Planning Commission

Amended Meeting Agenda

Monday, February 5, 2024 at 5:30 pm

City of Carpinteria, Council Chamber

5775 Carpinteria Avenue

Carpinteria, CA 93013

In-Person and Virtual Participation Options

Attendance/Viewing Options:

- Attend the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave.)
- View the meeting live through the City's website (https://carpinteriaca.gov/city-hall/agendas-meetings) on your computer, tablet or smartphone.
- 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 852 9271 4629) to listen to the meeting on your phone.
- Join the City's Zoom webinar from your computer, tablet, or smartphone by CLICKING HERE. Alternatively, you can join the Zoom webinar by logging on to zoom.us, downloading the application, selecting "Join Meeting", and entering Webinar ID 852 9271 4629.

Public Comments:

- Provide a live public comment during the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave.). Please note the City has the discretion to limit the speaker's time for any meeting or agenda matter. Typically, the practice has been three minutes per speaker on each item.
- Submit a written comment (as either a general public comment or on a specific agenda item) to be distributed to Planning Commissioners by **12:00 P.M. on the day of the meeting** by either submitting your comment via (1) email to PublicComment@carpinteriaca.gov, (PLEASE NOTE NEW PUBLIC COMMENT EMAIL ADDRESS) or (2) the **eComment** link on the City's agenda website

(https://carpinteriaca.gov/city-hall/agendas-meetings). Please reference the agenda item to which your comment pertains. Note that written comments will not be read into the record during the meeting.

- Provide a live comment through the City's Zoom webinar platform (through the link provided above). To make public comments through this platform please use the "raise your hand" feature to notify staff that you would like to make a public comment during designated public comment times. Once it is your turn to provide a public comment, staff will unmute your microphone and you will be given a designated amount of time to provide your comment (typically, the practice has been up to 3 minutes per speaker on each item). At the end of your comment, staff will once again mute your microphone.

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

THE PLANNING COMMISSION RESERVES THE RIGHT TO CHANGE THE ORDER IN WHICH ITEMS ARE HEARD. APPLICANTS NOT IN ATTENDANCE WHEN THEIR ITEM IS CALLED MAY HAVE THEIR ITEM CONTINUED TO THE NEXT REGULAR MEETING.

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

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

Planning Commissioners
Jane L. Benefield, Chair
Glenn La Fevers, Vice-Chair
John Moyer
David Allen
Katherine Salant

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS

PUBLIC COMMENT

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

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

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

CONSENT CALENDAR

1) Minutes of the regular Planning Commission meeting held November 6, 2023

NEW PUBLIC HEARING

If you have questions regarding any project listed below, please contact the Community Development Department at (805) 755-4410.

Review Procedure:

- Disclosure of Ex Parte Communications
- Staff Presentation
- Public Hearing
- Planning Commission Action

2) **4745 Carpinteria Avenue Mixed-Use Project** **Planner: Brian Banks**
Project # 23-2221-DP/CDP
Address: 4745 Carpinteria Ave
Applicant: Edward DeVicente, DMHA Architecture
Planner: Brian Banks

Hearing on the request of Edward DeVicente, DMHA Architecture, to consider Project 23-2221-DP/CDP (application filed April 14, 2023) for a Development

Plan and Coastal Development Permit to allow redevelopment of the property at 4745 Carpinteria Avenue (currently occupied by Sun Coast Rentals) into a new three-story mixed-use (commercial / residential) development comprised of a 24-unit, 31,026 square foot apartment complex built around and atop a ground-level 22,198 square foot concrete parking podium, and a 4,044 square foot two-story commercial building; and to accept a categorical exemption pursuant to §15332 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 003-251-021, addressed as 4745 Carpinteria Avenue.

OTHER BUSINESS

3) Election of Planning Commission Chair and Vice-Chair

4) Appointment of Planning Commissioner to City's General Plan Update Committee

MATTERS PRESENTED BY COMMISSIONERS

DIRECTOR'S REPORT

5) Architectural Review Board Meeting Minutes of October 26, 2023 and December 14, 2023

6) City calendar for the month of February, 2024

7) Planning Activity Report as of January 31, 2024

8) Building Permit Report as of January 31, 2024

ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF MONDAY MARCH 4, 2024

ADJOURNMENT

NOTES

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

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

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Lorena Esparza in the Community Development Department at (805) 755-4410 (Lorenae@carpinteriaca.gov) or the California Relay Service at (866) 735-2929. Notification 2 business days prior to the meeting will enable the City to make reasonable arrangements for accessibility to this meeting.

This agenda was posted on Thursday, February 1, 2024 in the Community Development Department, on the City Hall Public Notices Board, and on the City website.

MINUTES, PLANNING COMMISSION
CITY OF CARPINTERIA
CARPINTERIA, CALIFORNIA

November 6, 2023
Regular Meeting
5:30 P.M.

CALL TO ORDER and ROLL CALL The meeting was called to order at 5:30 p.m. by Chair Benefield. **Commissioners Present:** Jane L. Benefield, Chair Glenn La Fevers, Vice-Chair John Moyer Katherine Salant **Commissioners Absent:** David Allen **Others Present:** Nick Bobroff, Community Development Director Syndi Souter, Senior Planner Megan Musolf, Assistant Planner Jena Shoaf Acos, City Attorney, Brownstein, Hyatt, Farber & Schreck Aida Thau, Management Analyst, Parks & Recreation	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE - Chair Benefield led the flag salute.	PLEDGE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS Community Development Director Nick Bobroff reported that the revised Draft Housing Element update is available on the City's website and open for comments and feedback. He introduced three new staff members: Brian Banks who will fill Nick's previous position of Principal Planner and brings 9 years' experience with the County, as well as 9 years of private consulting experience; Mindy Fogg, Principal Planner of the long-range planning division, who has 22 years of public sector planning experience, most recently with Ventura County; and Megan Musolf, Assistant Planner of the long-range planning division, who just completed two internships and a degree in Environmental Studies.	ANNOUNCEMENTS
PUBLIC COMMENT Gail Marshall, a former county supervisor, said that Carpinteria is working with a community plan that is twenty years old. She said there have been many changes since it was adopted in 2003 and we are facing many important issues. She said work on the update began in 2016, stalled for various reasons and needs to be prioritized. Chair Benefield agreed and commented that we now have planners to work on it.	PUBLIC COMMENT

DRAFT

CONSENT CALENDAR 1) Minutes of the regular Planning Commission meeting held September 5, 2023 MOTION Upon a motion by Commissioner La Fevers, seconded by Commissioner Moyer, the Planning Commission voted 4-0 (Benefield, La Fevers, Moyers and Salant in favor) to approve the regular Planning Commission meeting minutes of September 5, 2023, as presented.	CONSENT CALENDAR
NEW PUBLIC HEARINGS 2) Pura Residence Remodel Project #: 23-2230-CUP/CDP Address: 761 Olive Avenue Applicant: Randy Pura and Aly Morita Planner: Syndi Souter Hearing on the request of Randy Pura and Aly Morita to consider Project 23-2230-CUP/CDP (application filed June 29, 2023) for approval of a Conditional Use Permit and a Coastal Development Permit to allow an interior and exterior remodel with structural alterations to an existing 716 square-foot legal-nonconforming single-family residence under the provisions of Carpinteria Municipal Code (CMC) §14.14 - Planned Residential Development District, §14.62 - Conditional Use Permit, and §14.82 - Nonconforming Uses; and to approve an Exemption pursuant to §15301, §15302, and §15332 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 003-324-004, addressed as 761 Olive Avenue. DISCLOSURE OF EX-PARTE COMMUNICATIONS – None Senior Planner Syndi Souter presented the staff report. She explained the project meets city policy objectives despite its non-conformance. PUBLIC HEARING OPENED Chair Benefield opened the public hearing. Patrick O'Connor provided some history of the neighborhood. He explained the area from Palm Avenue to the creek was rezoned from single family to PRD-20 in 1987. He pointed out that there are two residences on the property that make it a multi-family lot, and he suggested a Development Plan that addresses long-term plans for the property.	NEW PUBLIC HEARINGS

DRAFT

Ms. Souter explained that when a property necessitates a Development Plan and a Conditional Use Permit, the permits are processed together under the Conditional Use Permit, which is what is happening now.

Community Development Director Nick Bobroff added that the non-conforming uses chapter (Section 14.82) addresses how we handle upgrades to non-conforming properties, which applies to this scenario.

Applicant Randy Pura said he and his wife are very excited to become full-time residents of Carpinteria as soon as possible.

PUBLIC HEARING CLOSED
Chair Benefield closed the public hearing.

Commissioner Salant said she visited the site, entered the house and met the owners. She feels the project honors the history of the town and the neighborhood. She noted they are bringing it up to 2023 living standards without changing the exterior. She described the framing as historic, with old growth timber.

MOTION
Commissioner Moyer moved to adopt attached Resolution PC No. 23-010 thereby approving Project 23-2230-CUP/CDP to allow an interior and exterior remodel with structural alterations to an existing legal non-conforming single-family residence located at 761 Olive Avenue and to accept a categorical exemption pursuant to §15301, §15302 and §15332 of the California Environmental Quality Act (CEQA). Motion passed 4-0 by the following roll call vote: Commissioner Moyer voted yes, Commissioner La Fevers voted yes, Commissioner Salant voted yes and Chair Benefield voted yes.

3) Monte Vista Off-leash Dog Park Pilot Project
   Project # 23-2261-TUP
   Address: Monte Vista Park
   Applicant: City of Carpinteria
   Planner: Megan Musolf

Hearing at the request of the City of Carpinteria Parks, Recreation, and Community Services Department to consider Project 23-2261-TUP for a Temporary Use Permit to allow an off-leash dog park pilot project (application filed October 13, 2023) enclosed within a fenced area of approximately 14,400 square feet located in the southeast corner of Monte Vista Park for one year under the provisions of Carpinteria Municipal Code (CMC) §14.38 - Recreation District and §14.64 - Temporary Use Permit;

DRAFT

and to accept the CEQA Exemption pursuant to §15303 and 15304 of the CEQA Guidelines. The application involves APN 001-080-038, located at the northern end of Bailard Avenue.

DISCLOSURE OF EX-PARTE COMMUNICATIONS - None

Assistant Planner Megan Musolf presented the staff report.

Attorney Jena Shoaf Acos addressed the issue of liability. Under law, public entities are not liable for dog fights or injuries at a dog park; however, there can be liability for dangerous conditions at the park. She explained that design immunity is used to address this, which means a city is not liable for dangerous conditions of its properties if it meets a couple of factors. One is that it must be approved by someone with authority, such as the Planning Commission, City Council or City Manager.

Ms. Musolf detailed staff's recommended conditions of approval for minimizing nuisances, as well as a revision to Condition No. 2 requiring final design approval from the City Council, including a determination of the fence height. She reviewed action options, explaining that staff is recommending approval of the Temporary Use Permit detailed under Action Option 1.

Additional project details were provided in response to the Planning Commission's questions about fence heights, permits, the number of dogs allowed in at once, etc. Regarding the fence height, Chair Benefield opined 6 feet would be ideal.

In response to a question why the El Carro dog park did not work as a permanent location, Community Development Director Nick Bobroff explained there were some inherent conflicts in using Shared Use facilities. He said for the off-leash park to be successful, it would have required on-site supervision, which the city did not have the resources to provide.

Commissioner Moyer asked about the percentage of Carpinterians served. Ms. Musolf said the El Carro dog park was being used by 34 dogs per day, according to C-DOG's data. Among other things, she said City Council directed staff to find multiple small off-leash sites throughout Carpinteria to accommodate the estimated 600 dogs in town, so every dog doesn't have only one park to go to.

Commissioner Salant asked for more details on the sites that had been selected. Aida Thau on behalf of the Parks and Recreation Department spoke about the long-term goal of finding suitable sites at multiple locations throughout the city, noting each site would have its own footprint,

DRAFT

with the goal of lessening impacts to neighborhoods. She said they cannot specify how many sites there will be at this point.

PUBLIC HEARING OPENED
Chair Benefield opened the public hearing.

Jim Bailard, 150 Bailard Avenue, said Monte Vista Park is not the right place. He said it is a very dense area, the park is fully utilized, and there are a lot of soccer and volleyball participants and spectators. There are exercise classes, people just hanging out, and picnics and parties with up to 200 people at once. He described the parking situation as completely out of control, with cars parking on the grass and spillover to no-parking zones that block his own driveway. He said there have been complaints that the city has not stepped up with code enforcement. He complained it's not fair to push the city's recreational needs to one park.

Silvia Echeverria, who served as Supervisor of Animal Control for 28 years, said she could provide special insight. She noted we have under 1000 licensed dogs in the city. She owns a condo in the neighborhood, as well as several of her family members. She noted the natural beauty and serenity of the park, its ocean views and birds that reside there, such as owls and egrets, and expressed concern about its unsupervised use. She suggested exploring alternative sites in the area, such as the State Park, Lagunitas open space, the front of Venoco (Chevron), and the Whitney property. She emphasized the parking situation is *very* bad, necessitating her to coordinate parking when entertaining. Another big concern of hers is the noise; she warned there is a row of homes facing the park that will likely complain about it. She also brought to attention that there is a tar seep in the corner of the park that construction might exacerbate.

Van Fleisher expressed support and spoke about how for many, particularly the elderly, an off-leash park is the only way their dogs can get exercise. He said it was specifically three neighbors at El Carro Park who were intolerant of dogs barking. He described the dog owners as a community who look out for each other. Among other things, he said they have no place to go, and the C-DOG group has a plan in place to make things work. Chair Benefield asked if there was a plan to monitor it, and he said their treasurer lives in the area and is there every morning.

Jackie Morris expressed support and said it would mean the world for so many dog owners in Carpinteria. She pointed out a lot of communities advertise dog parks as part of their amenities. She explained that part of the problem with the off- leash area at El Carro Park was they had only 2 hours every day to use it, and everyone came at that time, making it too active. Because it will be an all- day thing at Monte Vista, there will not be a

DRAFT

bunch of cars converging at once. She added that they are sensitive to keeping the noise down.

Tristine Rainer expressed support and said Carpinteria is fortunate to have a dog owners group that is so community minded. She lives in Casitas Village and it is unsafe for her to walk her dog, because she's little and her dog is big (she broke her arm). She said we have an opportunity to try this with a great group of dog owners.

Rosaline Pfeiffer expressed concern about barking and said with the condos on Pandanus Street abutting the park, it's going to be a nightmare. She stressed the lack of parking and said it is needed for the residents. With soccer activities, they often have 50 cars needing parking. She stressed that it is a dense community and people won't be able to park on the street due to the dog owners. She said if this has to be done, six months is enough. She said she dreads the noise and described the gates as ugly.

Sandra Duncan expressed support. She said she moved here during the pandemic and if not for C-DOG and her Golden Retriever, she probably wouldn't have had a conversation with anyone in this town. She said with Shared Use, if just one kid steps on poop, the deal is off. Regarding noise concerns, she emphasized her dogs are not louder than her grandkids. The dogs are happy to be with each other and not barking all at once. She added that older people who are introverted need a dog to get them out of the house.

Community Development Director Nick Bobroff noted that two written comments had been received and were made available to the Commission.

PUBLIC HEARING CLOSED
Chair Benefield closed the public hearing.

BREAK - Chair Benefield called for a 2-minute break.

Ms. Thau of Parks and Recreation clarified why the Monte Vista Park location had been chosen. She explained original plans were for a permanent park at Lagunitas but they were delayed due to funding, and a place was needed in the meantime for the dog owners who have been waiting a long time. She said that they have come before the Planning Commission at the request of the City Council to seek approval for the Monte Vista location, with final design approval still needed by City Council. Other pilot locations are not known at this point, but the long-term goal is to have multiple parks throughout the city to lessen impacts on one neighborhood.

DRAFT

Discussion took place about potential sites, with Commissioner Salant inquiring about the availability of temporarily using the Chevron site near Carpinteria Ave. Mr. Bobroff said it appears in the site feasibility study, but its availability is currently not known, and they could reach out to Chevron. Salant suggested they start the process of finding out if it could be used.

Commissioner La Fevers expressed support for the concept. He said he feels a TUP is an appropriate tool to make the findings regarding safety and nuisance impacts. He's in support of a dedicated use dog park and likes the idea of having more than one in the city. He expressed that parks in general have impacts near adjacent areas but there are opportunities to neighbors and community that offset them. He is not overwhelmingly in support of the location. He prefers a six-foot fence rather than a four-foot one to add a level of comfort for small kids in the area. The space is small and he doesn't anticipate seeing 20 or 30 dogs at a time. He thinks a dog park can be compatible with local parks and other properties identified in the study. He thinks there are better locations in the city where this could work, and he'd be looking for a more central location. He believes there is room at El Carro Park due to the amount of space there. He can't see himself supporting Monte Vista Park as a starting place, he said.

Commissioner Salant said the dog owners are quite organized and she thinks they can work it out with the neighborhood when there would be the least impact. For example, they can show up during the day when people are at work and don't need parking or park at the bluffs and walk over.

Commissioner Moyer said he agrees with most of La Fevers' comments. He said the city has already spent a lot of money, and if you are going to invest in fences you should carry it through for a year. He described the area as the densest neighborhood in Carpinteria, noting dogs live there, too. He said that this is the beginning, and it won't be the only park, so you won't have many dogs there at once (eventually). He also pointed out that the condos have 2-car garages and questioned why cars are parked on the street. He said no matter where you place a dog park, there will be just as many complaining. He expressed support for the project as written.

Chair Benefield brought up concerns about noise and parking. She described the area as very dense and said if people aren't required to park in garages, they won't do it. She is against modifying parking, yet we always allow it. She said she will only support the pilot park if it's for six months and wants it to be a land use issue, so we can find out if there are any problems. She cannot make the findings that the park is compatible with the uses. On a Monday afternoon you can hardly park, she said.

DRAFT

Community Development Director Nick Bobroff offered a compromise between the nuisance issues and the need for a pilot project to go forward. He explained an option would be to grant it for one year but bring it back at the end of the 6-month period to see what is working and not working, and adjust conditions, if necessary. He clarified that if problems are intractable and outweigh benefits, the Planning Commission would have the authority to revoke the permit. MOTION Chair Benfield moved that they approve the TUP for the dog park with the caveat that in 6 months it comes back to the Planning Commission for a hearing, and at that time assess the issues, if any, and have the option to revoke the permit. Community Development Director Nick Bobroff suggested adding additional details to the motion as follows: to adopt the Resolution by approving the TUP to allow for the pilot project of the dog park with amended language for Condition 2 about the design of the park going to the City Council, with an added amendment to require the project to return to the Planning Commission after 6 months of use to report how the facility is going, and as needed to modify the project conditions or park rules and revoke the permit if warranted. Chair Benefield agreed with Bobroff's suggestions, and Commissioner Moyer seconded the motion. Motion passed 3-1 by the following roll call vote: Moyer voted yes, Salant voted yes, La Fevers voted no and Chair Benefield voted yes.	
OTHER BUSINESS - None	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS - None	MATTERS PRESENTED
DIRECTOR'S REPORT 4) Architectural Review Board Meeting Minutes of August 17, 2023, August 31, 2023, and September 14, 2023. 5) City Calendar for the month of November 2023 6) Planning Activity Report as of October 31, 2023 7) Building Permit Report as of October 31, 2023 Community Development Director Nick Bobroff reviewed the materials.	DIRECTOR'S REPORT
ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF MONDAY, December 4, 2023 – All present indicated they could attend. Bobroff said there are no public hearings but	ATTENDANCE FOR NEXT MEETING

DRAFT

there will be a joint meeting with the City Council where the city attorney will review state housing laws.	
ADJOURNMENT – Chair Benefield adjourned the meeting at 7:51 p.m. _____ Secretary, Planning Commission **ATTEST:** _____ Chair, Planning Commission	ADJOURNMENT

DRAFT

PLANNING COMMISSION STAFF REPORT

MEETING DATE: February 5, 2024

ITEM FOR CONSIDERATION

4745 Carpinteria Avenue Mixed Use Development
23-2221-DP/CDP/ARB

Request for a Development Plan and Coastal Development Permit to allow redevelopment of the property at 4745 Carpinteria Avenue (currently occupied by Sun Coast Rentals) into a new three-story mixed-use (commercial / residential) development. The proposed mixed-use development would be comprised of a 24-unit, 31,026 square foot apartment complex built around and atop a ground-level 22,198 square foot concrete parking podium, and a 4,044 square foot two-story commercial building fronting Carpinteria Avenue. All existing site improvements would be removed to facilitate the proposed development. Cumulative square footage for the proposed project would total approximately 64,053 square feet. Maximum building height to the top of the proposed three-story element would be approximately 35 feet, seven inches; and to accept a categorical exemption pursuant to §15332 of the California Environmental Quality Act (CEQA).

Report prepared by: Brian Banks, Principal Planner
Community Development Department

SIGNATURE

Reviewed by: Nick Bobroff, Director
Community Development Department

SIGNATURE

Owner: Justin Klentner

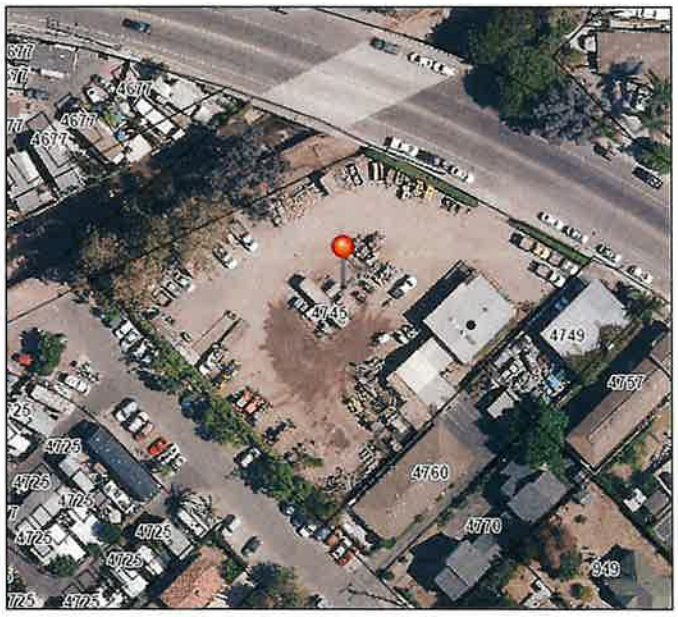
Applicant: Edward DeVicente
DMHA Architecture

Project Location: 4745 Carpinteria Avenue

APN: 003-251-021

Zoning: Commercial Planned Development (CPD) / Planned Residential Development (PRD-13)

General Plan Designation: Visitor-Serving Commercial (VC) / General Commercial (GC)



I. RECOMMENDATION

Adopt the attached Resolution No. PC-24-001, thereby approving Project 23-2221-DP/CDP/ARB to demolish all existing structures and to construct a three-story mixed-use (commercial / residential) development comprised of a 24-unit, 31,026 square foot apartment complex built around and atop a ground-level 22,198 square foot concrete parking podium, and a 4,044 square foot two-story commercial building fronting Carpinteria Avenue; and to accept a categorical exemption pursuant to §15332 of the California Environmental Quality Act ("CEQA").

