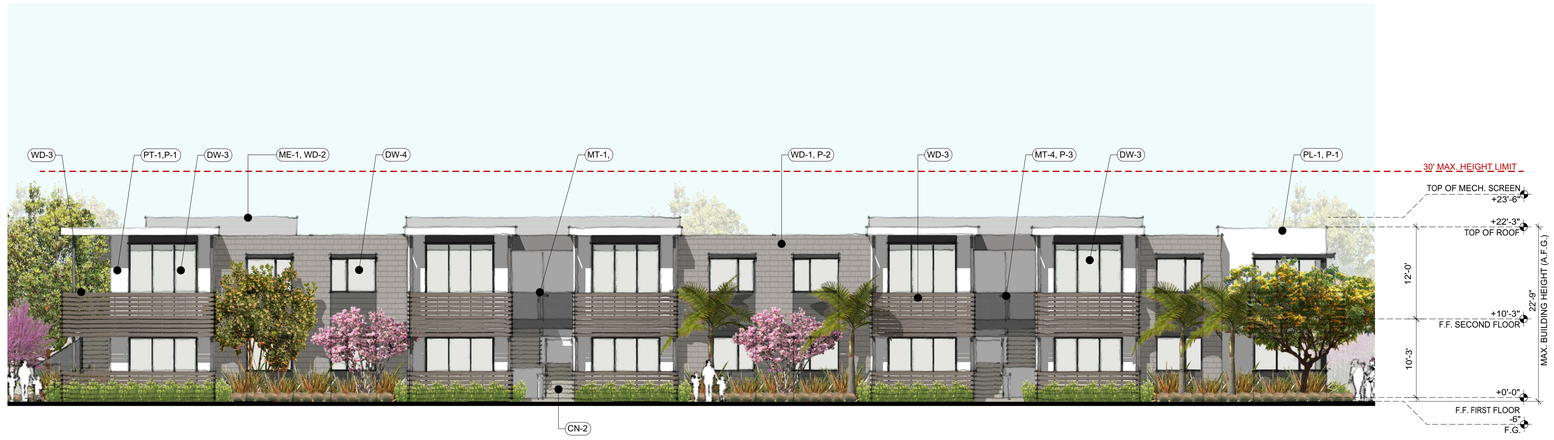


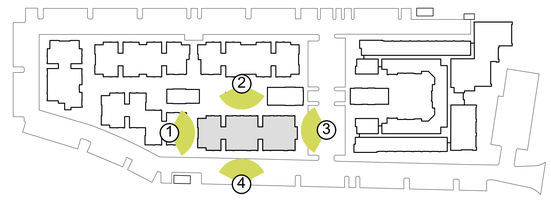
1 **NORTH ELEVATION - BUILDING 2**
Scale: 1/8" = 1'-0"



2 **EAST ELEVATION - BUILDING 2**
Scale: 1/8" = 1'-0"

3 **SOUTH ELEVATION - BUILDING 2**
Scale: 1/8" = 1'-0"

4 **WEST ELEVATION - BUILDING 2**
Scale: 1/8" = 1'-0"



KEY MAP

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

EXTERIOR ELEVATIONS - BUILDING 2

A203

SCALE: 1" = 8'
DATE: 5/22/24

DESIGNARC
29 West Calle Laureles, CA 93105 T. 805.687.1525 F. 805.687.8715

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OPTIONS 2 & 3
(05.20.24)