II. PROPOSED PROJECT DESCRIPTION

Development Plan

The requested Development Plan would allow redevelopment of the property at 4745 Carpinteria Avenue (currently occupied by Sun Coast Rentals) into a new three-story mixed-use (commercial / residential) development. The proposed mixed-use development would be comprised of a 24-unit 31,026 square foot apartment complex built around and atop a ground-level 22,198 square foot concrete parking podium, and a 4,044 square foot two-story commercial building fronting Carpinteria Avenue. All existing site improvements would be removed to facilitate the proposed development. Cumulative square footage for the proposed project would total approximately 64,053 square feet. Maximum building height to the top of the proposed three-story element would be approximately 35 feet, seven inches from finished grade.

The 24-unit apartment complex would be comprised of 4 one-bedroom units, 16 two-bedroom units, and 4 two-bedroom "townhouse" units facing Ninth Street. The 4 one-bedroom units would range in size from 996 – 1,163 square feet; the 16 two-bedroom units would range in size from 1,122 – 1,310 square feet; and the 4 two-bedroom "townhome" units would range in size from 1,472 – 1,486 square feet. The four "townhouse" units and one of the one-bedroom units (Unit 5) would be two-story units fronting on Ninth Street. Of the remaining units, Units 6 through 15 would be second floor flats and Units 16 through 24 would be third floor flats. The "townhouse" units would be provided with either a ground floor covered porch (Unit 1 and Unit 4) or both ground floor covered porch and private second floor deck (Units 2, 3 and 5). All other units would be provided with second- or third-level private decks oriented toward the perimeter of the property.

The proposed two-story commercial building would be located along the property's Carpinteria Avenue frontage and would contain a ground level commercial space of 1,303 square feet and an upper-level commercial space of 2,741 square feet. The commercial square footage is proposed to be divided into (up to) five tenant suites, with a single ground floor space and the remaining four spaces on the second floor. The ground floor commercial space would feature a covered patio area along the Carpinteria Avenue frontage.

The ground-level covered parking podium would provide a total of 53 parking spaces onsite to serve both the proposed commercial and residential elements of the project, and would rely upon a mix of "standard" and "compact" spaces. The applicant is requesting approval of a Development Plan Modification to allow eight of the total parking spaces provided onsite to be designated "compact"

spaces (15% of the total number of spaces). Bicycle storage, trash enclosures, and utility/mechanical closets would be provided within the covered parking podium area. Vehicular access to the parking area would be provided from a "primary" driveway on Carpinteria Avenue and a "secondary" driveway entrance from Ninth Street, at the rear of the project site. Room for an additional six parallel spaces would be provided in the Ninth Street right-of-way for public on-street parking as part of the required project frontage improvements.

Open space and landscaping for the project would be provided along the west side of the property within the required 50-foot setback buffer from the adjacent Franklin Creek channel. The buffer area would feature bioretention swales that can doubly serve as part of the restored protective creek buffer and stormwater treatment for the proposed development. A meandering walking path would lead through the buffer, connecting Ninth Street and Carpinteria Avenue. Spaces for ornamental landscaping also would be provided along the project's two street frontages and along the interior side property line. Additional open space and landscape areas for the use of apartment residents would be provided in centralized courtyard spaces on the second and third levels, in a "rooftop" deck space in the rear corner of the third level, and on a "green roof" space above the ground floor commercial space's covered patio.

The proposal calls for utilizing the state's Density Bonus Law (Gov. Code, §§ 65915-65918) ("Density Bonus Law") to allow for the inclusion of additional dwelling units beyond what the City's maximum density would allow for under the current General Plan and zoning designation in exchange for designating a certain number of the apartment units as deed restricted for households meeting certain income levels and at certain affordable rents. Specifically, the project calls for setting aside three units for households that fall within the low-income level (up to 80% of the area median income ("AMI")) in exchange for a density bonus of six additional units. These additional granted units and the low-income restricted units are included in the project figures described above. The three low-income restricted units are proposed as one-bedroom units (Units 5, 6 and 11).

Pursuant to Density Bonus Law, the proposal requests the use of concessions/incentives and/or waivers or reductions of development standards from the local jurisdiction's development standards to facilitate the construction of the project and/or to accommodate the increased density. Specifically, the project proposes to utilize the reduced required parking rates for residential developments subject to density bonus provisions, and to request the two following concessions/incentives and/or waivers or reduction of development standards: 1.) Allow for increased building height beyond the 30-foot maximum allowed by the City (i.e., up to 35 feet, 7 inches); and 2.) Allow for building lot coverage in excess of the 50% maximum limit for the Planned Residential Development ("PRD-13") zoned portion of the property (i.e., 69% coverage for this portion of the property).

Coastal Development Permit

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

Proposed plans are included as Attachment A, Exhibit 2.

III. BACKGROUND

Site Characteristics and Background

The 0.87-acre (38,053 square feet) site is located at the western edge of the City's downtown core on Carpinteria Avenue. The project site is defined as a "through lot" with street frontages along both Carpinteria Avenue (to the front) and Ninth Street (to the rear). The project site is bordered by the Franklin Creek channel along its western boundary. To the east, the project site is adjacent a commercial property (Pacific Auto Body) along the Carpinteria Avenue frontage, and a multi-family apartment complex (4760 Ninth Street) along the Ninth Street frontage. To the north, across Carpinteria Avenue from the subject property sits a pair of smaller multi-family residential developments, and the entrance to the "All Around Irrigation" commercial property. To the south, across Ninth Street, sits half of the Arbor Trailer Park development and a two-unit apartment development (4751/4755 Ninth Street). The other half of the Arbor Trailer Park is located across Franklin Creek from the subject property.

Presently, the project site is occupied and used by "Sun Coast Rentals" as an equipment rental business and storage yard. A small 850 square foot commercial building and approximately 650 square feet of outbuildings are located near the northeast corner of the property, nearest the driveway entrance on Carpinteria Avenue. The remainder of the site is used for open storage of equipment, machinery, and vehicle parking.

The project site has a mix of land use and zoning designations: The site is split-designated Visitor-serving Commercial ("VC") and General Commercial ("GC") on the City's General Plan/Coastal Plan Land Use Map (see Figure 1, below), with the VC designated approximately one-third of the property located along the Carpinteria Avenue frontage and the remaining GC-designated portion of the property located on the remaining southerly two-thirds of the property. The property is identified in the Community Design Element of the General Plan/Coastal Land Use Plan as being located within Community Design Subarea 2a: the Downtown Core District.

Figure 1. Land Use Designations

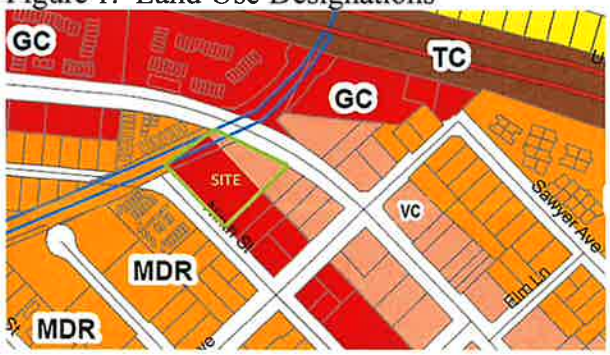


Figure 2. Zoning Designations

The property is also split-zoned: the majority (approximately eighty percent) of the property is zoned Commercial Planned Development ("CPD"), however the southeastern corner of the property along Ninth Street and adjacent a multi-family residential development is zoned Planned Residential Development ("PRD-13") (see Figure 2, above). The property is also subject to the following overlay

districts: 1.) Visitor-serving Commercial ("V") Overlay for the portion of the property designated VC on the land use map; 2.) Flood Hazard ("FH") Overlay due to the property's location within the 100-year floodplain (zone AE) according to current Federal Emergency Management Agency ("FEMA") flood insurance rate map ("FIRM") for the area; and 3.) Coastal Appeals ("CA") Overlay due to the property's adjacency to Franklin Creek and its location within the California Coastal Commission's ("CCC") appeals jurisdictional area.

Project History and Previous Reviews

Joint City Council, Planning Commission, and Architectural Review Board Concept Review

A similar concept proposal for the redevelopment of the subject property into a mixed-use development was reviewed by the Architectural Review Board ("ARB"), Planning Commission ("PC") and City Council ("CC") at a special December 19, 2022 joint meeting. The original conceptual proposal elicited mixed reactions from City decision-makers. While most of the decision-makers agreed that the site was appropriately-located for a mixed-use rental development, and appreciated the provision of the large creek buffer, there were several concerns raised with the mix of rental unit types, the overall height and intensity of development, the amount of parking provided onsite, and the visual and neighborhood compatibility impacts of the proposal along both project frontages. Several decision-makers expressed a preference for a greater number of smaller, one-bedroom units and encouraged the applicant to explore opportunities to further reduce overall building height, through lower plate heights and/or further sinking the ground-level parking podium into the site.

A copy of the approved Minutes from the December 19, 2022 joint ARB-PC-CC meeting is included as Attachment B, Exhibit 1, and a copy of the original joint-review conceptual plans is included as Exhibit 2.

Conceptual Architectural Review Board Review

Following formal project application submittal in April 2023, the project was presented to the ARB for conceptual review at their May 25, 2023 meeting. While the overall project concept was unchanged (i.e., a three-story 24-apartment unit residential/commercial mixed-use development), the project had been changed in several important ways compared to the previous conceptual submittal considered by the ARB, PC and CC back in December 2022. Key changes included:

- Mix of proposed apartment unit types changed from 13 one-bedroom units and 11 two-bedroom units to 2 one-bedroom units and 22 two-bedroom units;
- Commercial square footage was reduced from approximately 6,000 square feet to approximately 4,300 square feet;
- Building massing was reorganized to preserve a two-story façade along both the Carpinteria Avenue and Ninth Street frontages;
- Provision of open space areas for the apartment units was reorganized; providing greater amounts of private open space (decks) located along the outward-facing exterior of the building in lieu of smaller shared or common central courtyard areas; and,

- Building architecture and materials/finishes were updated to a simpler, more contemporary style, using materials such as wood siding, plaster, large windows and storefronts, and metal roofs.

The formal project submittal did not make any meaningful reductions to overall building height, nor did the project provide a larger share of the desired smaller one-bedroom units. While the revised project did successfully reduce building height and mass of the street-facing building facades; the overall maximum building height remained at approximately 36 feet (i.e., 35 feet, 7 inches). With respect to the mix of unit types, rather than increasing the share of one-bedroom units, the revised project instead transitioned to provide nearly all two-bedroom units (citing the applicant's concerns over marketability and affordability).

Several neighbors from Ninth Street and Carpinteria Avenue spoke at the meeting and/or provided written comments ahead of the meeting. Common themes among public commenters included concerns about how the proposed project would impact the surrounding residential communities, effects on already limited on-street parking in the area; privacy and view considerations; and potential impact to nearby wildlife (e.g., raptors).

The three Boardmembers present appreciated the applicant's efforts to address previous comments provided at the joint ARB-PC-CC meeting and generally acknowledged the changes as headed in the right direction in terms of architecture, massing, and design. The Boardmembers urged the applicant team to continue to consider ways to further soften and animate the architecture to give it a more residential feel and less of a commercial or industrial character. They also encouraged the applicant team to continue working with the neighbors, particularly along Ninth Street to address concerns about frontage improvements, on-street parking, and related concerns.

A copy of the approved Minutes from the May 25, 2023 conceptual review ARB meeting is included as Attachment C, Exhibit 1, and a copy of the previous conceptual plans is included as Exhibit 2.

Preliminary Architectural Review Board Review

In response to the ARB conceptual review comments, the project returned to the ARB for review at the preliminary level on August 31, 2023. The version of the project presented at the meeting reflected a refinement of the original concept that was shown to the Board previously on May 25, 2023. Key changes included:

- Re-alignment and re-study of the second and third floor roofs and decks to further animate the side elevations;
- Reduction of the height of the Ninth Street portion of the project by six inches; and,
- Further development of the architectural and colors / materials of the different building elements.

Approximately 10 neighbors spoke at the meeting, most of whom are residents of the nearby Arbor Trailer Park. Nearly all of the commenters still felt the project was too large and too intensive for the site, and worried about impacts to already limited on-street parking in the area, as well as potential

privacy and view impacts. Approximately five public comment letters were also submitted ahead of the meeting that reflected many of the comments made during the hearing.

Boardmember reactions to the project were mixed. Boardmember Stein was strongly opposed to the project in its current form and intensity, and expressed an inability to support the project. Boardmember Blakemore also could not support the project, however she indicated she may be able to support the project if design revisions were incorporated to better fit the neighborhood character. Boardmembers Johnson and Little were, in general, more receptive to the project, but still felt that it would benefit from further refinement and articulation, and that more needed to be done to introduce more variation in terms of colors, materials, and massing.

A motion for preliminary approval with comments failed on a split 2-2 vote (Johnson and Little in favor; Blakemore and Stein opposed). At the request of the applicant, the motion was left as a split vote while they considered their options for either returning to the ARB at a later date for continued preliminary review or proceeding to the Planning Commission without a formal recommendation from the Board.

A copy of the approved Minutes from the August 31st preliminary review ARB meeting is included as Attachment D, Exhibit 1. Photographs of the story poles erected on August 18, 2023 for the ARB meeting are included in Exhibit 2, and a copy of the previous preliminary plans is included as Exhibit 3.

Continued Preliminary Architectural Review Board Review

Following further discussions amongst the project applicant team and City staff, the applicant opted to return to the ARB for continued preliminary review on October 26, 2023, with revised plans that attempted to respond to the Board's comments from the August 31st meeting. Key changes included:

- The mix of unit types was updated to provide two additional one-bedroom units in exchange of two of the (previous) two-bedroom units for a total of 4 one-bedroom units and 20 two-bedroom units;
- The square footage of the commercial tenant spaces was slightly adjusted downward to allow for a more prominent entry stair to the second floor on the Carpinteria Avenue frontage;
- The vehicle gate on the Carpinteria Avenue driveway was recessed farther back into the garage to be less visually prominent and allow more room for vehicle queueing between the gate and public sidewalk;
- On the Ninth Street elevation, each of the townhome units was offset from the neighboring unit by approximately two feet to allow each unit to be clad in different color siding to break up monotony and introduce more of a residential character to the façade;
- On the side elevations, further animation was introduced by slightly varying the offsets between units and using more variety in the layouts and dimensions of the units' decks;
- Subtle roof overhangs were reintroduced; and,
- The layout and location of the proposed onsite bioretention facilities were redesigned to reduce potential impacts to the mature trees on the adjacent flood control property.

Overall, the changes partially addressed the previous comments from the Board related to introducing additional animation and variety into the architecture, as well as through enhancing the Carpinteria Avenue-facing entry. However, the project changes did not result in any reductions to building height despite a previous suggestion from the Board to consider reducing the third-floor plate heights.

Approximately nine neighbors spoke at the meeting, most of whom resided in the immediate vicinity of the project. Nearly all the commenters still felt the project was too large and too intensive for the site, and worried about impacts to already limited on-street parking in the area, as well as potential privacy and view impacts. Approximately three public comment letters/emails were also submitted ahead of the meeting that reflected many of the public comments made during the hearing.

At the invitation of the Director, City Attorney Mack Carlson presented a brief overview of State Housing laws, including Density Bonus Law and related limits on ARB and staff's discretion when reviewing housing projects. Mr. Carlson highlighted applicable housing laws and context because the project is afforded certain protections under the Housing Accountability Act and Density Bonus Law. Mr. Carlson related that the ARB has narrow grounds to deny or request modifications/conditions that would result in lesser unit density, but the ARB does still does have latitude to consider the design elements and make recommendations so long as the comments do not seek to condition the project to reduce housing density. Finally, Mr. Carlson answered questions that certain public commenters had related to affordability thresholds and how the affordable rent is calculated and restricted/monitored. Mr. Carlson and Mr. Bobroff then answered several questions from the ARB members related to the state housing laws and how they are applied to the project.

Boardmember reactions to the revised project continued to be mixed, however, several Boardmembers acknowledged that the most recent project revisions were an improvement. Boardmember O'Connor complimented the applicant on the changes to the Carpinteria Avenue entrance, the proposed undergrounding of the power lines on the Ninth Street side of the project, and the staggering of the Ninth Street units. However, Boardmember O'Connor expressed that the 50 ft creek buffer should be deducted from the lot size calculation, thereby reducing the density, while also noting that the project is meeting "the letter of the law." Boardmember Little noted that the project revisions on the Ninth Street frontage including the setbacks and offsetting, awnings, and textures were a "huge improvement," although he suggested that if the roof heights could be reduced by even as little as 1 ft, it could soften the impact of the project. He explained that while he liked the idea to open up the Carpinteria Avenue stairway, the design did not feel very "beachy," and still looked too commercial. Vice Chair Blakemore commented that she agreed with Boardmember Little's comments and she appreciated the project revisions and that the landscaping was very nice. However, she commented that the Carpinteria Avenue frontage could be further softened, and expressed concerns about parking, especially the size and arrangement of the spaces and drive aisles within the parking garage. Chair Stein noted that the project "had come a long way" and noted the location is a good spot for housing, but more one-bedroom units are needed. However, he expressed frustration that what the State Law allows is not realistic for a small City and that neighborhood compatibility and traffic safety along Carpinteria Avenue remained a concern. Chair Stein asked if there was still a way to reduce height on the Ninth Street side, but appreciated the colors and how the elevations had been broken up.

A motion for preliminary approval with comments failed on a split 2-2 vote (Blakemore and Stein in favor; Little and O'Connor opposed). After the initial motion, the applicant advised that he is willing to continue to refine the architectural design to address the ARB's comments if the project can proceed to the Planning Commission for a decision on the overall project scope and its consistency with applicable ordinance regulations and land use policies. A discussion commenced with the applicant Team, the ARB members, the Community Development Director, and City Attorney as to options to revise or propose a new motion. At the request of the applicant, the motion was left as a split vote while they considered their options for either returning to the ARB at a later date for continued preliminary review or proceeding to the Planning Commission without a formal recommendation from the Board. A revised motion was then made to recommend preliminary approval with the ARB's comments, with specific emphasis on scaling-down the mass of Ninth Street frontage and noting the ARB's concerns about the size, bulk, and scale of future projects that the Planning Commission should consider. The second motion for preliminary approval with comments passed 3-1 (Stein, Blakemore and Little in favor and O'Connor opposed).

The plans have been updated to address the Board's comments from that meeting, specifically to lower the overall height of the townhomes fronting Ninth Street approximately six additional inches, resulting in an overall height reduction on the Ninth Street portion of the project of approximately one-foot from the August 31, 2023 preliminary ARB meeting plans.

A copy of the approved Minutes from the October 26, 2023 continued preliminary review ARB meeting is included as Attachment E, Exhibit 1, and a copy of the previous continued review preliminary plans is included as Exhibit 2.

IV. ENVIRONMENTAL

This project can be found to be categorically exempt from environmental review pursuant to Section 15332 (In-fill Development Projects) of the Guidelines for the implementation of the California Environmental Quality Act ("CEQA"). Class 32 Exemptions consists of projects that are categorized as "in-fill" development provided the project is: a) consistent with the City's General/Coastal Plan and Zoning Code; b) is located within city limits on a project site of no more than five acres substantially surrounded by urban uses; c) the project site has no value as habitat for endangered, rare or threatened species; d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and; e) the site can be adequately served by all required utilities and public services.

The proposed mixed-use project is consistent with the City's General Plan/Coastal Plan. The project site's General Plan/Coastal Plan Land Use is split-designated as Visitor-Serving Commercial ("VC") and General Commercial ("GC"), with the VC-designated area occupying approximately one-third of the property located along the Carpinteria Avenue frontage and the GC-designated portion of the property located on the remaining southerly two-thirds of the property. The proposed commercial elements of the project would allow for uses such as restaurants or retail business, consistent with the VC designation. The GC General/Coastal Plan designation allows for a broader range of commercial uses, in additional to residential development, as would be typical of a mixed-use project.

The project also is consistent with the City's applicable Zoning designations and regulations. As previously noted, the project site is split-zoned with the majority of the property zoned Commercial Planned Development ("CPD"), and the remaining portion zoned Planned Residential Development ("PRD-13"). The CPD zone designation allows for commercial development including a variety of office, retail, service, and wholesale businesses, as well as residential development with "dwelling units integrated into the overall commercial development" (i.e., mixed-use developments). The project would place all the commercial elements and a portion of the residential elements of the project within the portion of the property zoned CPD, consistent with the types of uses permissible in this zone district. The vertical mixed-use arrangement, which would provide a visitor-serving commercial use on the ground floor facing Carpinteria Avenue, and allow for additional commercial and residential uses above, would also be consistent with the site's partial Visitor-serving Commercial Overlay designation. The PRD zone designation allows for a variety of residential densities, housing types and designs, including multifamily residential developments (such as apartment complexes). The proposed portion of the project site within the PRD-zoned area of the lot would include ground-level parking and two levels (above) of residential apartments. Such uses would be consistent with the types of land uses permissible in this zone district as modified by Density Bonus Law[1].

The approximately 0.87-acre project site is currently developed with a commercial equipment and tool rental business and is substantially surrounded by urban uses, and devoid of any sensitive habitat. Additionally, consistent with the City's Creeks Preservation Program, the proposed project includes the required 50-foot setback from the adjacent Franklin Creek channel, which, though channelized and not designated as Environmentally Sensitive Habitat Area ("ESHA") on the City's General/Coastal Plan maps, is considered potential habitat area. This creek setback "buffer" area would be protected in perpetuity as part of the project and restored as riparian and/or upland habitat as incorporated into the project plans.

Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. A traffic study, prepared by a qualified traffic engineer, was prepared for the project and provided to the City's contract traffic engineering consultant for peer-review. The City's consultant confirmed the study was adequate and agreed with its conclusions that the project would not result in a significant environmental impact due to traffic. Additionally, an acoustical and construction noise study was prepared by a qualified consultant, which studied project-related impacts to both interior and exterior noise levels. The study concluded that with the incorporation of certain construction materials and techniques, interior noise levels of the project would not result in a significant impact on project residents. Similarly, with the incorporation of standard City construction noise conditions of approval (e.g., construction hour restrictions, equipment mufflers and silent alarms, specified equipment staging areas and an on-site "noise disturbance coordinator"), the project would comply with the City's General Plan/Coastal Plan Noise Element policies, would not result in noise in excess of the City's environmental thresholds, and would therefore not have a significant exterior noise impact. Further, the project would not result in a significant effect on air quality because the completed project's emission would be less than the screening significance level of air quality pollutants and greenhouse gas emissions as established by the Santa Barbara Air Pollution Control District ("APCD"). Finally, the project complies with the City's stormwater regulations and

[1] *Wollmer v. City of Berkeley* (2011) 193 Cal.App.4th 1329, 1347-1350.

incorporates Low Impact Development ("LID") measures to treat stormwater, and would incorporate standard construction-phase water quality measures, and thus would not result in significant impacts to water quality.

The site can be adequately served by all required utilities and public services. The project was reviewed by the Carpinteria Valley Water District, Carpinteria Sanitary District and Carpinteria-Summerland Fire Protection District, with each indicating an ability to serve the project. Electrical, natural gas, and telecommunication services are all available at the site.

As the project is consistent with the requirements of CEQA Guidelines Section 15332, a CEQA exemption is appropriate. Further, none of the specific or general exceptions to the Class 32 exemption apply here.

A detailed analysis is provided within the proposed CEQA Notice of Exemption included as Attachment F.

V. ANALYSIS

Carpinteria Municipal Code

The subject property is split-zoned CPD and PRD-13, and is subject to the V, FH and CA overlay districts. Applicable zoning requirements and allowable uses for each of the districts are discussed below:

The majority of the subject property (30,968 square feet) is zoned CPD. Permissible uses in the CPD zone district (CMC §14.20), subject to approval of a Development Plan and Coastal Development Permit by the Planning Commission, include a variety of office, retail, service, and wholesale businesses, as well as "dwelling units integrated into the overall commercial development" (i.e., mixed-use developments). The proposed project would place all of the commercial square footage and some of the residential component of the project within the portion of the property zoned CPD. Accordingly, the contemplated mixed-use (commercial/residential) project could be found consistent with the types of uses permissible in this zone district.

The southeastern corner of the subject property, totaling approximately 7,085.5 square feet in area, is zoned PRD-13. Permissible uses in the PRD zone district (CMC §14.14), subject to approval of a Development Plan and Coastal Development Permit by the Planning Commission, include multifamily residential developments (such as apartment complexes). The proposed portion of the building within the PRD-13-zoned corner of the lot would include ground-level parking and two levels of residential apartments. Such uses would be consistent with the types of land uses permissible in this zone district.

The following table describes the proposal's conformance to the applicable CPD zone district (CMC § 14.20) and PRD-13 zone district (CMC §14.14) development standards.

Standard	Requirement/Allowance	Proposal
CPD Setbacks (min.)- (CMC 14.20.090)		
Front (Carpinteria Ave)	35 feet from centerline of street or 5 feet from property line, whichever is greater.	46 feet from centerline of street; 5 feet from property line.
Side (east)	0 feet from property line	5 feet from property line
Side (west)	50 feet min. from top of creek bank	50 feet from top of creek bank
Rear (Ninth Street)	35 feet from centerline of street or 5 feet from property line, whichever is greater.	35 feet from centerline of street; 5 feet from property line.
PRD Setbacks (min.)- (CMC 14.14.060)		
Front (Ninth Street)	50 feet from centerline of street or 20 feet from property line, whichever is greater	50 feet from centerline; 20 feet from property line
Side (east)	5 feet from property line	5 feet
Side (west)	5 feet from property line	N/A
Rear	15 feet from property line	N/A
Distance Between Buildings- PRD (CMC 14.14.070)	Min. ½ sum of building heights	N/A
Building Coverage- PRD (CMC 14.14.080)	50% max. (1,417 sq. ft.)	~69 % (4,847 sq. ft.)**
Building Height- CPD (CMC 14.20.100) PRD (CMC 14.14.090)	30 feet max. 30 feet max.	Project Total: 35 feet, seven inches**
Open Space & Landscaping- CPD (CMC 14.20.060) PRD (CMC 14.14.110)	5% min. to 20% max. as established by Planning Commission (1,548 sq. ft. – 6,194 sq. ft.)	15% (4,705 sq. ft.) 22% (1,560 sq. ft.)

	20% min. common and/or public open space (1,417 sq. ft.)	
District Density CPD PRD-13 (CMC 14.14.100)	 20 dwelling units/acre max. (14 units)** 13 dwelling units/acre max. (2 units)** Project Total: 16 units**	Project Total: 24 units**
Parking (CMC 14.54.040)*	Commercial: 1 space per 250 sq. ft. (17 spaces) Residential: 1-bedroom units (1 covered space ea.) (4 spaces) 2-bedroom units (2 covered spaces ea.) (40 spaces) Visitor spaces (1 per 3 dwelling units) (8 spaces) Project Total: 69 spaces	Project Total: 53 covered spaces**

*See zoning discussions, below
**See Density Bonus discussion, below

Landscape / Common Open Space Coverage

Different landscape or common open space coverage requirements apply to the portions of the subject property zoned CPD and PRD-13, respectively. The majority of the site, which is zoned CPD, has a minimum landscape coverage requirement that can be set between 5% and 20% of the lot area at the discretion of the Planning Commission; whereas the portion of the property zoned PRD-13 has a fixed minimum common open space requirement of 20%. As reflected in the table above, the proposed project would exceed the minimum landscape or common open space requirements for each zone district portion of the site.

When analyzed as an overall project, approximately 16.5% of the site (6,265 sq. ft.) would be provided as open space. The required creek 50-foot creek buffer alone constitutes approximately 14.1% of the site which would remain as common open space, and the third-level rooftop deck provides another approximately 2.4% of open area. Likewise, when analyzed an overall project, approximately 25% of the site (9,436 sq. ft.) would be provided as landscaped area. In addition to landscaping with the common open space, additional landscape areas are provided along project frontages, on the ground floor commercial patio rooftop, and within the central courtyards of the second and third-level residential areas.

Parking Requirements and Modification Request

The project calls for utilizing the reduced residential parking requirements stipulated in Density Bonus Law to reduce the overall required number of residential parking spaces (discussed in more

detail, below). The project also calls for utilizing a mix of both standard-size and compact-size parking spaces to meet its parking requirement.

The City's Zoning standards do not include standardized provisions for the use of compact-sized spaces, however, there are numerous examples of compact spaces having been allowed for a certain percentage of a development's required onsite spaces (typically up to ~30% of total spaces) throughout the City. As reflected on the project plans, the applicant wishes to designate eight of the 53 total spaces (~15%) as compact spaces and therefore requests approval of a Modification to the development standards. While in theory the applicant could request a waiver or reduction under Density Bonus Law to allow the use of compact parking spaces, considering the modest percentage of compact spaces requested and the precedent of the use of compact spaces in other developments within the City, the applicant has chosen to seek a Modification.[2]

The Carpinteria Municipal Code (CMC) §14.50.120 provides the following provision to allow 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."*

As previously discussed, the project satisfies the minimum number of parking spaces allowed under the reduced residential parking requirements stipulated in Density Bonus Law without the applicant requesting further concessions/incentives or waivers or reductions in development standards to reduce the number of total spaces potentially further. As such, the requested Modification to allow eight of the 53 total spaces (~15%) as compact spaces rather than standard spaces would maximize the number of total spaces available for the project to the extent allowed by law. As currently designed, the parking area serves as a "podium" over which the majority of the project is constructed, thus maximizing the available site area for open space and landscaping. Given the alternatives allowed by the state Density Bonus Law, the fact that the project may also qualify for coverage under AB 2097 to eliminate parking entirely[3] or other local and state housing laws that

---

[2] As discussed below, Density Bonus Law allows an applicant to request a waiver or reduction in development standards that will have the effect of physically precluding construction of the development at the densities or with the incentives/concessions permitted unless the local agency can make certain findings (e.g., specific adverse impact to public health and safety that cannot be mitigated). (Gov. Code, § 65915(e)(1).)

[3] Assembly Bill 2097 (AB 2097) is a California law that prohibits public agencies or cities from imposing a minimum automobile parking requirement on most development projects located within a half-mile radius of a major transit stop (the Carpinteria train station is potentially within a half-mile of the project site). The Coastal Commission further acknowledges that AB 2097 constrains its authority to impose or enforce parking minimums within the coastal zone. The applicant, however, has not sought to apply AB 2097 to this project; thus staff has not performed a complete analysis of its applicability.

would reduce the amount of onsite parking[4], and because the project provides affordable housing units and innovative design, staff believes that the Planning Commission can make the required Finding #2 as provided in the Municipal Code. Additionally, because the proposed project exceeds the minimum required open space for both the CPD and PRD zoned portions of the project site, staff believes that the Planning Commission can make the required Finding #3 as well.

Zoning Overlay Districts

As previously noted, the project is subject to the Visitor-serving Commercial ("V"), Flood Hazard ("FH") and Coastal Appeals ("CA") Overlay districts. Projects located in overlay districts must comply with additional development standards beyond those required of the base zoning district(s).

The V overlay district applies to the portion of the property designated for Visitor-serving Commercial uses on the City's Land Use Map. This area affects the approximately northerly third of the property fronting Carpinteria Avenue, and limits the use of this area for commercial development that will serve visitors to the City as well as local residents. Examples of the types of uses permissible in the V overlay include hotels, motels, restaurants, and service and retail commercial uses normally associated with the needs of visitors and which may also serve local residents. The visitor-serving commercial use(s) must function as the primary use of the property, either in terms of square footage and/or by being situated and designed such that it both appears and functions as the primary use of the parcel from its primary street frontage. Further, in the V overlay, non-visitor-serving commercial uses are restricted to upper-level floors only. The proposed visitor-serving commercial use(s) are consistent with the requirements of the V overlay, provided (future) commercial tenants are of a visitor-serving nature.

The FH overlay applies to properties designated as being located within a flood hazard area according to the current Flood Insurance Rate Map ("FIRM") issued from the Federal Emergency Management Agency ("FEMA"). Presently, the subject property is mapped as being located within the 100-year floodplain (zone AE) according to the current FIRM for the area. Projects located within the FH overlay must comply with the City's floodplain management requirements (i.e., CMC § 15.50, Flood Damage Protection). Examples of the types of applicable requirements may include, but not be limited to, placement of habitable or conditioned living space outside of, or above, projected 100-year flood elevations, and designing flood prone areas for periodic flooding (e.g., flood vents, etc.) In compliance with the City's floodplain management requirements, the applicant's civil engineering consultants prepared a detailed flood study using FEMA and Santa Barbara Flood Control maps, and a site-specific topographic survey, to determine a "Base Flood Elevation" ("BFE") of 16.2 feet in elevation for the project site. As required by FEMA, the City's floodplain management ordinance, and building code requirements, all habitable portions of the project are elevated above the 16.2-foot BFE. Likewise, the ground-level parking podium has been designed to allow for potential periodic flooding using "flood vent" openings at ground level along the side elevations (covered by a landscape lattice).

[4] For example, the project could seek to rely on conjunctive use parking allowed under Carpinteria Municipal Code Section 14.54.060 or a share parking agreement under AB 894 (2023), which allows for shared parking agreements to meet minimum parking requirements under certain conditions.

The CA overlay applies to properties located within the appeals jurisdiction of the California Coastal Commission ("CCC"). The subject property is located within the CA overlay due to its immediate adjacency to Franklin Creek. Properties located within the CA overlay are subject to special permit procedures, including but not limited to, the ability for the project's final local action (by the Planning Commission or City Council, on appeal) to be appealed to the CCC by an aggrieved party or by the Commission itself. In the event an appeal is taken up by the CCC, the Commission would have the ability to take over permit authority for the project unless a determination of no substantial issue is made.

Density Bonus

The proposed project seeks to utilize provisions allowed for under the state's Density Bonus Law to provide more apartment units onsite than the City's zoning would otherwise allow for, and to make use of various concessions or incentives, and/or waivers or reductions of development standards allowed for under Density Bonus Law to allow for deviation from local zoning standards, in exchange for setting aside a specified percentage of the units for targeted affordability rates for a defined period of time. More specifically, the proposal calls for setting aside 16.67% of the 18 base units (i.e., 3 units) for low-income households (up to 80% AMI) at affordable rents for a minimum period of 55 years in exchange for a 29.0% bonus density (i.e., six additional units, rounded up from 5.22 units) and use of one concession or incentive for exceedance of maximum building height; and one waiver or reduction of development standards for exceedance of PRD zone district maximum lot coverage. The project also seeks to utilize the automatically-granted reduced residential parking rates for a Density Bonus project.

Density Bonus Law requires that a local jurisdiction grant a density bonus at an amount commensurate with the percentage of base units set aside for the targeted income category, and as prescribed in the law. Further, Density Bonus Law requires that a qualifying application be granted a specified number of concessions or incentives to reduce local development standards based on the percentage of units set aside for the targeted income category. Density Bonus Law also allows applicants making use of its provisions to request additional waivers or reductions from local zoning standards, as needed, to help facilitate construction of the project and production of affordable housing. In addition, Density Bonus Law specifies vehicle parking ratios based on the number of bedrooms in each unit.

Density Bonus Law stipulates that the base density upon which the calculations are made is to be based on the maximum allowed density under the General Plan, which in the case of the subject property is a maximum of 20 dwelling units per acre. Accordingly, a maximum density of 20 dwelling units per acre for the 0.87-acre site would allow for up to 18 units. The required number of income-restricted units that would need to be provided to comply with Density Bonus Law is then calculated as a percentage of this base density. Here, the applicant proposes to provide 16.67% of the base units, or three units, as affordable to low-income households in exchange for the corresponding benefits under Density Bonus Law.

As a project setting aside at least 10% of the base units for low-income rental units, the proposed project would be eligible for use of a concession or incentive. As such, the project seeks to utilize the granted concession for: exceeding the maximum allowed building height. Additionally, Density

Bonus Law allows the applicant of a project which provides affordable units to request a waiver or reduction of any development standard that would physically preclude construction of the project, if not approved. As such, the applicant is requesting a waiver to exceed the PRD zone district maximum lot coverage allowance.

With respect to the requested exceedance of the City's maximum allowed building height, the proposed project would exceed the City's maximum allowed height limit of 30 feet by approximately six feet, reaching a maximum height of 35 feet, seven inches at the upper roof ridge of the third-level apartment units. Importantly, the two-story commercial portions of the building along the Carpinteria Avenue frontage would remain below the City's 30-foot height limit at approximately 25 feet 5 inches and 26 feet 11 inches, respectively. Likewise, the two-story elements along the project's Ninth Street frontage would also be kept below the 30-foot height limit at approximately 27 feet, 4 inches for the apartment unit located above the Ninth Street garage entrance (Unit 6), and 26 feet for the "townhouse" units.

The requested exceedance of the PRD zone district's maximum allowed building coverage limit would apply (only) to the portion of the project located in the PRD-13 zone district (i.e., the property's southeast corner). The PRD zone allows for a maximum lot coverage of 50%; whereas the contemplated proposal calls for a lot coverage figure of approximately 69% of the PRD-zoned portion of the property.

State Density Bonus Law provides that for qualifying projects, concessions/incentives or waivers must be granted unless the local jurisdiction makes a written finding, based upon substantial evidence. For a concession/incentives, the potential finding include that: (1.) the concession/incentive does not result in identifiable and actual cost reductions to provide for affordable housing costs or for rents for the targeted units; (2.) the concession/incentive would have a specific, adverse impact upon public health and safety, or on any real property that is listed in the California Register of historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households; or (3.) the concession/incentive would be contrary to state or federal law. For waivers or reductions in development standards, the potential findings include: finding (2.) or (3.) above. The local agency also must produce the substantial evidence to support these findings.

Granting of the requested concession/incentive to exceed the maximum building height, and waiver or reduction in development standards to exceed the maximum PRD zone lot coverage, would help to facilitate construction of the additional units granted under Density Bonus Law, which in turn help to reduce costs on construction of affordable units. Staff has not identified a specific adverse effect to public health or safety, or a registered landmark, have been identified because of in the increased height and lot coverage; and the granting of the requested concession/incentive and waiver or reduction in development standards would not be contrary to any state or federal law.

Density Bonus Law also automatically grants qualifying projects reduced residential parking rates. Specifically, Density Bonus projects are only required to provide residential parking at a maximum rate of one space per one-bedroom unit, and one and one-half spaces per two-bedroom unit, inclusive of required parking for visitors and persons with a disability. Using these automatically granted

reduced residential parking rates, the project as a whole would be required to provide a minimum of 51 parking spaces.

As proposed, the project provides a total of 53 parking spaces and therefore exceeds the minimum number of spaces required by Density Bonus Law. However, if the applicant desired to utilize some or all of the project's commercial space for a restaurant or a similar higher intensity use, additional parking beyond the calculated minimums may be required. In such a scenario, the applicant could consider use of an additional waiver or reduction (discussed below) under Density Bonus Law to reduce the required amount of commercial parking associated with the project. The project may also be eligible for coverage under another recently-adopted state law, AB 2097, which precludes a local agency from requiring a minimum number of parking spaces for qualifying projects located within one-half-mile of certain types of public transit. Accordingly, any additional parking required for a particular type of commercial use potentially could be waived through the application of AB 2097 or reduced under other applicable local or state laws, if the subject property is found to be eligible under these laws[5].

Further, and as previously discussed, Density Bonus Law allows for an applicant to request additional waivers or reductions to development standards that would otherwise have the effect of physically precluding the construction of a density bonus-qualifying project. While no such additional waivers or reductions have been requested at this time, such waivers or reductions could theoretically be requested for additional relief from, for example, the City's setbacks and/or parking requirements.

Finally, Density Bonus Law provides that it does not supersede or in any way alter or lessen the effect or application of the California Coastal Act (Coastal Act), and that any density bonus, concessions, waivers or reductions of development standards and parking ratios to which the applicant is entitled under Density Bonus Law must be permitted in a manner that is consistent with both Density Bonus Law and the Coastal Act. Subsequent guidance from the California Coastal Commission has indicated that efforts should be made by local jurisdictions to "*harmonize*" the requirements of applicable state housing laws and the Coastal Act. Therefore, consideration must be given as to whether any aspects of the proposed project would potentially conflict with or contradict Coastal Act priority land uses (e.g., visitor-serving commercial) or coastal resources (e.g., ESHA, creeks, public coastal access, coastal views, etc.), and if so, how those conflicts might be mitigated or resolved in a manner that appropriately harmonizes both laws (e.g., through the protection of coastal resources without reducing the density of a project absent certain conditions).[6] As a mixed-use project located in the urbanized core of the city, and which incorporates much needed rental housing, along with the provision for future visitor-serving commercial uses incorporated into the project, and with careful siting of the project in compliance with the Franklin Creek buffer, staff believes that the proper balancing or "harmonization" of Density Bonus Law and protection of coastal resources, has been achieved through the design review and planning process.

---

[5] Any proposed commercial use which requires additional parking under the CMC would still require review and approval of a Development Plan Revision and CDP, regardless of the application of AB 2097 or other laws.
[6] See, Gov. Code, §§ 65915(m), 65589.5(e), (j).

Housing Accountability Act

The Housing Accountability Act ("HAA") (Gov. Code, § 65589.5) establishes limitations on a city's ability to deny, reduce the density of or make infeasible qualifying housing projects that are consistent with local standards and contribute toward meeting housing needs.

The HAA applies to "housing development project[s]", which include development with residential units only, mixed use projects with at least two-thirds of the square footage designated for residential use, or transitional or supportive housing. (Gov. Code, § 65589.5(h)(2).) Here, the HAA applies to the project because it is a mixed use development with more than two-thirds of square footage dedicated to residential uses (i.e., 85.8% residential square footage and 14.2% commercial square footage).
The HAA requires the City to notify an applicant within a certain period of time (in this case, 30 days) if the project is consistent, compliant and in conformity with applicable plan, program, policy, ordinance, standard, requirement or other similar provision of the City's General Plan and Zoning Code. (Gov. Code, § 65589.5(j)(2).) Otherwise, the project is deemed consistent, compliant and in conformity with applicable standards.[7] Also, the grant of a density bonus, incentive, concession, waiver or reduction of development standards under Density Bonus Law is not grounds for finding the housing development project inconsistent, not in compliance or not in conformity with applicable standards. (Gov. Code, § 65589.5(j)(3).) Here, staff has not identified any inconsistency, noncompliance or nonconformity with applicable and objective City standards that have not otherwise been modified by Density Bonus Law.

For projects that comply with applicable, objective general plan, zoning and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete, the local agency must make one of the following findings to deny or condition the project at a lesser density:[8]

1. The housing development project would have a "specific, adverse impact" upon the public health or safety unless the housing development project is disapproved or approved at a lower density; and
2. There is no feasible method to satisfactorily mitigate or avoid the adverse impact, other than the disapproval of the housing development project or the approval of the project upon a condition that it be developed at a lower density. (Gov. Code, § 65589.5(j)(1).)