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PLASTER
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PAINT
- P-1 Dunn Edwards DE6365 - Cold Morning
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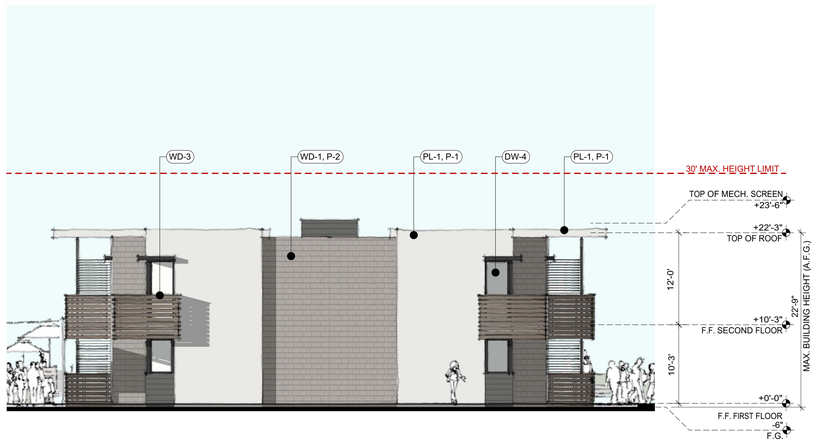
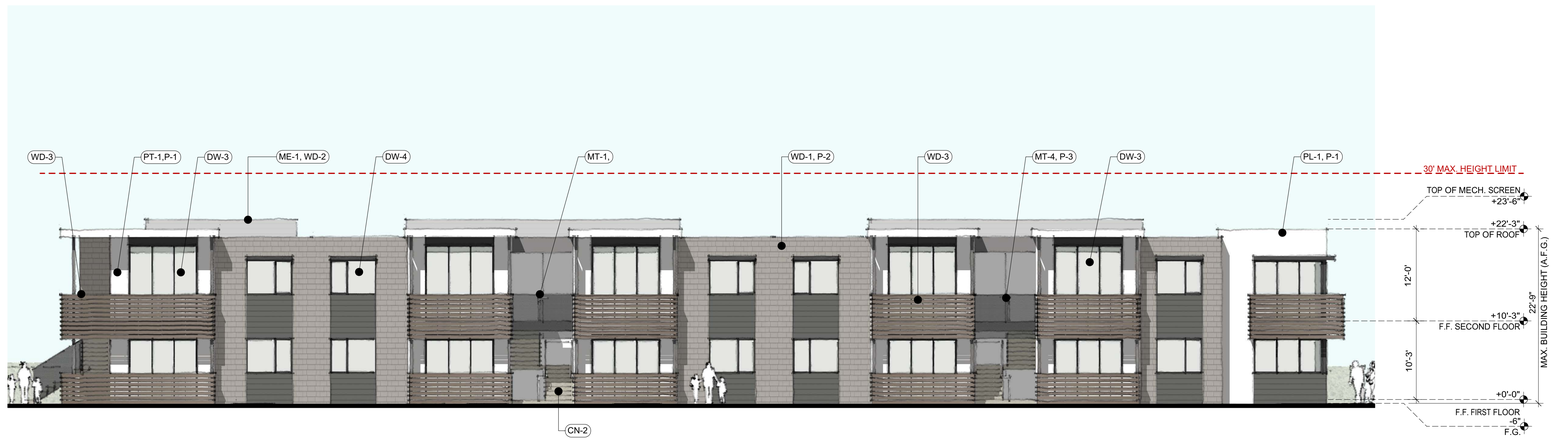
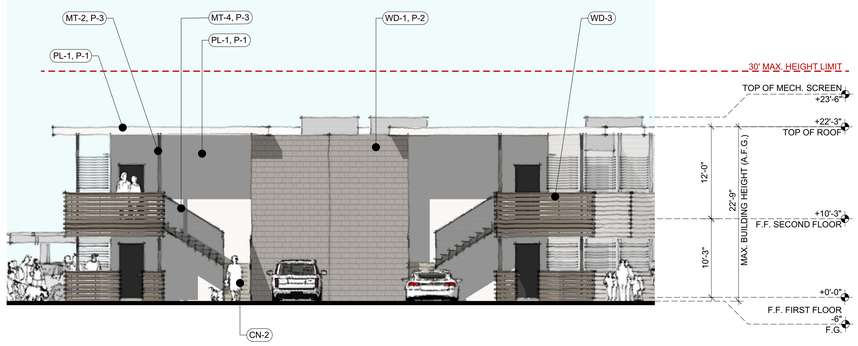


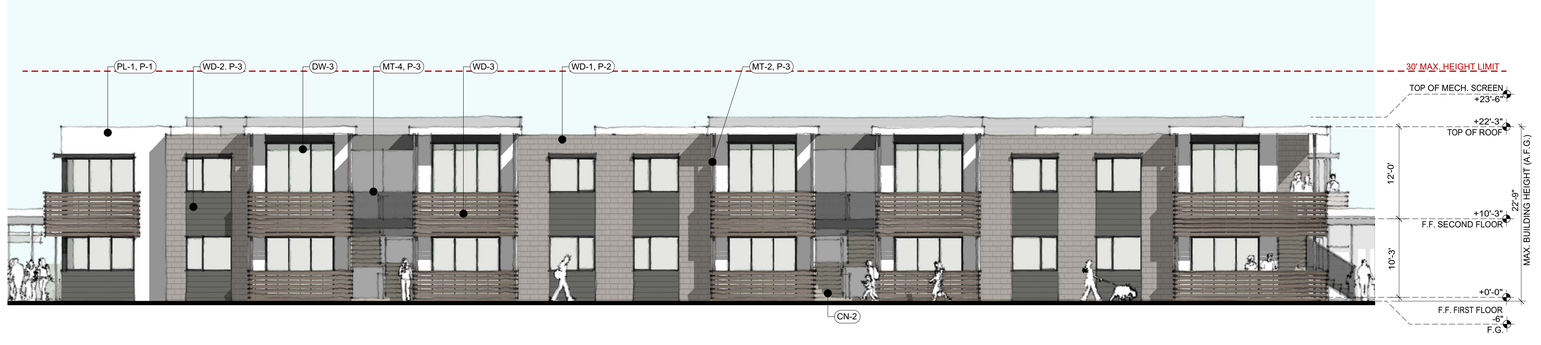
6 NORTH ELEVATION - BUILDING 2
Scale: 1/8" = 1'-0"