As used above, "specific adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, written public health or safety standards, policies or conditions as of the date the application was deemed complete. The Legislature also declared that conditions that would have a "specific, adverse impact upon the public health and safety … arise infrequently." (Gov. Code, § 65589.5(a)(3).) Staff has not identified aspects off the project that may constitute a specific, adverse impact on public health and safety that cannot be mitigated.

---

[7] A housing development project shall be deemed consistent, compliant and in conformity with applicable standards, if there is substantial evidence that would allow a reasonable person to conclude that the project complies with applicable standards. (Gov. Code, § 65589.5(f)(4).)

[8] For the purposes of the HAA, "objective" means involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official. (Gov. Code, § 65589.5(h)(9).)

With respect to subjective standards, the HAA does not bar local agencies from imposing conditions of approval provided that those conditions do not require the project to be developed at a lower density, unless the local agency makes findings described above. (*California Renters Legal Advocacy & Education Fund v. City of San Mateo* (2021) 68 Cal.App.5th 820, 846 ("*CaRLA*".) For example, in the *CaRLA* case, the Court opined that a city could impose appropriate conditions of approval to mitigate any effects that the height differential may have on the surrounding neighborhood under the city's design guidelines as long as those conditions do not reduce the density of the project.

The HAA also requires the City to make specified findings to deny or condition a qualifying affordable housing project (i.e., 20% of the total units sold or rented to lower-income households; or 100% of the units sold or rented to moderate- or middle-income households). Because the project does not propose either 20% of the total units for lower income households or 100% of the units for moderate income households, these findings requirements do not apply to the Planning Commission's consideration of the project.

The HAA applies to qualifying housings projects within the City, the Act does not relieve the City from complying with the Coastal Act. (Govt. Code § 65589.5(e).) As a result, the law is unsettled as to whether the City has the authority to deny a project without making the required health and safety findings when a project is determined to be inconsistent with the Coastal Act.[9] However, case law generally supports "harmonization" of two statutory schemes – like the HAA and Coastal Act – in a manner that give effect, when possible, to all the provisions of both schemes.[10]

For the reasons explained further below, staff believes that the project can be found consistent with applicable City General Plan/Coastal Land Use Plan and Zoning Code/Local Coastal Plan standards.

Development Plan Approval

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

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

---

[9] Currently, the law and courts have provided limited direction as to how a coastal city should proceed when a project qualifies for protection under the HAA, but is inconsistent with the Coastal Act or a local agency's certified local coastal program. Presumably, the City has discretion to deny a housing development project or condition it to make it consistent with clear, objective Coastal Act policies. The one appellate court that has considered the interplay between the HAA and Coastal Act stated that if it were to consider the question of a conflict between the HAA and Coastal Act, it would likely find that the HAA is subordinate to the Coastal Act based on the portion of the statute cited above. (*Kalnel Gardens, LLC v. City of Los Angeles* (2016) 3 Cal.App.5th 927, 944, fn. 9.) However, since answering this question was not necessary to the court's decision, the decision would not constitute controlling authority in litigation.

[10] See *Linovitz Capo Shores LLC v. California Coastal Com.* (2021) 65 Cal.App.5th 1106, 1117 ("[W]here two statutory schemes are involved, we must, where reasonably possible, harmonize statutes, reconcile seeming inconsistencies in them, and construe them to give force and effect to all of their provisions. … Accordingly, they must be read together and so construed as to give effect, when possible, to all the provisions thereof." (internal quotations and citations omitted).)

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

The proposed development is in conformance with the provisions of the applicable CPD and PRD-13 zoning districts. As previously noted, the project is subject to the Visitor-serving Commercial ("V"), Flood Hazard ("FH") and Coastal Appeal ("CA") Overlay districts and would comply with the additional development standards for each, in addition to complying with the base zone district standards as modified under the provisions of Density Bonus Law with respect to allowed density, lot coverage, height and parking.

The proposed visitor-serving commercial use(s) and vertical mixed-use arrangement are consistent with the requirements of the V overlay, provided (future) ground floor commercial tenants are of a visitor-serving nature. Additionally, as required by the FH overlay, all habitable portions of the project are elevated above the 16.2-foot BFE and the parking garage is outfitted with sufficient flood vents, in compliance with FEMA regulations, the City's floodplain management ordinance, and building code requirements. Finally, in compliance with the CA overlay, the required special permit procedures and noticing to the California Coastal Commission will be implemented as a part of the project's public hearing procedures and noticing.

With the approval of the requested Modification to allow for 15% of the parking spaces to be compact-sized, the project would be consistent with all applicable requirements of Title 14, Zoning, as modified under the provisions provided by state Density Bonus Law.

As discussed in more detail in the General Plan / Coastal Plan Neighborhood Policy analysis below, the proposed in-fill project is consistent with the type and intensity of development anticipated in urbanized areas of the City's downtown neighborhood by the City's General Plan/Coastal Land Use Plan.

The proposed development is sited and designed to avoid risks to life and property. The project site is located in an area that, according to the Safety Element of the City's General Plan/Coastal Land Use Plan, has high potential for both liquefaction and expansive soils. As such, a site-specific geotechnical study was prepared for the project which provides recommendations for foundation design and construction techniques. These recommendations and techniques, along with the application of current building and seismic codes as part of the building permit review process, would ensure that the proposed development is safe from a geologic perspective. Additionally, and as

previously noted, the development is designed to comply with FEMA regulations and the City's floodplain management ordinance to ensure the development is safe from flood hazards. The project is not located in area vulnerable to tsunami risk or sea level rise. Finally, the site is not located within a mapped high fire severity area and with the application of current building and fire codes (e.g., fire alarm and sprinkler systems, new fire hydrants, etc.) as part of the building permit review process, the project would be safe from fire hazards.

The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The project site is currently developed with a commercial equipment and tool rental business with the entirety of the site disturbed and devoid of any sensitive habitat. However, the western portion of the project site boarders Franklin Creek, and while channelized and not designated as Environmentally Sensitive Habitat Area ("ESHA") on the City's General/Coastal Plan maps, the creek channel and adjacent buffer are considered important coastal resources that shall be protected. As such, consistent with the City's Creeks Preservation Program, the proposed project includes the required 50-foot setback from the adjacent Franklin Creek channel. This creek setback "buffer" area is required to be protected in perpetuity as part of the project and restored as riparian and/or upland habitat as incorporated into the project plans. Additionally, the project incorporates vegetated bioswales that would be used to capture, treat and retain stormwater runoff from the project site, and other Low Impact Development ("LID") measures to treat stormwater and project the adjacent creek from untreated runoff. Finally, the project incorporates tree protection measures to ensure that the offsite native sycamore trees west of the project site along the creek corridor are protected during construction of the project.

The proposed development will not conflict with any recorded public access easements as no recorded pubic access easements affect the property, nor are public easements required to effectuate project approval.

The proposed development will not adversely affect necessary community services. A traffic study prepared by a qualified traffic engineer, was provided by the applicant as part of the project review. The study utilized the County's Vehicle Miles Travelled (VMT) calculator and regional traffic models in addition to an analysis of certain project-specific elements including the mixed-use design, integration of affordable rental units, location in close proximity to transit stops, and the inclusion of electric vehicle charging and parking spaces for the analysis. The study was provided to the City's contract traffic engineering consultant for peer-review, and the City's consultant confirmed the study was adequate and agreed with its conclusions that the project would not result in an adverse impact to traffic circulation. Additionally, the site can be adequately served by all required utilities and public services. The project was reviewed by the Carpinteria Valley Water District, Carpinteria Sanitary District and Carpinteria-Summerland Fire Protection District, with each indicating an ability to serve the project. Electrical, natural gas, and telecommunication services are all available at the site.

As discussed in more detail in the General Plan / Coastal Plan Neighborhood Policy analysis below, the project is an in-fill development on a site that is substantially surrounded by urban uses and is consistent with the type and intensity of development anticipated in urbanized areas of the City's downtown neighborhood and the City's General Plan/Coastal Land Use Plan.

Additional supporting evidence is provided in the Findings for Approval, included as Attachment A, Exhibit 1 to this report. Given the above, staff believes all of the necessary findings can be made.

General Plan / Coastal Plan Neighborhood Policies

As referenced in the Site Characteristics and Background section, the project site has split General Plan/Coastal Plan designations of Visitor-serving Commercial ("VC") and General Commercial ("GC"), and is located within Subarea 2a, Downtown Core District, as identified in the Community Design Element.

The following is a list of applicable policies contained in the City's General Plan/Coastal Land Use Plan that pertain to the proposed project, grouped by theme. Analysis is provided to demonstrate project consistency with all applicable policies.

Land Use

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-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-3d: *Establish a commercial sector that balances the retail and service needs of citizens and tourists.*

Policy LU-3e: *Direct commercial development toward the center of town and in established commercial nodes. Exceptions include visitor-serving commercial uses in the Bluffs III sub-area, and commercial uses of a character, size and location that are intended solely to serve a specific neighborhood and thereby reduce vehicle trips.*

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

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

The proposed project is a commercial-residential mixed-use development on the western edge of the City's downtown core in place of an existing equipment rental business. The project represents an opportunity for higher density infill development, including both expanded visitor-serving commercial leasable space and one- and two-bedroom workforce rental housing, including three low-income-restricted affordable units, on an under-utilized site on the Carpinteria Avenue corridor. Downtown mixed-use developments that provide opportunities for both new/expanded commercial development in the downtown and much needed new workforce housing help to achieve the intent of the above Land Use Element policies. Such developments concentrate workforce housing near job centers and existing businesses, and in close proximity to essential services (including, but not limited to, transit). Higher density mixed use developments also help to foster a livelier and more

vital downtown district by introducing additional year-round residents to the area to supplement seasonal tourism and support enhanced opportunities for use of alternative transportation.

The redevelopment of the site with a multi-story mixed-use development creates an opportunity to gain additional utility out of a rare large, but under-developed site in the City's Downtown "T" district. While three-story construction is controversial in the City, the proposed project has attempted to preserve a two-story façade along both the Carpinteria Avenue and Ninth Street frontages, while also providing a meaningful number of new housing units and meeting the project's minimum required parking (as adjusted by Density Bonus Law) in a manner that reflects the (desired) character for the downtown Carpinteria Avenue corridor (i.e., transitioning Carpinteria Avenue into an integrated downtown street similar to Linden Avenue- see Policy CDS2A-c, below).

Visitor-serving Commercial Development

Objective LU-5: *Maintain availability of agriculture, coastal -dependent industry and visitor-serving commercial development including hotels/motels, restaurants and commercial recreation uses.*

Policy LU-5a: *The City shall continue to give priority to agriculture, coastal-dependent industry and visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation over residential, general industrial, or general commercial development.*

Policy LU-5c: *The City shall prohibit the removal or conversion of visitor-serving development unless it will be replaced by development offering comparable visitor-serving opportunities.*

The project site is presently occupied by a long-time tenant operating an equipment rental business with a large outdoor yard devoted to the storage and parking of various equipment, machinery and/or vehicles available for hire. Arguably, the existing use provides an important service to the community, but caters more to residents than visitors despite the property's (partial) visitor-serving commercial designation.

The proposed mixed-use project includes approximately 4,044 square feet of commercial leasable space, situated along the site's Carpinteria Avenue frontage, and distributed between two floors. The ground floor would be oriented directly to the sidewalk on Carpinteria Avenue, including a covered patio space, and the second floor would be distributed among four possible tenant spaces overlooking Carpinteria Avenue. Cumulatively, this new square footage would provide expanded opportunities for new visitor-serving commercial development to be introduced at the west end of the downtown core, and present an opportunity to activate or reinvigorate commercial activity in this part of the downtown. To maintain consistency with the intent of these policies, future commercial tenants of the ground floor space, at minimum, would need to be visitor-serving in nature.

Mixed Use Development

Policy LU-3a: *New development shall occur contiguous to existing developed areas of the city. Higher density in certain residential neighborhoods and for residential uses in commercial districts*

shall be provided as a means to concentrate development in the urban core consistent with zoning designations, particularly where redevelopment of existing structures is proposed.
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.*

Implementation Policy 2: *When residential development is proposed on parcels designated for commercial or industrial use, the residential density shall not exceed the highest residential density permitted in the city's land use categories; i.e., 20 units/acre including any bonus density allowances. The City shall determine the appropriate residential density for a commercial/industrial-designated parcel proposed for residential use on all or a portion of the parcel and shall consider, but not be limited to, the following factors:*

a. *Availability and cost of providing local services and infrastructure; e.g., sewer, water, and schools, and transportation and parking availability.*
b. *Unique site characteristics such as size, shape, topography, and easements*
c. *The existence on site or adjacent to the site of Environmentally Sensitive Habitat area.*
d. *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.*

When mixed-use development is proposed in a common building, determination of the allowable density shall include, in addition to the criteria above, consideration of the intensity of the commercial/industrial use including characteristics such as parking demand, vehicle trip generation, noise and vibration, that could affect compatibility of the residential use with the commercial/industrial component.

In all cases, commercial or industrial use shall be the primary use of a site designated for mixed-use development. A commercial or industrial use of a developed site shall be found by the City to be the primary use if it is greater in area than the residential component and/or is situated and designed such that it both appears and functions as the primary use of the parcel from its primary street frontage.

Policy LU-6c: *Parcels designated coastal-dependent industrial or visitor-serving commercial shall not be considered for mixed use or residential use, with the exception that second-story mixed use or residential use shall be allowed on visitor-serving commercial parcels in the Downtown Core District.*

Policy CDS2A-a: *Encourage and carefully regulate the development of two- and three-story mixed-use building along Linden and Carpinteria Avenues, to define a vital, lively, and valuable center for the city while prioritizing visitor-serving commercial uses.*

Policy CDS2A-b: *Ensure that intensified land uses within the subarea support a lively place to visit, live, work and shop, and that the scale and character of the District remain consistent with the city's "small beach town" image.*

The proposed project is a mixed-use development containing 4,044 square feet of commercial space and 24 rental apartment units (4 one-bedroom units and 20 two-bedroom units). Assuming the maximum allowed residential density of the General Plan / Coastal Land Use Plan pursuant to Density Bonus Law, the project achieves an overall maximum base density of 18 units per acre. The proposal seeks to utilize Density Bonus Law to increase the allowable density onsite to approximately 28 units per acre, which in the case of the subject property would accommodate 24 units, in exchange for setting aside 17% of the base units (i.e., three units) as low-income-restricted affordable units.

Broadly speaking, a "high density" mixed use, rental development such as the proposed project is appropriately located in the City's downtown commercial core where residents of the project would be centrally located near employment, businesses and services, and can in turn help to increase activity and vitality in the downtown district through an increase in year-round residents and reduce reliance on automobiles for short trips and errands A mix of relatively small one and two-bedroom rental housing units is generally appropriate for the type of "workforce" housing desired in the downtown, and in exchange for the granting of a density bonus, would include three low-income-restricted affordable units.

Consistent with the above provisions for mixed-use development in visitor-serving commercial areas, the commercial square footage has been located and configured along the Carpinteria Avenue frontage to appear and function as the "primary" use of the property. The residential component of the mixed-use project would be located behind and/or above the commercial areas, such that it would read as being secondary as viewed from Carpinteria Avenue. Examples of similar approved mixed-use projects in the downtown core along Carpinteria Avenue include the M3 and Benon-Goldberg Mixed Use projects. Viewed from Ninth Street, at the rear of the property, the site would have a more residential character with the project elements fronting Ninth Street being two-stories in height, which is more appropriate to the residential setting of the adjacent parcels along Ninth Street. Through the design review process, and with the help of the ARB, the Ninth Street façade has been refined and better articulated to be of a more residential scale and character.

Two- and especially three-story development in the downtown is sensitive for the community, and redevelopment of this site is no different. While there are other two- and even partial three-story developments in the general vicinity, the introduction of a new multi-story mixed use development on this site will unavoidably be prominently visible given the relatively low intensity of the site's existing use and its adjacency to the (open) Franklin Creek channel and surrounding smaller scale residential and commercial developments. The applicant has made a concerted effort to respond to previous concerns raised by decision-makers to preserve a two-story façade along the Carpinteria Avenue and Ninth Street frontages and to further reduce the visual prominence of the third-story

element by setting it farther back into the lot's interior and articulating the development's exposed western (creek-facing) elevation.

Downtown Core and "Small Beach Town" Character

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.*

Policy OSC-13b: *Require new development or redevelopment in the downtown section of Carpinteria to conform with the scale and character of the existing community and consistent with the city's theme of a small beach-oriented community.*

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

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 contemplated proposal calls for a three-story mixed-use building with a total square footage of approximately 64,053 square feet and a maximum building height of nearly 36 feet. The building includes a two-story commercial component situated along Carpinteria Avenue and behind it, a three-story apartment complex placed around and atop a ground level parking garage. Through the application of concessions/incentives, waivers or reductions of development standards and automatic reductions granted using Density Bonus Law, the proposed project would exceed the maximum allowed height limitations by approximately six feet, exceed the PRD-zone lot coverage maximums for a portion of the project site, and provide less than the required minimum amount of parking. An additional minor deviation from parking requirements to allow a portion of the parking as compact spaces is proposed and previously discussed.

During the initial joint CC-PC-ARB conceptual review special meeting, many of the City decision-makers commented on the need to balance the desire for new commercial and workforce rental housing in the City's downtown with efforts to preserve the "small beach town" character of the area. Specific suggestions were made to look at ways to further reduce the visibility and prominence of the third level, particularly along the two street frontages, and to break up massing and scale through increased building articulation on exposed elevations.

Following conceptual review, the project was reviewed at a preliminary level two additional times by the ARB, resulting in further refinements to the project in an effort to reduce the prominence of the project, with special focus on the Ninth Street elements. As a result, the ARB provided a recommendation for preliminary approval with specific emphasis on scaling-down the mass of the Ninth Street frontage and acknowledging the ARB's concern about the size, bulk, and scale of future

projects that the Planning Commission should consider.[11] The plans have been updated to address the Board's comments from that meeting, specifically by lowering the overall height of the townhomes fronting Ninth Street approximately six additional inches, resulting in an overall height reduction on the Ninth Street portion of the project of approximately one-foot compared to the ARB's first conceptual review of the project.

Objective CDS2A-2: *Preserve and enhance the downtown's historic status as the center of commercial activity of the city by encouraging a range of uses that serve both residents and visitors.*

Policy CDS2A-a: *Encourage and carefully regulate the development of two- and three-story mixed-use building along Linden and Carpinteria Avenues, to define a vital, lively, and valuable center for the city while prioritizing visitor-serving commercial uses.*

Policy CDS2A-b: *Ensure that intensified land uses within the subarea support a lively place to visit, live, work and shop, and that the scale and character of the District remain consistent with the city's "small beach town" image.*

Policy CDS2A-c: *Encourage the gradual but systematic transformation of Carpinteria Avenue from a highway commercial strip to an integrated downtown street similar in character to Linden Avenue.*

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.*

The above objectives and policies encourage the gradual but careful transformation of Carpinteria Avenue into an integrated downtown street similar in character to Linden Avenue. These policies also call for enhancing commercial opportunities in the downtown to the benefit of both residents and visitors. The proposed mixed-use development could be found to be consistent with the intent of these objectives and policies. The project has been designed to include a mix of uses that are desired in the downtown (e.g., additional visitor-serving commercial space and workforce housing) with a frontage design that is appropriate to a downtown pedestrian-oriented setting (with wide sidewalks, large open storefronts, outdoor patio areas, and onsite parking mostly located away from the primary street façade). A two-story façade has been provided along the Carpinteria Avenue frontage in an effort to preserve the (mostly) one- and two-story character of the downtown. Onsite parking to meet the commercial area's minimum required base parking as partially modified by Density Bonus Law is included within the ground-level parking garage. Provided the overall scale, mass, height and

[11] The Planning Commission must review the project under existing City General Plan and Local Coastal Plan standards. Should the Planning Commission have concerns about size, bulk, and scale of future projects those concerns should be addressed as part of the development review for those projects or through legislative action by the City Council to amend the applicable standards.

aesthetics of the building can be supported by the Planning Commission, staff believes the proposed project is consistent with these objectives and policies.

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.*

The front building setback along Carpinteria Avenue for the commercial portion of the project would generally align with other commercial buildings on the street, built up to the sidewalk or allowing for a wider sidewalk to be installed. The residential portion of the building and covered parking garage below would be set back into the lot to both reinforce the "primary" commercial use of the site and to help soften the visibility and scale of the three-story building mass. The commercial component has been designed to open onto Carpinteria Avenue and features large storefronts facing the street or overlooking the sidewalk, and a ground floor-level covered patio fronting on the sidewalk. These features are consistent with the desired frontage treatments for new development in the city's downtown core.

Along the Ninth Street frontage, the building's mass, scale and height have been restudied in response to previous decision-maker comments. The massing of the Ninth street frontage has been brought down to two-stories in height and features five units oriented to the street with either a ground floor covered porch (Unit 1 and Unit 4) or both a ground floor covered porch and private second floor deck. Individual units on the Ninth Street frontage have been slightly staggered and offset, which allows for the introduction of varied exterior finishes/colors and helps to give each unit its own identity. The entry to the parking garage is given a different architectural treatment to help further break up massing and provide it with a different identity from the attached residential units. As such, staff believes the proposed project is consistent with these objectives and policies.

Objective CDS2A-1: *Preserve and strengthen the visual and physical connections between the downtown and the beach, mountains, and other neighborhoods.*

Policy CDS2A-d: *Enhance the pedestrian character of the District's streets, plazas, paseos, parks and lanes.*

Policy C-7b: *Develop safe and direct pedestrian accessibility between residential areas, schools, parks, and shopping areas in both new and existing urban areas.*

CDS2A Implementation Policy 26: *The provision of small spaces with benches, fountains, public art and other special elements that encourage people to gather and linger in public should be encouraged, particularly where they support businesses, such as sidewalk cafes.*
CDS2A Implementation Policy 27: *Gardens or plazas should be located adjacent to viable commercial uses or designed for a specific active uses, such as a children's play area.*

The proposed mixed-use project has been designed with a significant amount of open space despite the overall size of the development. The required 50-foot setback from the Franklin Creek channel would, by itself, constitute approximately 14% of the site, and provide an area for passive recreational use and storm water treatment within an enhanced riparian buffer zone. Areas for decorative planters and landscaping have been provided around the remaining perimeter of the site and in centralized areas of the residential courtyards and deck on the second and third levels.

The commercial element of the project, located along the Carpinteria Avenue frontage, includes wide sidewalks/walkways around the building and a ground floor covered patio area fronting the street. These types of spaces could be used to accommodate outdoor café seating or similar amenities which would be in keeping with the above policies. At the direction of the ARB, the stair entry from Carpinteria Avenue to the upper building floors was restudied and made into a more grand entry statement, which helps to enhance the architectural design and draw pedestrians into the development. The residential portion of the project would make use of centralized courtyards and a portion of the building rooftop to provide outdoor common area amenities for residents of the development. Small private ground floor porches and/or upper floor decks are also proposed for each of the residential units, oriented out toward the perimeter of the site.

Public Parking and Infrastructure

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.*

CDS2A Implementation Policy 29: *On-street parking and public parking requirements for coastal access shall be considered in deciding the required amount of off-street parking. Parking lots are discouraged on street frontages and are strongly discouraged on corner lots.*

Policy C-3l: *Provide sufficient parking and loading space in commercial and industrial areas to minimize interference with efficient traffic circulation.*

Per the City's Zoning Code, the contemplated mix of uses would require a minimum of 69 parking spaces, not accounting for any additional parking that may be required for certain higher intensity commercial uses (e.g., restaurants). However, as part of the applicant's utilization of Density Bonus Law, the project makes use of reduced residential parking requirements, which in this case have allowed the provided parking to be reduced to 53 spaces. These 53 spaces would serve both the onsite commercial and residential uses, including visitor spaces. As discussed previously, these 53 spaces

would meet the project's minimum required parking as adjusted by Density Bonus Law. In the event the project requires additional parking (due to restaurant seating, for example), the applicant could request to utilize an additional waiver or reduction granted by Density Bonus Law to reduce the amount of required onsite commercial parking or may seek coverage under the parking relief granted by AB 2097 (if applicable) or other applicable state and local laws. As previously noted, the project also calls for utilizing a mix of both standard-size and compact-size parking spaces to meet its parking requirement.

The onsite parking would be accessed from either the primary driveway on Carpinteria Avenue or a secondary driveway on Ninth Street. Room for six parallel spaces would be provided in the Ninth Street right-of-way for public on-street parking as part of the required project frontage improvements, where on-street parking demands have been historically high. While this proposed layout would formalize and improve pedestrian accessibility along Ninth Street, it would no doubt result in a net loss of "on-street" parking capacity compared to the informal use of the property's Ninth Street frontage for parking currently. The project provides both secure onsite bicycle parking within the parking podium for residents, as well as additional bicycle parking along the Carpinteria Avenue frontage to serve the commercial spaces.

The site's location within the Downtown "T" on Carpinteria Avenue would also allow the project to utilize existing transit and alternative transportation infrastructure. Carpinteria Avenue is improved with class II bicycle lanes and continuous sidewalks leading into the downtown, and MTD's line 20 bus service runs along Carpinteria Avenue with stops in close proximity to the project site. The City's train station platform is located approximately one-half-mile away.

Objective PF-5: *To provide a high quality and broad range of public services, facilities and utilities to meet the needs of all present and future residents of the Carpinteria Planning Area.*

Policy PF-5b: *The City will require proposed new developments to pay a fair share of the cost of needed public facilities and services. Further, in areas of the city designated for non-residential use but where residential use may be permitted, the City shall monitor total residential development and report annually to the School, Fire, Water and Sanitary districts to permit proper facilities planning by these special districts.*

Policy PF-5c: *The City will ensure that new development will not adversely impact services and facilities provided to existing development.*

The site can be adequately served by all required utilities and public services. The project was reviewed by the Carpinteria Valley Water District, Carpinteria Sanitary District and Carpinteria-Summerland Fire Protection District, with each indicating an ability to serve the project with the application of appropriate conditions of approval on the project.

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.

The proposed project would remove all existing buildings and hardscape areas, and redevelop the entire site. As such, the project qualifies as a "Tier 4" storm water project (projects with 22,500 square feet or more of impervious surfaces). Such projects must implement the following stormwater design measures:

- Implement Low Impact Development (LID) Measures:
  - Limit disturbance of natural drainage features;
  - Limit clearing, grading and soil compaction;
  - Minimize impervious surfaces;
  - Minimize runoff by dispersing runoff to landscape or using permeable pavements.
- Treat runoff with an approved and appropriately sized LID treatment system prior to discharge from the site;
- Prevent offsite discharge from events up to the 95th percentile rainfall event using Stormwater Control Measures.
- Control peak flows to not exceed pre-project flows for the 2-year through 10-year storm events.

The proposed project's storm water plan has been reviewed by Public Works staff and was confirmed to comply with the City's storm water requirements. The project's storm water plan incorporates vegetated bioswales that would be used to capture, treat and retain stormwater runoff from the project site, and other Low Impact Development (LID) measures to treat stormwater and project the adjacent creek from untreated runoff.

Public View Corridors

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).*

Objective OSC-13: *Preserve Carpinteria's visual resources.*

Policy OSC-13a: *Preserve broad, unobstructed views from the nearest public street to the ocean, including but not limited to Linden Avenue, Bailard Avenue, Carpinteria Avenue, and U.S. Highway 101. In addition, design and site new development on or adjacent to bluffs, beaches, streams, or the Salt Marsh to prevent adverse impacts on these visual resources. New development shall be subject to all of the following measures:*

a. *Height and siting restrictions to avoid obstruction of existing views of visual resources from the nearest public areas.*
b. *In addition to the bluff setback required for safety, additional bluff setbacks may be required for oceanfront structures to minimize or avoid impacts on public views from the beach. Blufftop structures shall be set back from the bluff edge sufficiently far to ensure that the structure does not infringe on views from the beach except in areas where existing structures already impact public views from the beach. In such cases, the new structure shall not be greater in height than adjacent structures and shall not encroach seaward beyond a plane*

created by extending a straight line ("stringline") between the nearest building corners of the existing buildings on either side of the proposed development. Patios, balconies, porches and similar appurtenances, shall not encroach beyond a plane created by extending a straight line between the nearest corners closest to the beach from the existing balconies, porches or similar appurtenances on either side of the proposed development. If the stringline is grossly inconsistent with the established line of seaward encroachment, the Planning Commission or City Council may act to establish an encroachment limit that is consistent with the dominant encroachment line while still limiting seaward encroachment as much as possible.

c. *Special landscaping requirements to mitigate visual impacts.*

Objective CDS2A-1: *Preserve and strengthen the visual and physical connections between the downtown and the beach, mountains, and other neighborhoods.*

The project site is situated with its primary frontage along Carpinteria Avenue and a secondary frontage on Ninth Street. Public ocean views are not available from this location and thus would not be impacted by redevelopment of the site. Public mountain views are available along Carpinteria Avenue, but are of marginal quality and constrained to mainly looking down the street corridor or as glimpses over and between existing developments. The project's location on the south side of Carpinteria Avenue is not expected to further interfere with these (limited) views.

Public views from Ninth Street towards the mountains are similarly compromised by existing landscaping and development. Construction of a new two- and three-story mixed-use building would further constrain these view corridors, although the adjacent Franklin Creek channel and the project's required 50-foot setback from said channel would provide an opportunity to preserve and perhaps enhance a mountain view corridor from near the terminus of Ninth Street and from the Ninth Street pedestrian bridge. Additionally, there are opportunities to create new view corridors from new trails proposed to be constructed within the creek channel setback and right-of-way.

Creek Setback

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.*

OSC-6-Implementation Policy 25: *A setback of 50 feet from top of the upper bank of creeks or existing edge of riparian vegetation (dripline), whichever is further, shall be established and maintained for all development. This setback may be increased to account for site-specific conditions. The following factors shall be used to determine the extent of an increase in setback requirements:*

a. *Soil type and stability of the stream corridor*
b. *How surface water filters into the ground*
c. *Types and amount of riparian vegetation and how such vegetation contributes to soil stability and habitat value*

d. Slopes of the land on either side of the stream
e. Location of the 100 year floodplain boundary, and
f. Consistency with other applicable adopted plans, conditions, regulations and/or policies concerning protection of resources.

Where existing buildings and improvements, conforming as to use but nonconforming as to the minimum creek setback established herein, are damaged or destroyed by fire, flood, earthquake or other natural disaster, such buildings and improvements may be reconstructed to the same or lesser size and in the same general footprint location, provided that reconstruction shall be inaugurated by the submittal of a complete construction application within 24 months of the time of damage and be diligently carried to completion.

OSC-6-Implementation Policy 26: *Prior to issuance of a development permit, all projects shall conform with the applicable habitat protection policies including but not limited to the General Plan/Local Coastal Plan, Open Space Bluffs Master Program, Creek Preservation Ordinance, and the Zoning Ordinance.*

The western portion of the project site borders Franklin Creek, and while channelized and not designated as Environmentally Sensitive Habitat Area ("ESHA") on the City's General/Coastal Plan maps, the creek channel and adjacent buffer are considered important coastal resources that shall be protected. As such, consistent with the City's Creeks Preservation Program, the proposed project includes the required 50-foot setback from the adjacent Franklin Creek channel. This creek setback "buffer" area is required to be protected in perpetuity as part of the project and restored as riparian and/or upland habitat as incorporated into the project plans. Limited opportunities for passive recreational use within the creek setback, such as the proposed walking path, are permissible Additionally, the project incorporates vegetated bioswales that would be used to capture, treat and retain stormwater runoff from the project site, and other Low Impact Development ("LID") measures to treat stormwater and protect the adjacent creek from untreated runoff. Finally, the project incorporates tree protection measures to ensure that the offsite native sycamore trees west of the project site along the creek corridor are protected during construction of the project.

Public Safety

Objective S-1: *Minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from fault surface rupture in the planning area, from ground shaking due to an earthquake along a fault in the planning area or in the region, from seismically-induced liquefaction in the planning area, and from seismically-induced tsunamis.*

Objective S-3: *Minimize the potential risks and reduce the loss of property and the economic and social dislocations resulting from expansive soils, soil settlement, subsidence, and hydrocompaction.*

According to Figures S-2 and S-3 of the City's General Plan/Coastal Land Use Plan, the project site is located in an area that is potentially vulnerable to a high risk of liquefaction and expansive soils. As such, a site-specific geotechnical study was prepared for the project which provides recommendations for foundation design and construction techniques. These recommendations and techniques, along with the application of current building and seismic codes as part of the building

permit review process, would ensure that the proposed development is safe from a geologic perspective.

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

The project site is currently located in a flood hazard area (zone AE) according to the current FEMA FIRM for the area. As previously noted, the development is designed to comply with FEMA regulations and the City's floodplain management ordinance to ensure the development is safe from flood hazards. Finally, the site is not located within a mapped high fire severity area and with the application of current building and fire codes as part of the building permit review process, the project would be safe from fire hazards. The project site was not identified as being vulnerable to possible future sea level rise in the City's draft Sea Level Rise Vulnerability document, nor is the property identified as being vulnerable to tsunami risk.

Objective S-5: *Minimize the potential risks and reduce the loss of life, property and economic and social dislocation resulting from urban and wildland fires.*

Policy S-5a: *All new structures must adhere to the Carpinteria-Summerland Fire Protection District Ordinance and the Santa Barbara County Fire Department Ordinances, where applicable.*

The project site is not located within an identified high fire hazard area. Nevertheless, the project plans have been reviewed by the Fire District to ensure compliance with applicable Fire District Ordinance requirements, including but not limited to fire prevention, emergency access, the installation of new public fire hydrants on each street frontage and the provisions of sprinkler/alarm systems within the development.

Noise

Objective N-3: *The City will minimize the adverse effects of traffic generated noise from City streets on residential and other sensitive land uses.*

N-3-Implementation Policy 1: *The City will use the land use/noise compatibility matrix shown on Figure N-3 to determine the appropriateness of land uses relative to roadway noise.*

N-3-Implementation Policy 2: *An acoustical study showing the ability to meet state noise insulation standards will be required for any development proposed in an area where noise exceeds the "normally acceptable" level shown on Figure N-3.*

According to Figures N-1 and N-2 (Existing and Future Noise Contours) of the City's General Plan/Coastal Land Use Plan, the project site is located in an area with expected noise levels in the 60-65 dBA range. The City's Land Use Compatibility Matrix (Figure N-3 in the General Plan/Coastal Land Use Plan) identifies commercial uses as "normally acceptable" within this noise range and multifamily residential uses as being "conditionally acceptable" within this range. Accordingly, an acoustical and construction noise study was provided to the City by a qualified consultant, which studied project-related impacts to both interior and exterior noise levels. With the incorporation of certain construction materials and techniques recommended in the study, including the specified

windows, doors, mechanical ventilation and sealant details, interior noise levels of the project would ensure interior residential noise thresholds are not exceeded.

Objective N-5: *The City will minimize the effects of nuisance noise effects on sensitive land uses.*

Policy N-5a: *The City will address nuisance noise on a case-by-case basis and develop appropriate mitigation measures such as scheduling of events or activities during hours when effects would be minimal.*

The project site is bordered by commercial uses to the east on Carpinteria Avenue and by the Franklin Creek channel to the west. To the south (rear) and southeast, behind the project site, are located a mix of residential uses. The greater surrounding area also contains residential units that are located within one block of the project site. The project site itself would also include new residential units in immediate proximity to the onsite commercial uses. In general, the downtown core is an appropriate and desired location for commercial uses, including those integrated into a mixed-use development. The provision of outdoor useable areas for both commercial tenants and residents of the development are encouraged and appropriate for the downtown setting.

Nevertheless, these types of anticipated uses and amenities can create the potential for nuisance noise impacts that could negatively affect some of the surrounding existing and proposed residential land uses. For example, outdoor patios or upper floor decks could create land use compatibility concerns during the evening hours. These types of operational nuisance noise impacts can be addressed through limitations on uses (e.g., restricted use hours, limitations on outdoor events, etc.) as incorporated in the recommended conditions of approval included as Attachment A, Exhibit 3.

The acoustical and construction noise study concluded that with the incorporation of standard City construction noise conditions of approval (e.g., construction hour restrictions, equipment mufflers and silent alarms, specified equipment staging areas and assignment of an on-site "noise disturbance coordinator"), the project would comply with the City's General/Coastal Plan Noise Element policies with respect to exterior noise standards.

Housing Element

On January 22, 2024, the City Council re-adopted the City's 2023-2031 Housing Element. The updated Housing Element was reviewed by State Department of Housing and Community Development ("HCD") and found to be in "substantial compliance" with state housing law once adopted on January 8, 2024. The Housing Element includes a number of housing goals, policies and programs intended to identify the City's housing needs and a variety of strategies and programs to address those needs. The following Housing Element program categories, goals and policies are relevant to the proposed project.

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

Goals:

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

Policies:

- **Adequate Sites:** *Provide sufficient sites in the General Plan/Coastal Plan and Zoning Code and associated Land Use and Zoning Maps to accommodate the housing needs allocated to the City in the Regional Housing Needs Allocation (RHNA) Plan.*
- **Housing Types:** *In the General Plan/Coastal Plan and implementing ordinances, provide for a mix of housing types consistent with the City's needs, including single-family detached and multi-family housing.*

Program Category #2. *Assist in the Development of Adequate Housing to Meet the Needs of Extremely-Low-, Very-Low-, Low-, and Moderate-Income Households.*

Goals:

- *Attain a housing supply that meets a variety of housing needs.*
- *Attain a housing supply that meets the needs of extremely-low-, very-low-, low- and moderate-income households.*

Policies:

- **Infill Development:** *Promote infill housing development through land use policies and by deferring or reducing development impact fees where the City wants to encourage infill development.*
- **Downtown Mixed Use:** *Encourage studio and one bedroom units above commercial uses in the downtown district to reduce parking needs and facilitate affordability.*

Consistent with many of the above-listed Housing Element programs, goals and policies, the proposed mixed-use development in the City's downtown core includes a mix of one and two-bedroom workforce rental housing units. Further, the applicant proposes to utilize Density Bonus Law provisions to: 1.) set aside three of the units for long-term (i.e., 55 years) affordability for low-income households; and 2.) allow for the provision of additional dwelling units through a higher residential density than the City's zoning regulations would otherwise allow for (equivalent to ~28 dwelling units/acre). Accordingly, this project represents an opportunity to achieve a high-density infill project in the City's downtown that would provide additional important workforce housing.

The project site has been identified as an opportunity site in the City's Housing Element for infill residential development (See Housing Element, Tab. B-3). With the use of state Density Bonus Law, the contemplated project would be above the minimum desired density identified in the Housing Element. The majority of the units would be available as market rate rental housing units, although three of the units would be set aside for low-income-restricted households. With respect to unit size, Program Category #2, above, specifically encourages the provision of smaller studio and one-bedroom apartments in the downtown as a strategy to provide more affordable housing opportunities. The proposed project includes four one-bedroom apartments, with the remaining 20 units as two-bedroom units.

VI. DEVELOPMENT IMPACT FEES

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

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

Estimated Development Impact Fees

Fee Type	Fee Per Unit Unless noted otherwise	Total Fee
Streets and Thoroughfares	$957.06	$22,969.44
Highway Interchanges & Bridges	$4,886.60	$117,278.40
Traffic Control Facilities	$392.75	$9,426.00
General Facilities & Equipment	$1,068.68	$25,648.32
Storm Drainage Facilities	$1,174.11	$28,178.64
Parks and Recreational Facilities	$4,259.24	$102,221.76
Aquatics Facilities	$266.65	$6,399.60
TOTAL		**$108,621.36**

Other Estimated Fees

Fee Type	Fee Per Unit Unless noted otherwise	Total Fee
Carp.-Summerland Fire District Fire Protection Certificate Fire Mitigation Fee (res.) Fire Mitigation Fee (com.)	 $229.00 $2004.76 (res.) $4.35/sq. ft. (com.)	 229.00 $48,114.24 $17,591.40
Carpinteria Sanitary District Development Impact Fee (res.) Development Impact Fee (com.)	 $6,576 -	 $157,824.00 $23,741.48
Carpinteria Water District* Capital Cost Recovery Fees	$TBD/meter $43,862 (fire service)	$TBD $43,862
School District	$3.48/ habitable sq. ft. (31,026 sq. ft.) $0.56/ non- habitable sq. ft. (4,044 sq. ft.)	$107,970.48 $2,264.64

New Construction Tax	$0.0450 per sq. ft	$181.85
Landscape Bond	$500.00	$500.00
TOTAL**		**$402,279.09**

* A decision on the need for individual meters vs. a "master meter" is under review by the Water District. Therefore, the total Water District fee has not been determined.
** Total does not include any required meter fee as determined by the Water District.

VII. ACTION OPTIONS

1. Approve Project 23-2221-DP/CDP to allow a new three-story mixed-use (commercial / residential) development totaling approximately 64,053 square feet including a 24-unit apartment complex built around and atop a ground-level concrete parking podium and two-story commercial building fronting Carpinteria Avenue; accept a categorical exemption pursuant to §15332 of the California Environmental Quality Act ("CEQA"); and adopt the Findings in Exhibit 1, Attachment A and Conditions of Approval as proposed in Exhibit 3, (staff's recommendation)

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

3. Conceptually deny the project as proposed, and continue the item with direction for staff to return with findings for denial to the Planning Commission's next meeting.

VIII. ATTACHMENTS

Attachment A- Resolution PC-24-001
Exhibit 1 – Findings for Approval
Exhibit 2 – Plan Set
Exhibit 3 – Recommended Conditions of Approval

Attachment B- Exhibit 1 – Minutes from the December 19, 2022 Joint ARB-PC-CC Meeting
Exhibit 2 – December 19, 2022 joint ARB-PC-CC Meeting Plan Set

Attachment C- Exhibit 1 – Minutes from the May 25, 2023 Conceptual ARB Meeting
Exhibit 2 – May 25, 2023 Conceptual ARB meeting Plan Set

Attachment D- Exhibit 1 – Minutes from the August 31, 2023 Preliminary ARB Meeting
Exhibit 2 – August 18, 2023 Preliminary ARB meeting Story Pole Photographs
Exhibit 3 – August 31, 2023 Preliminary ARB meeting Plan Set

Attachment E- Exhibit 1 – Minutes from the October 26, 2023 Continued Preliminary ARB Meeting
Exhibit 2 – October 26, 2023 Continued Preliminary ARB meeting Plan Set

Attachment F- CEQA Notice of Exemption

Attachment A
Resolution PC-24-001

4745 Carpinteria Avenue Mixed Use Development
23-2221-DP/CDP/ARB

February 5, 2024

RESOLUTION NO. PC-24-001

A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION APPROVING A DEVELOPMENT PLAN AND COASTAL DEVELOPMENT PERMIT FOR PROJECT 23-2221- DP/CDP/ARB FOR THE 4745 CARPINTERIA AVENUE MIXED USE DEVELOPMENT PROJECT. THE PROJECT IS LOCATED AT 4745 CARPINTERIA AVENUE (APN 003-251-021), REQUESTED BY EDWARD DEVICENTE, DMHA ARCHITECTURE.