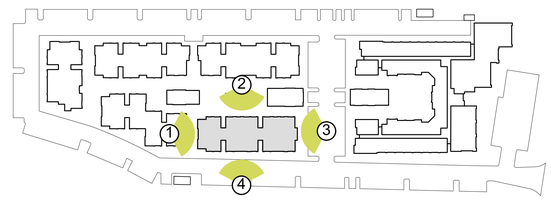
7 EAST ELEVATION - BUILDING 2
Scale: 1/8" = 1'-0"



8 SOUTH ELEVATION - BUILDING 2
Scale: 1/8" = 1'-0"



9 WEST ELEVATION - BUILDING 2
Scale: 1/8" = 1'-0"



KEY MAP

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

EXTERIOR ELEVATIONS - BUILDING 2

A203a

SCALE: 1" = 8'
DATE: 5/22/24

DESIGNARC

29 West Calle Laurelles, CA 93105 T. 805.687.1525 F. 805.687.8715

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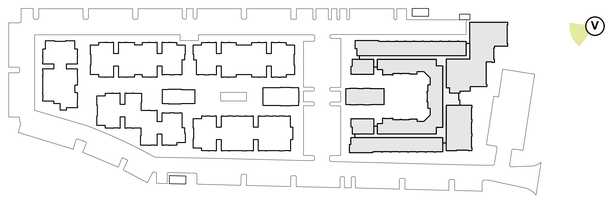
OPTIONS 2 & 3
(05.20.24)

VIEW OF BUILDING 1 FROM VIA REAL LOOKING NORTH



KEY MAP

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

EXTERIOR PERSPECTIVE

A401

SCALE: NONE
DATE: 5/1/24

DESIGNARC
29 West Calle Laureles, CA 93105 T: 805.687.1525 F: 805.687.8719

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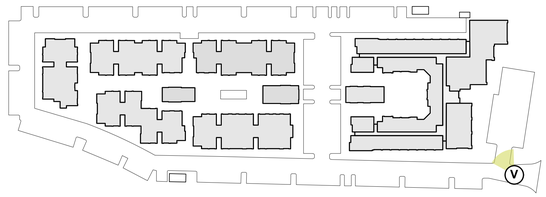
OPTION 2 & 3
(05.20.24)

VIEW OF BUILDING 1 LOOKING EAST FROM SITE ENTRANCE



KEY MAP

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

OPTION 2 & 3
(05.20.24)

EXTERIOR PERSPECTIVE
A402

SCALE: NONE
DATE: 5/1/24

DESIGNARC
29 West Calle Laureles, CA 93105 T: 805.687.1525 F: 805.687.8719

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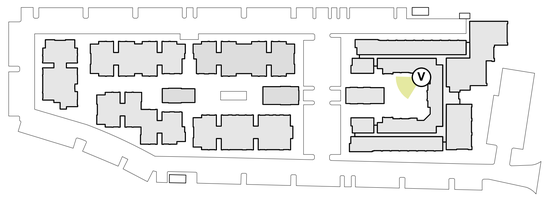
VIEW OF BUILDING 1 COMMON AREA COURTYARD AND CLUBHOUSE



KEY MAP

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

EXTERIOR PERSPECTIVE

A403

SCALE: NONE
DATE: 5/1/24

DESIGNARC
29 West Calle Laureles, CA 93105 T. 805.687.1525 F. 805.687.8715

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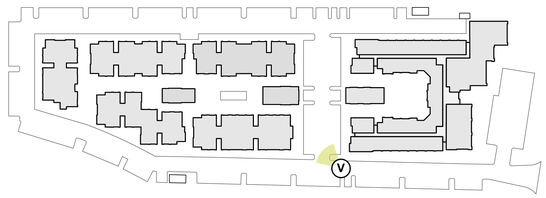
OPTION 2 & 3
(05.20.24)