WHEREAS, the Carpinteria Planning Commission has considered an application for a Development Plan and Coastal Development Permit filed by Edward DeVicente, Architect, on behalf of Justin Klentner, on April 14, 2023, to allow redevelopment of the property at 4745 Carpinteria Avenue (currently occupied by Sun Coast Rentals) into a new three-story mixed-use (commercial / residential) development consisting of a 24-unit, 31,026 square foot apartment complex built around and atop a ground-level 22,198 square foot concrete parking podium, and a 4,044 square foot two-story commercial building fronting Carpinteria Avenue; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on November 28, 2023; and

WHEREAS, a similar mixed-use proposal was previously reviewed at a conceptual level during a joint meeting of the City Council-Planning Commission-Architectural Review Board on December 19, 2022 wherein feedback was provided to the applicant; and

WHEREAS, the ARB considered the proposed project at a conceptual review level at their May 25, 2023 meeting, and at a preliminary review at their August 31, 2023 and October 26, 2023 meetings, culminating in an ARB recommendation for preliminary approval with comments; and

WHEREAS, applicant has made good faith effort to respond to and revise plans to address the City of Carpinteria Architectural Review Board comments; and

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

WHEREAS, applicant is applying provisions of the state's Density Bonus Law (Gov. Code §§ 65915-65918) ("Density Bonus Law") to allow for the inclusion of additional dwelling units which exceed the City's maximum density under the current zoning designation in exchange for designating three of the units as low-income-restricted rentals; and

WHEREAS, applicant is requesting concessions or incentives and/or waivers or reduction of development standards under the provisions of Density Bonus Law to allow the project building height and lot coverage to exceed the City's maximum height and lot coverage under the current zoning designation to facilitate the construction of the project; and

WHEREAS, applicant is requesting use of the specified parking ratios under provisions of Density Bonus Law to allow the project to provide 53 total parking spaces for the onsite commercial and residential uses, including visitor spaces; and

WHEREAS, the Planning Commission has considered a request for a modification of the zoning district requirements for allowance of fifteen percent (15%) of the project parking spaces to be of compact size as specified in Chapter 14.54; and

WHEREAS, the project is categorically exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines Section 15332 (in-fill development projects); and

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

NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The Development Plan, including a Modification to allow compact parking spaces, and Coastal Development Permit are approved, making the Findings for approval outlined in Exhibit 1;

2. The Notice of Exemption prepared for the project (Attachment F to the staff report) is accepted as having satisfied the requirements of CEQA; and

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

PASSED, APPROVED AND ADOPTED this 5th day of February 2024, by the following called vote:

AYES: Commissioners:

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

Jane L. Benefield, Chair

ATTEST:

Nick Bobroff, Secretary

I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the Planning Commission of the City of Carpinteria held the 5th day of February 2024.

Attachment A
Exhibit 1:
Findings for Approval

4745 Carpinteria Avenue Mixed Use Development
23-2221-DP/CDP/ARB

February 5, 2024

ATTACHMENT A
EXHIBIT 1: FINDINGS FOR APPROVAL

CITY OF CARPINTERIA PLANNING COMMISSION HEARING
PROJECT 23-2221-DP/CDP/ARB
FEBRUARY 5, 2024

4745 CARPINTERIA AVENUE MIXED USE DEVELOPMENT
4745 CARPINTERIA AVENUE
REQUESTED BY EDWARD DEVICENTE, DMHA ARCHITECTURE

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

1.0 Administrative Findings

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

1.1 Procedures

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

a. An application for a Development Plan and Coastal Development Permit was submitted on April 14, 2023, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on November 28, 2023. Said application and all related material have been available for public review at City offices since the date of submittal.

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

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

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

1.2 California Environmental Quality Act

As presented in the staff report and Notice of Exemption prepared for the Planning Commission hearing of February 5, 2024, and herein incorporated by reference, the Planning Commission finds that the project is categorically exempt from the California Environmental Quality Act pursuant to Section 15332 (In-fill Development Projects) of the Guidelines for the Implementation of the California Environmental Quality Act as the project includes redevelopment of a project site substantially surrounded by urban uses and that meets all of the statutory criteria required for use of the In-fill Development Projects exemption.

1.3 Development Plan Findings

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

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

   As presented in the staff report prepared for the Planning Commission hearing of February 5, 2024, and herein incorporated by reference, the proposed mixed-use project is consistent with the City's General Plan/Coastal Plan. The project site's General/Coastal Plan Land Use is split-designated as Visitor-Serving Commercial ("VC") and General Commercial ("GC"), with the VC designated approximately one-third of the property located along the Carpinteria Avenue frontage and the remaining GC-designated portion of the property located on the remaining southerly two-thirds of the property. The proposed commercial elements of the project would allow for uses such as restaurants or retail business, consistent with the VC designation. The GC General/Coastal Plan designation allows for a mixture of retail, service, office, and residential uses as would be typical of a mixed-use project.

   The2project is also consistent with the City's applicable Zoning designations and development standards. The project site is split-zoned with the majority of the property zoned Commercial Planned Development ("CPD"), and remaining portion zoned Planned Residential Development ("PRD-13"). The CDP zone designation allows for commercial development including a variety of office, retail, service, and wholesale businesses, as well as residential development with "dwelling units integrated into the overall commercial development" (i.e., mixed-use developments). The project would place all the commercial elements and a portion of the residential

elements of the project within the portion of the property zoned CPD, consistent with the types of uses permissible in this zone district. The PRD zone designation allows for a variety of residential densities, housing types and designs, including multifamily residential developments (such as apartment complexes). The proposed portion of the project site within the PRD-zoned area of the lot would include ground-level parking and two levels (above) of residential apartments. Such uses would be consistent with the types of land uses permissible in this zone district.

The proposed development is also in conformance with the applicable Visitor-serving Commercial ("V"), Flood Hazard ("FH") and Coastal Appeals ("CA") Overlay districts and would comply with the additional development standards for each, in addition to complying with the base zone district standards as modified under the provisions provided by state Density Bonus Law with respect to density, lot coverage, building height, and required parking. The project qualifies for Density Bonus Law by setting aside three units of the eighteen base units for low-income households at affordable rents for a period of 55 years in exchange for a 29.0% bonus density (i.e., six additional units). The project also proposes use of one concessions or incentive to exceed the maximum building height; and one waiver or reduction of development standards to exceed the PRD zone district maximum lot coverage. The project also calls for utilizing the reduced residential parking requirements stipulated in state Density Bonus Law to reduce the overall required number of residential parking spaces.

The project also calls for utilizing a mix of both standard-size and compact-size parking spaces to meet its parking requirements. As reflected on the project plans, the applicant proposes to designate eight of the 53 total spaces (~15%) as compact spaces and therefore sought approval of a Modification to the development standards as to the design (size) of the parking spaces. The City's Zoning standards do not include standardized provisions for the use of compact-sized spaces, however, by satisfying the required number of parking spaces (as modified under the provisions of Density Bonus Law), and satisfying at least one of the required criteria for approval of a Modification (i.e., provision of affordable housing units), the project would comply with the zone district parking requirements.

2. *The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives.*

As presented in the staff report prepared for the Planning Commission hearing of February 5, 2024, and herein incorporated by reference, the proposed mixed-use project is sited and designed to avoid risks to life and property, and is consistent with the contemplated density for this site as shown in the City's Land Use Map, and as modified through application of state Density Bonus Law. The project site is located in an area that, according to the Safety Element of the City's General Plan/Coastal Land Use Plan, has high potential for both liquefaction and expansive soils. As such, a site-specific geotechnical study was prepared for the project which provides

recommendations for foundation design and construction techniques. These recommendations and techniques, along with the application of current building and seismic codes as part of the building permit review process, would ensure that the proposed development is safe from a geologic perspective. Additionally, the development is designed to comply with FEMA regulations and the City's floodplain management ordinance to ensure the development is safe from flood hazards. Further, the project site is not identified as being located in an area prone to tsunami or sea level rise hazards. Finally, the site is not located within a mapped high fire severity area and with the application of current building and fire codes as part of the building permit review process, the project would be safe from fire hazards.

3. *The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

   As presented in the staff report prepared for the Planning Commission hearing of February 5, 2024, and herein incorporated by reference, the proposed mixed-use project will not cause substantial environmental damage. The project site is currently developed with a commercial equipment and tool rental business with the entirety of the site disturbed and devoid of any sensitive habitat. The western portion of the project site borders Franklin Creek, which, though channelized and not designated as Environmentally Sensitive Habitat Area ("ESHA") on the City's General/Coastal Plan maps, is considered potential habitat area and the creek channel and adjacent buffer are considered important coastal resources that shall be protected. As such, consistent with the City's Creeks Preservation Program, the proposed project includes the required 50-foot setback from the adjacent Franklin Creek channel. This creek setback "buffer" area is required to be protected in perpetuity as part of the project and restored as riparian and/or upland habitat as incorporated into the project plans. Additionally, the project incorporates vegetated bioswales that would be used to capture, treat and retain stormwater runoff from the project site, and other Low Impact Development ("LID") measures to treat stormwater and protect the adjacent creek from untreated runoff. Additionally, the project incorporates tree protection measures to ensure that the offsite native sycamore trees west of the project site along the creek corridor are protected during construction of the project. Lastly, standard construction phase conditions of approval are included to ensure temporary impacts related to dust, erosion/sedimentation, spills/water quality, air quality/emissions, and noise would be avoided or minimized.

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

   The proposed development will not conflict with any recorded public access easements as no recorded pubic access easements affect the property, nor are public easements required to effectuate project approval.

5. *The proposed development will not adversely affect necessary community services and values including but not limited to traffic circulation, sewage disposal, fire protection, water supply, and police protection.*

   As presented in the staff report prepared for the Planning Commission hearing of February 5, 2024, and herein incorporated by reference, the proposed mixed-use project will not adversely affect necessary community services. A traffic study prepared by a qualified traffic engineer, was provided by the applicant as part of the project review. The study utilized the County's Vehicle Miles Travelled ("VMT") calculator and regional traffic models in addition to an analysis of certain project-specific elements including the mixed-use design, including integration of affordable rental units, location in close proximity to transit stops, and the inclusion of electric vehicle charging and parking spaces, for the analysis. The study was provided to the City's contract traffic engineering consultant for peer-review, and the City's consultant confirmed the study was adequate and agreed with its conclusions that the project would not result in an adverse impact to traffic circulation.

   The project site is presently served by all utilities and services, and the described project can continue to be adequately served by all required utilities and public services. The project was reviewed by the Carpinteria Valley Water District, Carpinteria Sanitary District and Carpinteria-Summerland Fire Protection District, with each indicating the ability to serve the project. Electrical, natural gas, and telecommunication services are all available at the site.

6. *The proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.*

   As presented in the staff report prepared for the Planning Commission hearing of February 5, 2024, and herein incorporated by reference, the proposed mixed-use project will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood. Through successive project design iterations in response to comments received during the City's architectural review process, the project's Ninth Street elements have been reduced in height from the original application submittal. In addition, even with the parking reductions incorporated into the project as allowed under state Density Bonus Law, the project provides in excess of the minimum number of required on-site parking spaces allowable under state law. The project is an in-fill development on a site that is substantially surrounded by urban uses and is consistent with the type and intensity of development anticipated in urbanized areas of the City's downtown neighborhood and the City's General Plan/Coastal Land Use Plan.

   As discussed in more detail in the General Plan / Coastal Plan Neighborhood Policy analysis below, the proposed in-fill project is consistent with the type and intensity of development anticipated in urbanized areas of the City's downtown neighborhood by the City's General Plan/Coastal Land Use Plan.

Downtown mixed-use developments that provide opportunities for both new/expanded commercial development in the downtown and much needed new workforce housing help to achieve the intent of the above Land Use Element policies. Such developments concentrate workforce housing near job centers and existing businesses, and in close proximity to essential services (including, but not limited to, transit). Higher density mixed use developments also help to foster a livelier and more vital downtown district by introducing additional year-round residents to the area to supplement seasonal tourism and support enhanced opportunities for use of alternative transportation.

The proposed development will not adversely affect necessary community services. A traffic study prepared by a qualified traffic engineer, was provided by the applicant as part of the project review. The study utilized the County's Vehicle Miles Travelled (VMT) calculator and regional traffic models in addition to an analysis of certain project-specific elements including the mixed-use design, integration of affordable rental units, location in close proximity to transit stops, and the inclusion of electric vehicle charging and parking spaces for the analysis. The study was provided to the City's contract traffic engineering consultant for peer-review, and the City's consultant confirmed the study was adequate and agreed with its conclusions that the project would not result in an adverse impact to traffic circulation.

The redevelopment of the site with a multi-story mixed-use development creates an opportunity to gain additional utility out of a rare large, but under-developed site in the City's Downtown "T" district.

Cumulatively, this new square footage would provide expanded opportunities for new visitor-serving commercial development to be introduced at the west end of the downtown core, and present an opportunity to provide compatible commercial activity in this part of the downtown. To maintain consistency with the intent of these policies, future commercial tenants of the ground floor space, at minimum, would need to be visitor-serving in nature.

The site's location within the Downtown "T" on Carpinteria Avenue would also allow the project to utilize existing transit and alternative transportation infrastructure. Carpinteria Avenue is improved with class II bicycle lanes and continuous sidewalks leading into the downtown, and MTD's line 20 bus service runs along Carpinteria Avenue with stops in close proximity to the project site. The City's train station platform is located approximately one-half-mile away.

1.4 Development Plan Modification Findings

Pursuant to Carpinteria Municipal Code §14.50.120, 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 a 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.*

As referenced in the Development Plan Findings above, and as presented in the staff report prepared for the Planning Commission hearing of February 5, 2024, and herein incorporated by reference, the project calls for utilizing a mix of both standard-size and compact-size parking spaces to meet its parking requirement. As reflected on the project plans, the applicant designates eight of the 53 total spaces (~15%) as compact spaces and therefore sought approval of a Modification to development standards as to the design (size) of the parking spaces. As currently designed, the parking area serves as a "podium" over which the majority of the project is constructed, thus maximizing the available site area for open space and landscaping. Allowing for the compact spaces further allows for the provision of more parking spaces and/or a smaller development footprint for the parking area. Given the alternatives allowed by the state Density Bonus Law, the fact that the project may also qualify for coverage under AB 2097 to eliminate parking entirely, and because the project provides three dedicated low-income affordable housing units and innovative design, the Planning Commission can make the required Findings #2 and 3, as provided in the Municipal Code.

1.5 Coastal Development Permit Finding

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

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

   As referenced in the Development Plan Findings above, and as presented in the staff report prepared for the Planning Commission hearing of February 5, 2024, and herein incorporated by reference, the proposed mixed-use project is in conformity with the City's certified Local Coastal Program. The project is an in-fill development on a site that is substantially surrounded by urban uses and is consistent with the type and intensity of development anticipated in urbanized areas of the City's downtown neighborhood and the City's General Plan/Coastal Land Use Plan's Visitor-Serving Commercial ("VC") and General Commercial ("GC") land use designations.

   The project is also consistent with the City's Commercial Planned Development ("CPD") and Planned Residential Development ("PRD-13") zoning designations. The CDP zone designation allows for commercial development including a variety of

office, retail, service, and wholesale businesses, as well as residential development with "dwelling units integrated into the overall commercial development" (i.e., mixed-use developments). The project would place all the commercial elements and a portion of the residential elements of the project within the portion of the property zoned CPD, consistent with the types of uses permissible in this zone district. The PRD zone designation allows for a variety of residential densities, housing types and designs, including multifamily residential developments (such as apartment complexes). The proposed portion of the project site within the PRD-zoned area of the lot would include ground-level parking and two levels (above) of residential apartments. Such uses would be consistent with the types of land uses permissible in this zone district.

The proposed development is also in conformance with the Visitor-serving Commercial ("V"), Flood Hazard ("FH") and Coastal Appeals ("CA") Overlay districts and would comply the additional development standards for each, in addition to complying with the base zone district standards as modified under the provisions provided by state Density Bonus Law with respect to density, lot coverage, building height and required parking, and as further modified through approval of a Development Plan Modification to allow for 15% of the provided onsite parking to utilize compact-size spaces.

An analysis of the project's conformity with the Objectives and Policies of the City's certified Local Coastal Program is presented in the staff report prepared for the Planning Commission hearing of February 5, 2024, and herein incorporated by reference. As discussed in the staff report, the project has been found to be consistent with the applicable objectives and policies of the Land Use; Community Design; Circulation; Open Space, Recreation & Conservation; Safety; Noise; Public Facilities; and Housing Elements of the City's General Plan/Coastal Land Use Plan. Therefore, this finding can be made.

Attachment A
Exhibit 2:
Reduced Plan Set

4745 Carpinteria Avenue Mixed Use Development
23-2221-DP/CDP/ARB

February 5, 2024

4745 CARPINTERIA AVE

PROPOSED MIXED USE DEVELOPMENT

GENERAL NOTES

A. GENERAL NOTES

1. Architect makes no warranty, either express or implied, as to his findings, recommendations, specifications, or professional advice or services except that they were promulgated or rendered in accordance with generally accepted architectural practices and under the direction of professional registered architects. No instruments of service, the architect's drawings and specifications are not 100% complete or themselves, and architect's continued services and consultation, administration/observation are required for complete interpretation and authorization to a specific project. Owner and contractor hereby acknowledge use of the drawings and/or specifications without architect's involvement in construction administration/observation, and prior approval of all changes and/or modifications shall thereby relieve architect of all liability associated with changes or modifications to the project made during the construction process. Owner and contractor hereby further warrants that architect shall not be held responsible for the subsequent use of the drawings and/or specifications or advice of others during construction work which was not performed under architect's scope of admin/observe services.
2. Interpretation of drawings and requirements: each contractor shall check and verify all dimensions and conditions at the project site before executing any work and shall notify the owner and the architect of any discrepancies before proceeding. The architect shall be notified of any unusual or unforeseen conditions or situations which may affect the structural integrity or safety of the project.
3. Adherence to plans: strict adherence to the conjunctive documents must be maintained. No changes shall be made on the project which deviate from the plans and specifications without the written consent of the owner. No structural changes shall be made without the written consent of the architect.
4. Working drawings: figured dimensions and detailed drawings shall be followed in preference to scale measurements. In case of any doubt on the part of the contractor as to the exact meaning of the drawings and these specifications, he shall apply to the architect for an interpretation before proceeding with that work.
5. Shop drawings: contractor shall submit copies of all shop drawings for review to architect prior to contractor's approval for construction.
6. The contractor shall provide all shoring and bracing required to protect personnel and adjacent property and to ensure safety of the project work.
7. Substitution: in these drawings any material or process is indicated, it is for the purpose of facilitating description of the material or process desired. The contractor may offer any material or process which shall be deemed equivalent by the engineer and the architect as that material or process indicated or specified.
8. Unless otherwise specified, all materials shall be new and both workmanship and materials shall be the best of their respective kinds. The contractor shall, if required, furnish satisfactory evidence as the kind and quality of materials.
9. It shall be the duty of the general contractor to see that all sub-contractors are fully informed in regard to the general conditions and preliminary specifications.

B. PERMITS AND REGULATIONS

1. Each contractor shall pay for and obtain all permits required by local authorities before proceeding with his respective installation and shall arrange and pay for any inspections and examinations required by these authorities.
2. All workmanship and materials shall conform to the current edition of the codes, and laws, ordinances and regulations of all governmental bodies with jurisdiction over the project.
3. If the drawings and specifications are at variance with any federal, state and local or municipal law, ordinance, rules or departmental requirements, the contractor shall notify the architect in writing before proceeding with that work. If any of the contractor's work shall be done contrary thereto without such notice he shall bear all cost arising therefrom.

C. PROTECTION OF WORK & PROPERTY

1. The contractor shall be responsible for all violations of city ordinances and state laws involved in the performance of his work. He shall provide, during the progress of his work, every and all safeguards and protection against accidents, injury and damage to persons and property including adjoining property. The contractor shall be responsible for his work and every part thereof, and for all materials, tools, equipment and property of every description used in connection therewith.
2. The contractor assumes all risks, hazards and conditions in connection with the performance of the contract and even if the performance of the contract involves a greater expenditure of money than the contractor expected at the time of bidding, no allowance will be made on account thereof, and the contractor shall continue to diligently complete the work.

D. SUPERVISION

1. The contractor shall give personal supervision to the work, using the best skill and attention, and shall keep a competent foreman and necessary assistants constantly on the site. The foreman shall be the personal representative of the contractor and all directions given to him shall be as binding as if given by the contractor. Communications delivered to the foreman by the architect shall be as binding as if delivered to the contractor.

E. CHANGES IN THE WORK

1. The owner, without invalidating the contract, may order by adding to or deducting from the work covered in the contract. All such work shall be executed under the conditions of the original contract except that no extra work or changes shall be done without written order from the architect. Such orders shall cover the agreed price and terms of extra work or changes, if extra is to be omitted, then proper credit for such omitted work shall be given the owner.

F. CLEANING BUILDING AND PREMISES

1. Prior to the completion of the work, the contractor shall thoroughly clean the exterior and interior of the building, including fixtures, equipment, floors and hardware, removing all plaster spots, paints, paint spots and accumulated dust and dirt. This shall include thorough cleaning of all ducts, ventilation grills and registers, horizontal projections, sloped roofs, sidewalks or other surfaces where debris may have collected wash and polish all glass.

G. GUARANTEES

1. Except as otherwise specified, all work shall be guaranteed in writing by the contractor against defects resulting from defective materials, poor workmanship or faulty equipment, for a period of one year from the date of filing the notice of completion and the acceptance of the building by the owner. If within the guarantee period correction of faulty materials or workmanship is necessary in the opinion of the owner, the contractor, shall promptly, upon receipt of notice from the owner and without expense to the owner, correct faulty materials or workmanship.

H. VERIFICATION OF UNDERGROUND UTILITY IMPROVEMENTS

1. The general contractor shall provide the owner with an as-built drawing locating and describing all underground utilities located on the site, including but not limited to the following: gas lines, water lines, sanitary sewers, telephone lines, and electric lines.

I. TRANSPORTATION OF EXCAVATED MATERIAL

1. The contractor shall transport all excavated material not required for re-compaction to an approved landfill site outside the coastal zone. Provide this to clerk for all excavated material removed from the project.

CODE COMPLIANCE

GOVERNING AGENCY:
5775 Carpinteria Avenue
Carpinteria, CA 93013

APPLICABLE CODES:
All work & material shall be performed & installed in compliance with the current editions of the following codes as adopted by the local governing authorities. Nothing in these plans is to be construed to permit work not conforming to these codes

- California Building Code, 2022 Edition (CBC)
- California Residential Code, 2022 Edition (CRC)
- California Electrical Code, 2022 Edition (CEC)
- California Mechanical Code, 2022 Edition (CMC)
- California Plumbing Code, 2022 Edition (CPC)
- California Energy Code, 2022 Edition
- California Fire Code, 2022 Edition
- California Green Building Standards Code, 2013 Edition
- ADA Standards for Accessible Design, 2010 Edition
- Best Management Practices listed on sheet G00...