VIEW OF BUILDING 2 LOOKING NORTHEAST FROM PARKING



KEY MAP

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

OPTION 2 & 3

(05.20.24)

EXTERIOR PERSPECTIVE

A404

SCALE: NONE

DATE: 5/1/24

DESIGNARC

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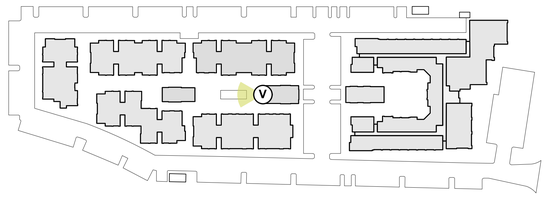
VIEW FROM POOL COURTYARD LOOKING NORTH TOWARD CLUBHOUSE 2



KEY MAP

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

EXTERIOR PERSPECTIVE

A405

SCALE: NONE
DATE: 5/1/24

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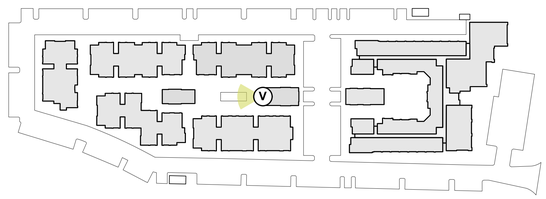
OPTION 2 & 3
(05.20.24)

AERIAL VIEW OF POOL COURTYARD LOOKING NORTH TOWARD CLUBHOUSE 2



KEY MAP

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

EXTERIOR PERSPECTIVE
A406

SCALE: NONE
DATE: 5/1/24

DESIGNARC
29 West Calle Laureles, CA 93105 T. 805.687.1525 F. 805.687.8715

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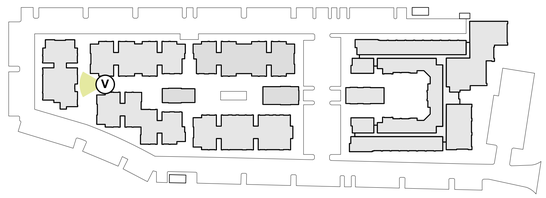
OPTION 2 & 3
(05.20.24)

VIEW LOOKING NORTH TOWARD COMMON PATIO 3



KEY MAP

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

EXTERIOR PERSPECTIVE
A407

SCALE: NONE
DATE: 5/1/24

DESIGNARC
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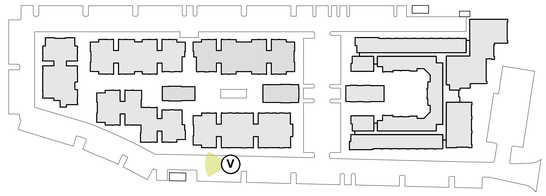
OPTION 2 & 3
(05.20.24)

VIEW LOOKING NORTH TOWARD BIKE ROOM 2 AND MAIL KIOSK



KEY MAP

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

EXTERIOR PERSPECTIVE

A408

SCALE: NONE
DATE: 5/1/24

DESIGNARC

29 West Calle Laureles, CA 93105 T: 805.687.1525 F: 805.687.8715

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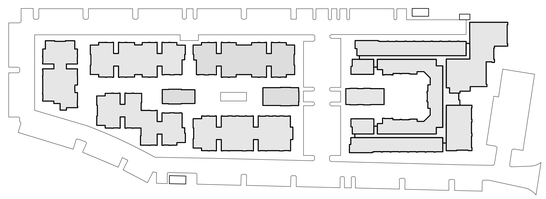
OPTION 2 & 3
(05.20.24)

VIEW OF PROPOSED DEVELOPMENT FROM VIA REAL LOOKING NORTHEAST



KEY MAP

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

EXTERIOR PERSPECTIVE
A409

SCALE: NONE
DATE: 5/1/24

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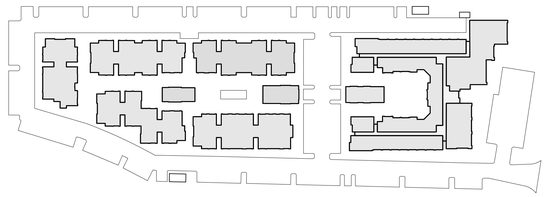
OPTION 2 & 3
(05.20.24)

VIEW OF PROPOSED DEVELOPMENT FROM VIA REAL LOOKING NORTHWEST



KEY MAP

EXTERIOR PERSPECTIVE

A410

SCALE: NONE
DATE: 5/1/24

DESIGNARC
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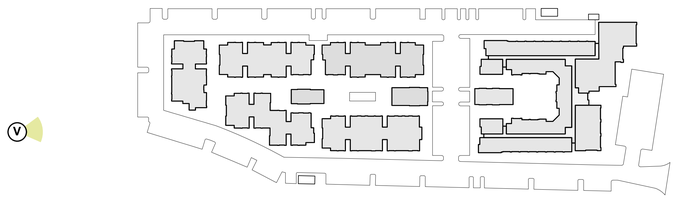
MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

OPTION 2 & 3
(05.20.24)

VIEW OF PROPOSED DEVELOPMENT LOOKING SOUTH FROM ABOVE
STORMWATER DETENTION BASIN



KEY MAP

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

OPTION 2 & 3
(05.20.24)

EXTERIOR PERSPECTIVE
A411

SCALE: NONE
DATE: 5/1/24

DESIGNARC
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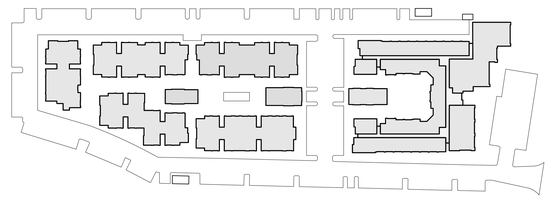
VIEW OF PROPOSED DEVELOPMENT LOOKING SOUTH FROM CUL DE SAC



KEY MAP

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

OPTION 2 & 3
(05.20.24)

EXTERIOR PERSPECTIVE
A412

SCALE: NONE
DATE: 5/1/24

DESIGNARC
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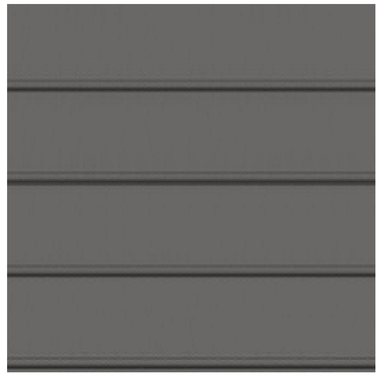
WD-3 TIMBERTECH 6" COMPOSITE PLANKS "COASTLINE"



WD-2 HARDIE ARTISAN 9" SHIPLAP SIDING

WD-1 HARDIE STRAIGHT EDGE SHINGLES PREFINISHED "STONE BEACH"

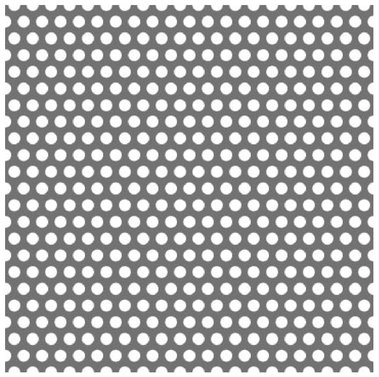
PL-1 SMOOTH-TROWELED CEMENT PLASTER

P-4 GRAPHITE
BENJAMINE MOORE 1603

P-3 BOAT ANCHOR
DUNN EDWARDS DE6377

P-2 STONE BEACH
HARDIE MAGNOLIA COLLECTION PRE-FINISHED COLOR

P-1 COLD MORNING
DUNN EDWARDS DE6365



MT-4 PERFORATED STEEL GUARDRAIL
MT-6 PERFORATED STEEL GATE

DW 1-4 DARK BRONZE ANODIZED ALUMINUM

MA-1 8"X8"X8" STACKED-BOND CONCRETE BLOCK

CN-2 PRE-CAST CONCRETE STAIR TREADS

CN-1 BOARD-FORMED CONCRETE

MIXED-USE DEVELOPMENT | ENTITLEMENT SUBMITTAL

6380 VIA REAL, CARPINTERIA, CA

OPTION 2 & 3
(05.20.24)

MATERIALS / FINISHES
A500

SCALE: NONE
DATE: 5/1/24

DESIGNARC
29 West Calle Laureles, CA 93105 T. 805.687.1525 F. 805.687.8715

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Attachment B
April 11, 2024 ARB Meeting Minutes

Lagunitas Apartments & Mixed-Use Project
#23-2243-DP/CUP/TPM/CDP/ARB
Joint City Council/Planning Commission/Architectural Review Board Conceptual Review
June 18, 2024

roof material which matches the existing roof. He further clarified that the proposed windows on the dormer element and gable end of the garage would be functional and provide ventilation.