VICINITY MAP

PROJECT SCOPE

Project Scope Includes:

- Proposal to redevelop 4745 Carpinteria Ave into a new mixed unit development. Per density bonus law, the project sets aside 17% of the 18 base units for low-income households, which would equate to three income-restricted units, and would grant the project up to a 30 [illegible] density bonus (or 4 additional units), which would equal 24 units.
- The project consists of **31,826** Residential Gross SF consisting of:
  - 15 Two bedroom units — **28,709 SF**
  - 3 Two bedroom townhouses facing 4th St — **1,913 SF**
  - 6 One bedroom units — **4,403 SF**
- 2 Commercial Retail Units — **4,944 SF**
- and **11,189** SF concrete podium covered parking with 53 proposed parking spaces
  - 28 parking spaces for commercial
  - 25 spaces for residential units

PROJECT INFORMATION

Owners: Justin Kleinhar **151 N Almont Dr. West Hollywood, CA 90048**	310 927 4001 justin@westernbuildcommunities.com
A.P.N.#	003-250-010
Zoning designation	MU-2.5 (MR)
Land use designation	MU-HC
Existing use	Commercial - Retail
Proposed use	Residential - Retail/Commercial
Height limit	45'
Fire sprinklers required	Yes
Flood hazard	Zone X2
Construction type	IIIA
Occupancy group	R-2 & A-2, B-2, S-2
Lot size	31,761 S.F. (0.73 AC[illegible])
Required setbacks	Front = 5' (2nd/3rd = 10' Rear = 5' (2nd/3rd = 10' Side = 5' (2nd/3rd = 10'
Maximum height limit	45'
Required open yard area	15% of Lot = 3,183.5 SF = Provided = 3,213 SF
Required opening in Garage	40% of Total Perimeter Linear Feet= 248.3 F = Provided: 313.5 F
Required number of Low income units	17% of base units: 3 units Provided= (3 units) unit 5, unit 6, unit 11
Grading	Earthwork Cut= 250 CY — Earth work Import = 200 CY Earthwork Fills: 350 CY
SWMP compliance	New Impervious surface = 1,400 SF Replaced Impervious surface: 10,230 SF Total site = Tier 4
Number of parking spaces	Existing = 0 Required = Commercial 1 Per 250 SF= 4.944 gross SF/250=17 Residential 1 Covered space Per 1 Bedroom Units = Under Density Bonus Law Section 1.5 Covered Space Per 2 Bedroom Units= 22 TOTAL= 51 Provided = 53
Landscape	Existing = 100 SF Proposed Common Open yard = 4,232 SF Proposed Decorative landscape: 1,346 SF TOTAL= 5,458 SF

PROJECT DIRECTORY

ARCHITECT:
DMHA Architecture & Interiors — Edward Delicante CPHC AIA
1 N. Calle Cesar Chavez #102 — Ph: 805 965 7777
Santa Barbara, CA 93103 — edd@dmha.com

CIVIL:
Ashley & Vance Engineering — Bruce Jones
210 E Cota St — Ph: 963 755 9762
Santa Barbara CA 93101 — BruceJ@ashleyvance.com

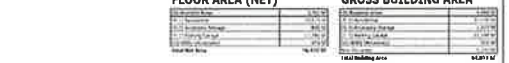
GEOTECHNICAL:
Pacific Materials Lab — Ph: 805.964 6901
35-A South La Patera Lane — phl@pml.sbcoxmail.com
P.O. Box 96 Goleta CA 93116

LANDSCAPE:
Perry Landscape — Katie Allen
826 E Mason St. Suite B — Ph: 805 242 8317
Santa Barbara, CA 93103 — katie@perryla.com

SHEET INDEX

FLOOR AREA (NET)

GROSS BUILDING AREA



UNIT AREA

LOCAL JURISDICTION STAMPS & NOTES

DMHA
ARCHITECTURE + INTERIOR DESIGN
805 965 7777
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/04/2023
	Incompleteness Response	06/21/2023
	2nd Incompleteness Resp.	09/22/2023
	2nd Incompleteness Revisions	11/14/2023

G001

COVER SHEET

DMHA
ARCHITECTURE + INTERIOR DESIGN
805 965 7777
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/14/2023

G011
SITE PHOTOS

COMMON OPEN AREA- METAL STAIRS AND RAILING

EXTERIOR MASSING AND MATERIAL

DMHA
ARCHITECTURE | INTERIOR DESIGN
805 965 7777
11 N. Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C106

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/14/2023

G012

ARCHITECTURAL LOOK AND FEEL

COMMERCIAL AREA- EXTERIOR

COMMERCIAL AREA- SEATING AND DOOR SYSTEM

DMHA
ARCHITECTURE + INTERIOR DESIGN
805 962 7777
1 N Calle Cesar Chavez #102
Santa Barbara CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	09.16.2022

G013

ARCHITECTURAL LOOK AND FEEL

Lot Coverage At Prd Zone:
4,847 SF /7,085 SF = 64%
Incentive Used= Prd Zone Lot Coverage

Per State Density Bonus Law:
This Project Set Aside 17% of the 18 Base Units for Low-Income Households, Which Would Equate to 3 Income-Restricted Units, & Would Grant the Project Up to A 30.50% Density Bonus (5 Additional Units), Which Would Equal 24 Units.
Incentive Used: Height (3rd Story) + Prd Zone Lot Coverage

3RD FLOOR PLAN EXHIBIT 03
1" = 10'-0"

Common Open Area
Required: 20% of Lot: 6,082 SF
Provided: 6,265 SF

2ND FLOOR PLAN EXHIBIT 02
1" = 10'-0"

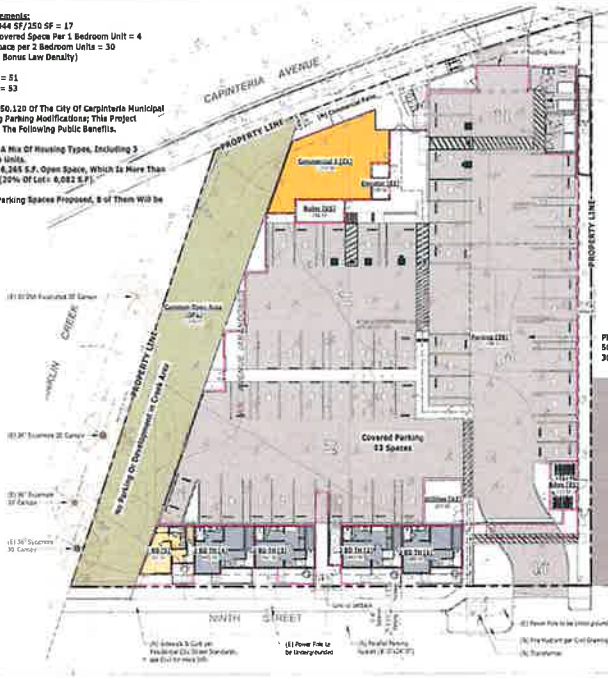
Parking Requirements:
Commercial 4,044 SF/250 SF = 17
Residential 1 Covered Space Per 1 Bedroom Unit = 4
1.5 Covered Space per 2 Bedroom Units = 30
(Under Density Bonus Law Density)

Total Required = 51
Total Provided = 53

Per Section 14.50.120 Of The City Of Carpinteria Municipal Code Regarding Parking Modifications; This Project Accommodates The Following Public Benefits.

- Providing A Mix Of Housing Types, Including 3 Affordable Units.
- Providing 6,265 S.F. Open Space, Which Is More Than Required (20% Of Lot= 6,082 S.F).

Out of The 53 Parking Spaces Proposed, 8 of Them Will be Compact.



CFD Zoning 30,968 SF
30'-0" Height

PRD Zoning 7,085 SF
50% Max. Lot Coverage
30'-0" Height

1 Bedroom Unit
2 Bedroom Unit
Commercial
Common Open Area
Income Restricted Units
Private Open Space

GROUND FLOOR PLAN EXHIBIT 01
1" = 10'-0"

DMHA
ARCHITECTURE + INTERIOR DESIGN
805.965.7777
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

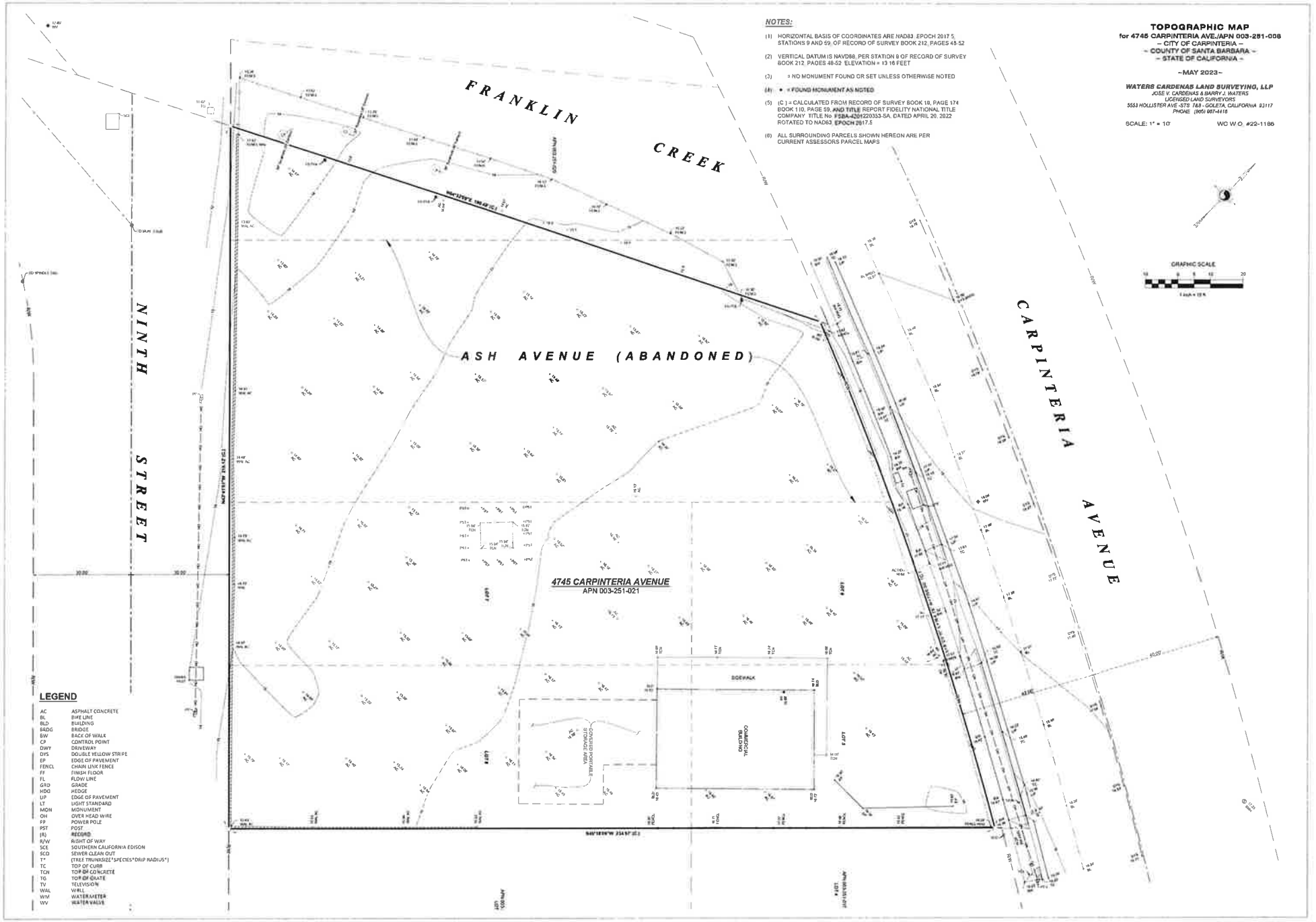
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/14/2023
	Incompleteness Response	06/12/2023
	2nd Incompleteness Resp.	09/27/2023

G101

PLANNING EXHIBIT



NOTES:

(1) HORIZONTAL BASIS OF COORDINATES ARE NAD83 .EPOCH 2017.5, STATIONS 9 AND 59 .OF RECORD OF SURVEY BOOK 212, PAGES 48-52

(2) VERTICAL DATUM IS NAVD88, PER STATION 9 OF RECORD OF SURVEY BOOK 212, PAGES 48-52 ELEVATION = 13.16 FEET

(3) ○ = NO MONUMENT FOUND OR SET UNLESS OTHERWISE NOTED

(4) ● = FOUND MONUMENT AS NOTED

(5) (C) = CALCULATED FROM RECORD OF SURVEY BOOK 18, PAGE 174 BOOK 110, PAGE 59, AND TITLE REPORT FIDELITY NATIONAL TITLE COMPANY TITLE No. FSBA-4292203353-SA, DATED APRIL 20, 2022 ROTATED TO NAD83 EPOCH 2017.5

(6) ALL SURROUNDING PARCELS SHOWN HEREON ARE PER CURRENT ASSESSORS PARCEL MAPS

LEGEND

AC	ASPHALT CONCRETE
BL	BIKE LINE
BLD	BUILDING
BRDG	BRIDGE
BW	BACK OF WALK
CP	CONTROL POINT
DWY	DRIVEWAY
DYS	DOUBLE YELLOW STRIPE
EP	EDGE OF PAVEMENT
FENCE	CHAIN LINK FENCE
FF	FINISH FLOOR
FL	FLOW LINE
GRD	GRADE
HDG	HEDGE
LIP	EDGE OF PAVEMENT
LT	LIGHT STANDARD
MON	MONUMENT
OH	OVER HEAD WIRE
PP	POWER POLE
PST	POST
(R)	RECORD
R/W	RIGHT OF WAY
SCE	SOUTHERN CALIFORNIA EDISON
SCO	SEWER CLEAN OUT
T*	(TREE TRUNKSIZE*SPECIES*DRIP RADIUS*)
TC	TOP OF CURB
TCN	TOP OF CONCRETE
TG	TOP OF GRATE
TV	TELEVISION
WAL	WALL
WM	WATER METER
WV	WATER VALVE

TOPOGRAPHIC MAP

for 4745 CARPINTERIA AVE./APN 003-251-008

– CITY OF CARPINTERIA –

– COUNTY OF SANTA BARBARA –

– STATE OF CALIFORNIA –

–MAY 2023–

WATERS CARDENAS LAND SURVEYING, LLP

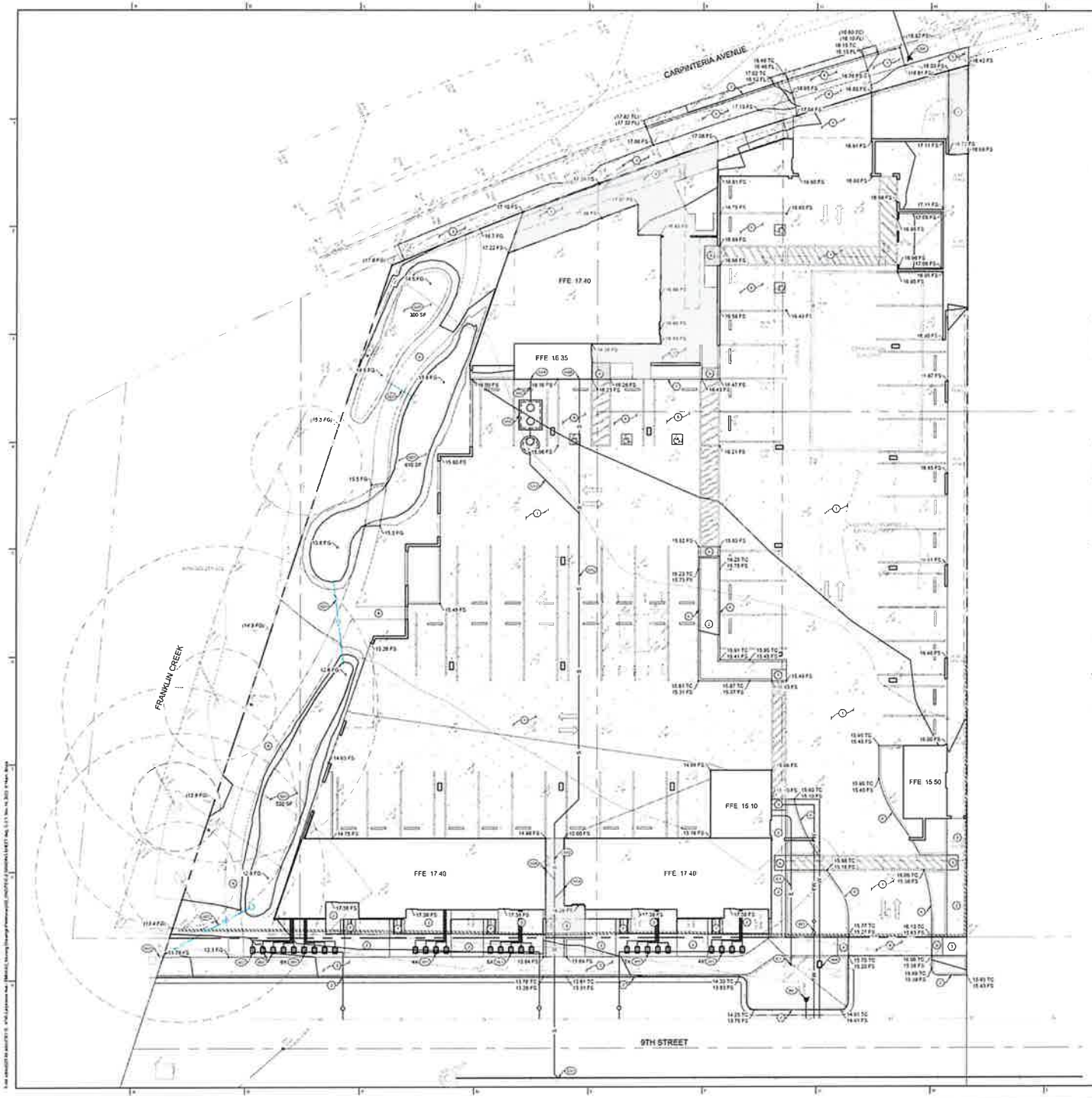
JOSE V. CARDENAS & BARRY J. WATERS

LICENSED LAND SURVEYORS

5553 HOLLISTER AVE -STE 7&8 - GOLETA, CALIFORNIA 93117

PHONE: (805) 967-4416

SCALE: 1" = 10' WC W.O. #22-1186



GENERAL NOTES:

ALL EXISTING UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR TO POTHOLE ALL POINTS OF CONNECTION AND VERIFY ALL CLEARANCES. MATERIAL DEPTH AND LOCATION SHALL BE IDENTIFIED BY CONTRACTOR. IF THERE ARE ANY DIFFERENCES FROM PLAN WITH ANY OF THESE ITEMS ENGINEER OF WORK SHALL BE NOTIFIED IMMEDIATELY.

RIGHT OF WAY CONSTRUCTION NOTES:

1. CONSTRUCT CONCRETE CURB AND GUTTER PER SPPWC STANDARD PLAN 120-3 TYPE A3-6
2. CONSTRUCT CONCRETE CURB PER SPPWC STANDARD PLAN 120-3 TYPE A1-6
3. CONSTRUCT CONCRETE SIDEWALK PER SPPWC STANDARD PLAN 113-2
4. CONSTRUCT CONCRETE DRIVEWAY APRON PER SPPWC STANDARD PLAN 110-2

SITE CONSTRUCTION NOTES:

1. CONSTRUCT CONCRETE DRIVEWAY SECTION
2. CONSTRUCT CONCRETE WALKWAY SECTION
3. CONSTRUCT PAVER WALKWAY SECTION
4. CONSTRUCT GRAVEL WALKWAY SECTION
5. CONSTRUCT 6-INCH CONCRETE CURB
6. CONSTRUCT 8-INCH CONCRETE CURB
7. CONSTRUCT CONCRETE STAIRS
8. CONSTRUCT ACCESSIBLE PARKING STALL
9. INSTALL TRUNCATED DOME WARNING STRIP

STORM DRAIN CONSTRUCTION NOTES:

- BIO-RETENTION BASIN
- CONSTRUCT STABILIZED ROCK RIP RAP OUTLET
- CONSTRUCT 12" CLASS 100 PVC CULVERT

ELECTRICAL NOTES:

- ELECTRICAL SERVICE CONDUIT PER ELECTRICAL PLANS
- CONNECT TO EXISTING TRANSFORMER

SANITARY SEWER CONSTRUCTION NOTES:

- INSTALL SEWER WYE AND CONNECT 6" LATERAL TO EXISTING MAIN PER CARPINTERIA SEWER DISTRICT PLATE 105
- INSTALL 6" SDR35 SANITARY SEWER LATERAL PER CARPINTERIA SEWER DISTRICT PLATES 104, AND 105
- INSTALL SEWER CLEANOUT PER CARPINTERIA SEWER DISTRICT PLATE 110
- SEWER POINT OF CONNECTION AT BUILDING - SEE MECHANICAL PLANS
- INSTALL GREASE INTERCEPTOR AND OBSERVATION MANHOLE

WATER CONSTRUCTION NOTES:

- INSTALL METER AND SERVICE LINE FOR RESIDENTIAL SERVICE ON METER MANIFOLD PER CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAILS W-101, W-111, AND W-120
- INSTALL 3/4-INCH METER AND SERVICE LINE FOR COMMERCIAL SERVICE ON METER MANIFOLD PER CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAILS W-101, W-111 AND W-120
- INSTALL 3/4-INCH METER AND SERVICE LINE FOR HOUSE SERVICE ON METER MANIFOLD PER CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAILS W-101, W-111, AND W-120
- INSTALL 3/4 INCH METER, REDUCED PRESSURE BACKFLOW PREVENTER AND SERVICE LINE FOR LANDSCAPE SERVICE PER CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAILS W-101 W-111 AND W-113
- INSTALL 4-INCH FIRE LINE SERVICE PER CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAIL W-114
- INSTALL FIRE HYDRANT AND CONNECTION PER CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAIL W-115

EARTHWORK INFORMATION:

SITE AREA	0.87 AC
AREA DISTURBED	0.85 AC
CUT QUANTITY	200 CUBIC YARDS
FILL QUANTITY	550 CUBIC YARDS
NET QUANTITY	350 CUBIC YARDS IMPORT

NOTE: THE ABOVE QUANTITIES ARE FOR PLANNING AND PERMITTING PURPOSES ONLY. SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS, LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS, AND TRENCHING FOR UTILITIES AND FOUNDATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISHED GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES. THE CONTRACTOR SHALL PERFORM AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A LUMP SUM BID PRICE FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS EARTH MATERIALS.

DIGALERT
UNDERGROUND SERVICE ALERT

HORIZONTAL SCALE: 1" = 10'
10 0 10 20

Plan Prepared By:
Ashley&Vance ENGINEERING, INC.
210 East Cota Street
Santa Barbara, CA 93101
(805) 687-4290
www.ashleyvance.com
CIVIL • STRUCTURAL

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reuse without written verification or adaptation by Ashley & Vance Engineering, Inc. will be at user's sole risk and without liability to Ashley & Vance Engineering, Inc. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

Engineer of Record

PLAN REVIEW SET NOT FOR CONSTRUCTION

4745 CARPINTERIA
4745 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

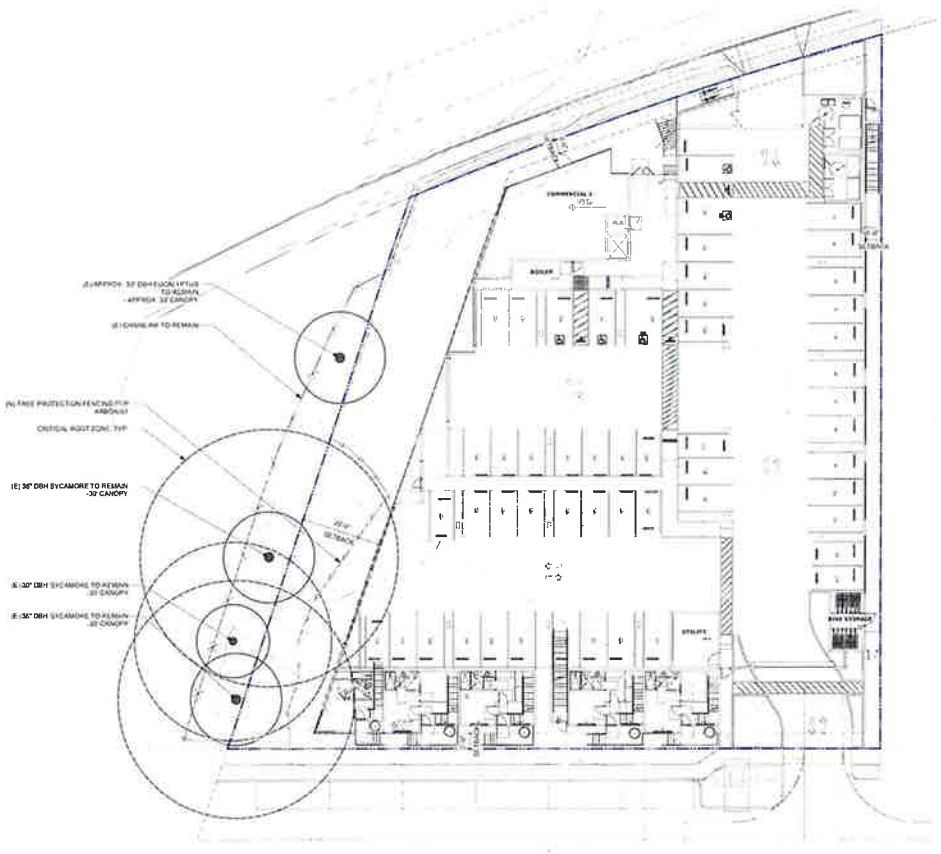
Revisions	
1	
2	
3	
4	
5	

Project Engineer: BW — Ext: 121
Project Manager: JJC
Date: 11.14.2023 — Scale: 1"=10' Public
W.O. Job No: 230418 — Sheet Size: 30" x 42"

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

GRADING AND DRAINAGE PLAN

C-2.1



TREE PROTECTION NOTES:

THE OBJECTIVE OF TREE PROTECTION MEASURES INCLUDE:

- AVOIDING OR MINIMIZING PHYSICAL LOSS OF SOIL AND ROOTS THAT CAN AFFECT THE HEALTH AND STABILITY OF TREES
- AVOIDING COMPACTION OF SOIL IN ROOT ZONES THAT DAMAGES SOIL STRUCTURE AND CAN IMPACT THE GROWTH OF ROOTS
- AVOIDING PHYSICAL DAMAGE TO THE TRUNK AND CROWN OF TREES
- MINIMIZING CHANGES IN WATER FLOW TO ROOT ZONES
- DIRECTING ROOTS AND LIMBS AWAY FROM INFRASTRUCTURE AND POTENTIAL CONFLICTS
- DEFER TO THE PROJECT ARBORIST FOR MORE SPECIFIC TREE PROTECTION MEASURES

- TREE PROTECTION MEASURES WILL USUALLY REQUIRE THE FORMATION OF A TREE PROTECTION ZONE FOR THE TREES TO BE PROTECTED. THIS IS NORMALLY DONE WITH FENCING THAT RESTRICTS UNNECESSARY ROOT CUTTING, STOCKPILING OF SOIL OR DEBRIS AND STORAGE OF EQUIPMENT OR VEHICLES.

- IT IS NOT UNCOMMON FOR TREE CONFLICTS TO EVOLVE ON A CONSTRUCTION SITE BEYOND WHAT WAS ANTICIPATED. THE PROJECT ARBORIST SHOULD MANAGE THESE ISSUES TO THE BEST EXTENT FEASIBLE FOR THE SITUATION. ADDITIONAL MITIGATION MAY BE NECESSARY.

TREE TOTALS:

(WITHIN LIMIT OF WORK	
TOTAL TREES TO REMAIN	X
TOTAL TREES TO REMOVE	X
TOTAL TREES	X

NOTE: ALL EXISTING TREES OUTSIDE OF THE LIMIT OF WORK TO REMAIN

ABBREVIATIONS:

abbreviation	description
(E)	EXISTING
(N)	NEW
PA	PLANTING AREA
DG	DECOMPOSED GRANITE
TYP	TYPICAL
LA	LANDSCAPE ARCHITECT
LF	LINEAL FEET
SF	SQUARE FEET

PARRY

Project Manager
Katie Klein
805.242.6317
katie@parryn.com

4745 Carpintera Ave
Carpinteria, CA

SHEET CONTENTS
Tree Disposition + Demolition Plan

11.17.23
1/16" = 1'-0"
BA
23-08

L0.1

ARBORIST'S DISCLOSURE AND CERTIFICATION OF PERFORMANCE

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

I Bill Spiewak certify
That I have personally inspected the trees on the property referred to in this report and have stated my findings accurately.
The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and commonly accepted arboricultural practices.

Signed: Bill Spiewak

Bill Spiewak
Registered Consulting Arborist #381
American Society of Consulting Arborists

Board Certified Master Arborist #3108
International Society of Arboriculture
Qualified Tree Risk Assessor

CONCLUSIONS

- Installation of the riparian planter buffer and retention basins should not impact the existing eucalyptus or eucalyptus trees provided tree protection measures are followed.
- The riparian buffer appears to provide a better long-term environment for tree roots than the existing asphalt covered parking lot.
- Tree Protection Measures must be followed when building the riparian buffer planter.
- The area around the trees in the vacant strip should be cleaned up. Compacted gravel and soil and debris around the base of trees should be removed. Apply 2" to 4" of fresh wood chips over the vacant strip to improve soil conditions.

TREE PROTECTION MEASURES

1. Prior to any work on the subject property, be sure that limbs of trees will not conflict with workers or equipment. Prune as needed.
2. Demolition of the asphalt parking lot must be done with care so as not to damage underlying roots or adjacent trees when working within the critical root zones of the sycamores.
3. Avoid using rippers that damage the fine mat of underlying eucalyptus roots.
4. After removing asphalt within the critical root zone of the sycamore trees, install fencing at the edge of the work area as shown in the site plan. Only workers installing the riparian buffer can enter tree protection zone.
5. Undesirable vegetation in the vacant area adjacent the creek and within TPZs should be removed with manual tools.
6. Stumps in close proximity to the protected trees should be cut close to ground or turned in subsoil with a stump grinder. Do not pull out the stumps.
7. When excavating for the detention basins, arborist should monitor the work. If the eastern side of the basin requires a vertical cut, shore the side of the trench open during construction to the tree.
8. If roots are encountered, cut roots 1-2" and greater with a sharp tool perpendicular to the root growth. Use a hand pruner, hand saw, lopping pruner or recip cutting saw to cut roots cleanly.
9. Root growth fabric have been determined to not be effective at preventing heavy soil should not be used.
10. When roots are cut, the newly exposed soil profile must be kept moist to encourage an area conducive to new root growth and seal to prevent the loss of water from the soil.
11. Use erosion plants in sensitive root areas to avoid damage to roots of the sycamores.

REFERENCES

- ANSI (American National Standards Institute) A300 Part 5 - *Management of Tree and Shrubs During Site Planning, Site development and Construction*, 2012
- *Best Management Practices - Managing Trees During Construction, Second Edition* International Society of Arboriculture, Champaign, Illinois 2016.
- Harris, R. W. and Matheny N. P., and Clark, J. R., 2004. *Arboriculture: Integrated Management of Landscape Trees, Shrubs, and Vines* Fourth Edition. Prentice Hall
- Matheny and Clark, *Trees and Development: A Technical guide To Preservation of Trees. During Land Development*. ISA, 1998

SITE PLAN

OBSERVATIONS

1. There is a vacant strip of land along that runs between the northwest property line of the subject property (to the apartment) and Franklin Creek (to the northwest). The strip varies from 15 to 25 wide and is lined with chain-link fencing on both sides.
2. Franklin Creek, is a concrete lined, open drainage, that moves water from the Carpinteria foothills through mountain agricultural properties and residential neighborhoods, then out to the salt marsh and finally the Pacific Ocean.
3. The parcel to be developed, southeast of the vacant strip, is an equipment rental yard that is completely asphalt covered, including a couple of structures. To my knowledge, this has been the condition of the property for more than forty five years.
4. The vacant strip appears unmanaged except for mowing seasonal weeding. Currently, debris litters the ground including some plastic bags, and plastic pipes. An old 4" high dead tree stump also remains.
5. There are four, mature trees are growing within the vacant strip of land including three native California Sycamores (*Platanus racemosa*) and one non-native Silver Dollar Eucalyptus (*Eucalyptus polyanthemos*). See table on next page for details on each trees.
6. The sycamores are all infected with a sycamore leaf pathogen commonly called anthracnose. This infection generally defoliates sycamores in the spring. Trees usually recover in the summer only wreached with a new flush of healthy leaves.
7. I also observed deadwood in some of the trees and considerable understory plants including small myoporum trees and a small oak sapling.
8. The project calls for creation of a narrow, riparian buffer planters within the north-western property line, inside of the subject property.
9. The riparian corridor includes native riparian plants, a pathway and two retention basins. To construct the basins, excavation will be required to 5' deep. As a result, their locations were moved further to the east to minimize impacts to the trees.
10. In addition, pervious gravel paths will be laid out alongside the trees.
11. It is likely that construction to the basins will undermine roots. Although the distance from the trunks and the existing condition of the asphalt covered area, suggests that encroachment will be insignificant.

TREE INVENTORY

#	Type	DBH	CBZ	Latin/Common	Condition	Tree Protection Zone (TPZ)	Project Status	Recommendations
1	Sycamore	17"	17'	*Platanus racemosa* / California Sycamore	Dominant trunk with codominant stem at 5' with included bark, significant cracks at base, evidence of anthracnose, crowding with sycamore	radius 20% for encroachment	Near vegetation	Monitor for cracks and growth of codominant stem. Remove dead wood and prune to reduce weight on leaders.
2	Sycamore	11"	11'	*Platanus racemosa* / California Sycamore	Multiple trunks from collection, fully grown tree at base of trunk, some deadwood and decay	radius 20% for encroachment	Near vegetation	Remove dead wood and prune to reduce weight on leaders. Monitor for cracks and growth of codominant stem.
3	Sycamore	18"	18'	*Platanus racemosa* / California Sycamore	Dominant with suppressed codominant, trunk splits into three leaders at 5'	radius 20% for encroachment	Near vegetation	Clean up around base of tree
4	Oak	12"	12'	*Quercus* sp. / Oak	Young Oak, one of a three split trunks,	none	Near vegetation	Clean up around base of tree

Bill Spiewak
FOUNDATIONS

August 19, 2023

TREE ASSESSMENT AND PROTECTION PLAN for 4745 Carpinteria Ave Carpinteria CA 93013

Prepared for,
Western Bud Construction
Eric Aaron Martinez
157 N Almont Dr
West Hollywood, CA 90048
310 927 4911 / aaron.martinez@westernbudconstruction.com

BACKGROUND

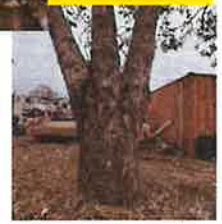
The subject property owner is proposing to develop the parcel into residential units. Adjacent to the north property line is a strip of vacant land that runs between Franklin Creek and the property to be developed. There are four trees in this area. I was retained to inspect the trees and provide a report with my assessment of potential impacts to them from the proposed landscape installed. I was on the site during May 25, 2023 and prepared a report soon afterward. Since my initial report in May 2023, the location of the detention basins, adjacent to the trees, were relocated further from the trees. That report reflects those changes. See my conclusions on page 4

TABLE OF CONTENTS

BACKGROUND	1
OBSERVATIONS	2
TREE INVENTORY	2
SITE PLAN	3
CONCLUSIONS	4
TREE PROTECTION MEASURES	4
REFERENCES	4
ARBORIST'S DISCLOSURE AND CERTIFICATION OF PERFORMANCE	5
PHOTOS	6

Silver Dollar Eucalyptus #4 - looking south, note path along area.

Sycamore #1 - note how trunk splits into three leaders. Monitor weight of leader that will overhang the subject property. May need pruning in future.



Sycamore #2 - note underlying debris, and oak sapling

Sycamore #1 - note underlying debris, sycamore suckers and myoporum trees

PHOTOS

Google image of the site. Trees #1 to #4 are identified.

PARRY1

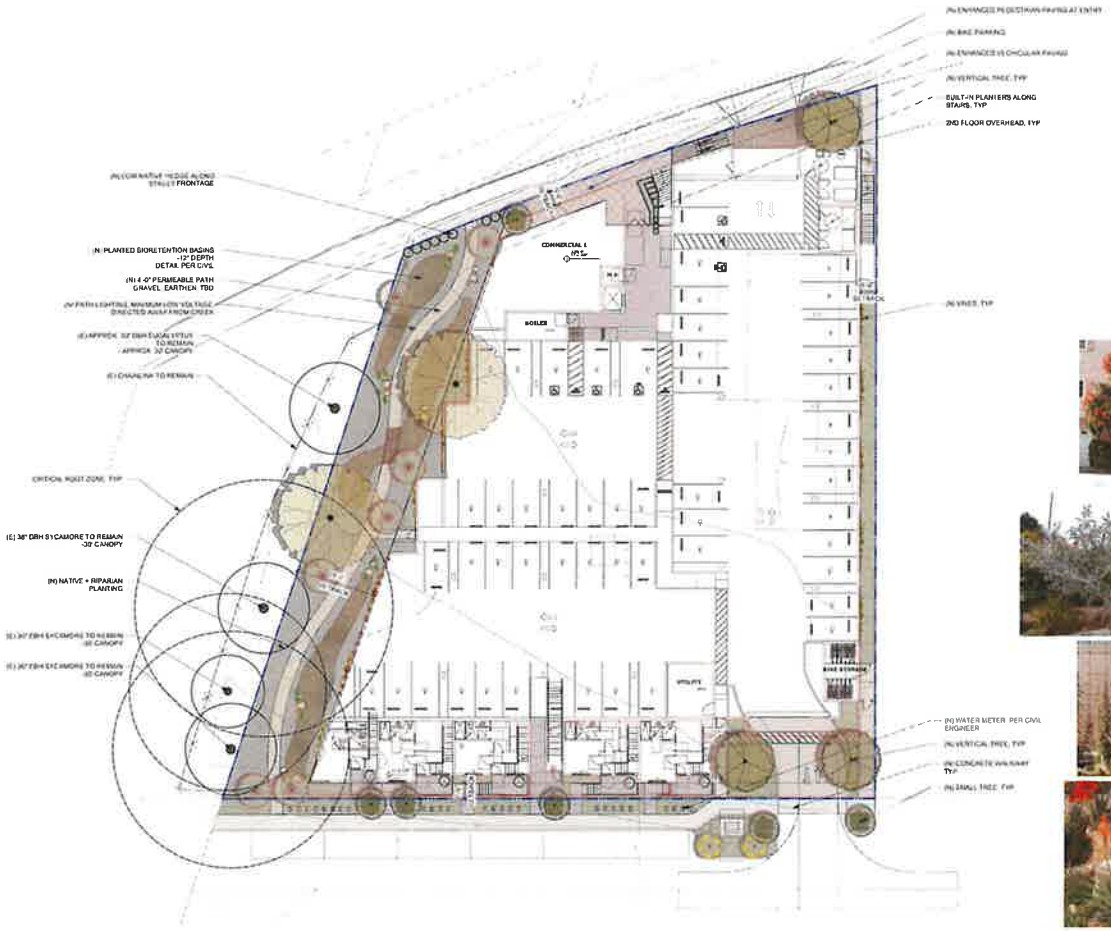
Project Manager
Katie Klein
805.242.5317
katie@parry1.com

4745 Carpintera Ave
Carpinteria, CA

PROJECT

SHEET CONTENTS
Arborist Report

L0.2



ABBREVIATIONS:

abbreviation	description
(E)	EXISTING
(N)	NEW
PA	PLANTING AREA
DG	DECOMPOSED GRANITE
TYP	TYPICAL
LA	LANDSCAPE ARCHITECT
LF	LINEAL FEET
SF	SQUARE FEET

LANDSCAPE AREA:

GROUND FLOOR	8,047 SF
SECOND FLOOR	1,464 SF
THIRD FLOOR	432 SF
TOTAL LANDSCAPE AREA	10,172 SF

CREEK SETBACK NOTE:
PER CITY OF CARPINTERIA PRESERVATION PROGRAM FINAL DOCUMENT SEPT. 2008, THERE SHALL BE NO INVASIVES PLANTED. LOW VOLTAGE LIGHTING SHALL SHINE AWAY FROM CREEK, AND WILDLIFE PERMEABLE FENCING SHALL BE IMPLEMENTED. ADDITIONALLY, THE BUFFER AREA SHALL BE PLANTED/RESTORED WITH APPROPRIATE RIPARIAN NATIVE PLANTINGS

PRELIMINARY PLANT PALETTE

BOTANIC NAME	COMMON NAME
VERTICAL TREES	
Archontophoenix cunninghamiana	King Palm
Lophostemon confertus	Brisbane Box
Metrosideros excelsa	New Zealand Christmas Tree
Stenocarpus sinuatus	Fire wheel Tree
Syagrus romanzoffiana	Queen Palm
SMALL UPRIGHT TREES	
Agonis flexuosa	Peppermint Tree
Carex spp	Sedge
Olea europaea 'Fruitless'	Fruitless Olive
Schefflera arboricola	Hawaii Flower
SMALL TREES / LARGE SHRUBS	
Acacia podalyriifolia	Pearl Acacia
Eutrochium maculatum 'Purpureum'	Purple-stemed Joe-pye-weed
Grevillea 'Moonlight'	Moonlight Grevillea
NATIVE TREES	
Cercis occidentalis	Western Redbud
Platanus racemosa	Western Sycamore
Umbellularia californica	California Bay
NATIVE SHRUBS	
Asclepias speciosa	Showy Milkweed
Ceanothus cuneatus	Buck Brush
Carex praegracilis	California Field Sedge
Epilobium canum	California Fuschia
Leymus 'Canyon Prince'	Canyon Prince Wild Rye
Mimulus aurantiacus	Sticky Monkey Flower
Muhlenbergia rigens	Deer Grass
Salvia clevelandii	Cleveland Sage
Rhamnus californica 'Eburna San Bruno'	Coffeeberry
Sisyrinchium angustifolium	Blue-eyed Grass
Ceanothus 'Yankee Point'	Yankee Point California Lilac
SHRUBS	
Arctostaphylos	Manzanita
Artemisia spp	Wormwood
Agave spp	Agave
Aloe spp	Aloe
Carex divulsa	European Grey Sedge
Carex tumulicola	Berkeley Sedge
Ceanothus 'Yankee Point'	Yankee Point California Lilac
Chondropetalum tectorum	Cape Rush
Dietes bicolor	Fortnight Lily
Festuca californica	California Fescue
Helictotrichon sempervirens	Blue Oat Grass
Juncus patens	California Gray Rush
Leucadendron 'Safari Sunset'	Safari Sunset Conebush
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye
Muhlenbergia rigens	Deer Grass
Phormium 'Jester'	Jester New Zealand Flax
Phormium 'Maori Queen'	Maori Queen New Zealand Flax
Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary
Salvia spathacea	Hummingbird Sage
Salvia 'Bee's Bliss'	Bee's Bliss Sage
Senecio mandraliscae	Blue Chalksticks
Westringia 'Wynyabbie Gem'	Wynyabbie Gem Coast Rosemary
GROUNDCOVERS	
Arctostaphylos edmundsii	Little Sur Manzanita
Carex divulsa	European Grey Sedge
Ceanothus 'Yankee Point'	Yankee Point California Lilac
Festuca californica	California Fescue
Helictotrichon sempervirens	Blue Oat Grass
Juncus patens	California Gray Rush
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye
Muhlenbergia rigens	Deer Grass
Phormium 'Jester'	Jester New Zealand Flax
Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary
Salvia spathacea	Hummingbird Sage
Salvia 'Bee's Bliss'	Bee's Bliss Sage
Senecio mandraliscae	Blue Chalksticks
Westringia 'Wynyabbie Gem'	Wynyabbie Gem Coast Rosemary
VINES	
Distictis spp	Trumpet Vine