Public Comments: None

Boardmember Discussion:

Chair Stein commented that the project is a big improvement over the existing condition.

Boardmember O'Connor commented that he appreciated that the proposed project and the existing development conformed to all the required zoning standards and that no modifications were required.

All boardmembers expressed their overall support for preliminary and final approval.

ACTION: Motion by Boardmember O'Connor, seconded by Vice Chair Blakemore, to recommend Preliminary and Final approval to the Director as submitted.

VOTE: 5-0

2) Project: Lagunitas Apts. & Mixed-Use Project, Project 23-2243-CUP/TPM/CDP
Address: 6380 Via Real
Applicant: Troy White, agent, for Steve Leonard, Manager, RPG Carpinteria, LLC
Planner: Syndi Souter

Request of Troy White, agent, for Steve Leonard, Manager, RPG Carpinteria, LLC, to consider Project 23-2243-CUP/TPM/CDP for preliminary review of a request to construct a new 159-unit apartment complex with amenities, a 2,224 square-foot market/café, one 3,829 square-foot R&D office space, one 2,889 square-foot R&D office space, 301 parking spaces (196 surface spaces and 105 underground spaces), and associated hardscape/landscaping and site improvements. The property is an 8.63-acre parcel zoned Industrial /Research Park (M-RP) and shown as APN 001-190-097, addressed as 6380 Via Real.

Ex Parte Communications Disclosure: None

Staff Comments:
Syndi Souter provided a presentation and described the overall project scope. She summarized the project history and described the previously approved office building and parking arrangement and how it differed from the proposed mixed-use project, noting the relationship to the existing City-owned parcel adjacent to the project site. She provided detailed information and plan images describing the project's architectural style, site arrangement, proposed grading and drainage, parking arrangement, landscaping and exterior lighting. She then noted the story pole installation and provided photographs of the story pole installation. Syndi summarized her presentation with a discussion of the key objectives and policies for the ARB to consider and the ARB's support for the three requested modifications for exceeding the height limit on Building #1, the use of compact parking spaces, and the location of parking within the front setback along Via Real. She concluded by requesting the ARB's input on the following issue areas:

- Site design and project layout;
- Architectural style and materials;
- Size, height, massing, and scale of the proposed structures in relation to their surroundings;
- Landscaping plant palette, including native trees;
- Exterior light fixtures and night-sky compliance;
- Impacts to public views of the mountains;
- Grading and earthwork quantities;
- The three Modification requests; and
- Neighborhood compatibility.

Applicant Comments:
Troy White, agent for the owner, Mark Kirkhart, project architect, Scott Caps, landscape architect, and Jason Gotsis, civil engineer, prepared a presentation and were available to answer questions. Troy White introduced the project team and provided background information on the previously approved office project and how the economics of the commercial/office concept had changed. He noted that after previously meeting with CDD staff, the project was revised to focus on providing rental housing instead. He then described an outline of the applicant presentation. Mark Kirkhart commenced the presentation and summarized the project's design goals, site constraints, and architecture. He clarified that no access to the site would be provided off of Lomita Lane (a private road), other than emergency access for the Fire Department, and described the site topography and the related design intent with respect to the visibility of the parking area fronting Via Real, the height and massing of the buildings, and rationale for the height modification request. He went on to describe the rationale for the site arrangement and related open space calculations. Jason Gotsis then explained the grading and drainage plan and constraints related to existing public easements that bisect the project site. He further detailed the stormwater plan and related expansion of the existing stormwater detention basin and answered questions from Vice Chair Blakemore regarding how the grading calculations relate to the stormwater requirements, and answered a question from Boardmember O'Connor confirming that the proposed electrical service would be underground. The applicant presentation then proceeded with a presentation of the proposed landscape plans by Scott Capps, including the proposed arrangement of the open space areas and perimeter landscape screening. Mark Kirkhart wrapped-up the presentation with a brief "fly by" video to help the ARB better visualize the project design in three dimensions. He concluded by answering questions from the ARB related to the courtyard dimensions, the proposed parking ratio, conjunctive parking proposal, how the open space and lot coverage areas were calculated, dimensions of interior corridor areas, and size of proposed rental units.

Public Comments:
Twenty-one (21) written and electronic public comments were submitted and provided to the ARB members in advance of the meeting. These comments are part of the public record and copies are on file with the Community Development Department. All of the written and electronic public comments received were either in opposition to the project or expressed concern with certain aspects of the project.

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

Lisa Lisiecky (representing the Lagunitas HOA) - Opposed. HOA CC&Rs specify only commercial use of the property. Previously approved commercial development was respectful in its design

(parking arrangement, noise from mechanical equipment, etc.) Noise and lighting are major concern. The open space is used by Lagunitas residents.

Marcy Mullan - (speaker slip submitted, did not comment)

Don Benson - Speaking on behalf of himself and wife, Vera Benson. Opposed. Lomita Lane resident for 60 years. Vera was involved in previous project and revisions. Supports housing that is integrated into the Lagunitas residences but opposed to 3-story design and size/bulk/scale of proposed project. Opposes setback modification. Opposes any uplighting or tree lighting. Fencing should be required along Lomita Lane. Landscaping should be maintained and reviewed every 2 years to confirm maintenance. Opposed to market/cafe due to impacts on Lomita Lane traffic and pedestrians.

William Anderson - Speaking on behalf of himself and his wife. The story pole installation should be updated to reflect carport parking areas. The project should include play areas and plans should be modified to include play areas and additional open space. (Also left written comments).

Bill Murphy - (speaker slip submitted, did not comment). Left written comment opposing project as too large and not what Carpinteria needs.

Mary Jane Yardley - Resident of Lagunitas. Opposed to project as designed. Project includes very little open space. Design is not compatible with existing Lagunitas residential area and small beach town character. EIR should consider the extent of excavation for underground parking and impacts to groundwater. Agrees with other speakers with respect to concerns regarding lighting and noise.

Connie Thompson - Resident of Lagunitas. Not opposed to housing, but project is too large. Project twice the size of previously approved project. Should not be named "Lagunitas" and be confused with the existing residential development. ARB should not support the project as currently proposed.

Ashley DeVan - Resident of Lagunitas since 2013. Opposed. Project much different than previously approved vision for this property and conflicts with CC&Rs. Desity is triple that of existing Lagunitas residential community. Project would burden neighbhorhood with impacts related to parking, traffic and crime. ARB should consider broader context of development and sprawl; General Plan conflict considering location at the edge of City.

Bryan Gindoff - Resident of Lagunitas (also provided a seperate written comment letter). Project conflicts with CC&Rs which those who purchased residences in Lagunitas relied upon. The previously approved project was compatible because the commercial uses would happen during the day and thus limit impacts related to noise, lighting and parking at night; owners within Lagunitas have a "contract" with City that should be respected.

Jacqueline Matthews - Resident of Lagunitas. Concerned about being "pummbled" by the proposed large development.

Jim Gaskin - Resident of Lomita Lane. Opposed. When purchased home, was provided information on the previously approved project, which was far smaller. Proposed project is too large, with too much grading and he is concerned about adequate infrastructure existing to serve project. Grading and drainage is also concerning.

David Rosso - Agrees with other commenter's concerns, especially related to density concerns. Asked that the CC&Rs be addressed prior to project moving forward. Concerns with height of proposed structures and compatibility with neighborhood. Concerned that project has been rushed and not enough study of impacts related to traffic, grading and sensitive habitat. Parking is far short of what is needed to serve the number of residential units.

Tim Grimes - Agrees with many of the previous comments. The story poles indicate that the project will be like "Los Angeles", not Carpinteria. The previously approved project seemed appropriate. Main concern is with the project exterior lighting and potential light pollution that would result.

Gary Graumann - Resident of Lagunitas for 13 years. Opposes project. Concerned that this was the first time he received a notice and nobody had made an effort to reach out. When he purchased home in Lagunitas, he met with City staff to review what was proposed on subject site, which is much different than what is currently proposed. Concerned that this project proposes the first underground parking area in City. Concerned about the "boxy" nature of the project and the height, and the project should relate better to the existing Lagunitas residential development. Also expressed concerns regarding lighting, the proposed market/cafe and related noise impact, and CC&Rs.

Kevin Donoghue - (speaker slip submitted, did not comment)

Amrita Salm - No affordable housing included in project is unacceptable.

At the conclusion of public comments, Chair Stein offered the applicant team an opportunity to speak prior to the ARB beginning their deliberations. Troy White, agent, related that he offered to meet with representatives from the Lagunitas residential neighbors to no avail, and that the CC&Rs are not an issue for the ARB review.

Boardmember Discussion:

Boardmember O'Connor began the discussion with the following comments:

- The CC&R issue needs to be addressed.
- Concerned about how lot coverage and open space is calculated and more functional open space should be provided.
- Story poles should include all structures and stake the property lines.
- Concern about the height & mass along Via Real.
- Agrees (with Don Benson) that a pedestrian fence should be installed along Lomita Lane.
- He is struggling to move forward with the project.

Boardmember Little provided the following comments:

- Agrees with Boardmember O'Connor and prior public comments.
- Commented that the CC&R issue needs to be resolved.
- Story poles show that the project is too massive and too boxy.
- Narrow hallways in the buildings will be too dark.
- Compact parking spaces are not practical.
- A lot of work to be done to downsize, or go back to the original design.

Vice Chair Blakemore provided the following comments:

- Shares concern with Boardmember O'Connor regarding open space calculations.
- Project is a "bait & switch" to the office building in the CC&Rs.
- Size, bulk, and scale is too much; program too ambitious.
- Units are small- should try fewer, larger units with more living space.
- Views should be protected-mountain views and ocean views.
- Not compatible with the area, or creek/riparian habitat. While stormwater design may work, an island of paving so close to the riparian area does not feel comfortable.
- Does not support modification for parking in the front yard setback.
- Underground parking layout has dead ends and does not circulate traffic.
- The date palms and tipu trees will not do well, select another variety.
- Provide true elevations of the structures without the landscaping rendered in front, similar to the County BAR requirements.

Boardmember Johnson provided the following comments:

- The density needs to be mitigated.
- Story poles do not always tell the whole story.
- Applauds the design with shadows and broken massing along Via Real.
- Roof heights could be varied to provide more variety, especially the elevation along Lomita Lane.
- Likes the materials, generous balcony overhangs, animation.
- Three stories at front, the other buildings are two story; grading could be used to vary the heights of the buildings.
- Spread out the compact parking spaces.
- Can accept the modification to park in the front setback, which is common in the commercial developments nearby and Via Real frontage is narrow.
- Likes the underground parking- keeps parking out of sight.

Chair Stein Provided the following comments:

- Prefers conceptual review with other decision makers before formal submittal on large projects.
- What is the benefit to the community from this project?
- Noted the number of units and lack of affordable housing.
- Likened the project to the Klentner mixed-use project - "a quintessential LA project".
- The public should be proactive and ask for better representation on the City Council.
- All parking should be underground.
- Likes the balconies.
- Project is too big.
- Go back to office building design.
- Project will not provide "market rate housing" that residents can afford.
- Not in favor of CUP for café, which should be in downtown area; parking will spill over onto streets.
- Does not support compact parking spaces; all should be standard spaces.
- Pull the buildings back from the creek and Via Real.
- Project is too tall; size and bulk are too much.

- Cannot support any of the requested modifications.
- Mountain and ocean views are impacted.
- Not compatible with the neighborhood.
- Great project for somewhere else.

Staff requested a poll from the Boardmembers concerning their support (or lack thereof) for the requested modifications for the height exceedance, parking in the front (Via Real) setback, and use of compact spaces.

O'Connor, Little, Blakemore and Stein not in support of any of the modifications. Boardmember Johnson can support all three.

ACTION: Motion by Boardmember O'Connor, seconded by Boardmember Blakemore, to recommend continued preliminary review with comments.

VOTE: 5-0

OTHER BUSINESS: ARB Meeting of April 25, 2024 is cancelled.

CONSENT CALENDAR:

3. Action Minutes of the Architectural Review Board Meeting of February 29, 2024.

ACTION: Motion by Boardmember Little, seconded by Boardmember O'Connor, to adopt the minutes as drafted.

VOTE: 4-0 (Stein abstained)

4. Action Minutes of the Architectural Review Board Meeting of March 14, 2024.

ACTION: Motion by Boardmember Little, seconded by Boardmember O'Connor, to adopt the minutes as drafted.

VOTE: 4-0 (Blakemore abstained)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

Matters by Boardmembers: Vice Chair Blakemore inquired as to the City's position on the noise impacts of the increased rocket launches at Vandenberg Space Force Base. Staff advised that this issue came up at a recent Coastal Commission hearing and they are looking into it.

Matters by Staff:

- 700 Linden Fireplace and Wall Detail Revisions - The project is nearing completion and the applicant's design team met with staff to discuss two requested revisions which were presented to the ARB for review and comment: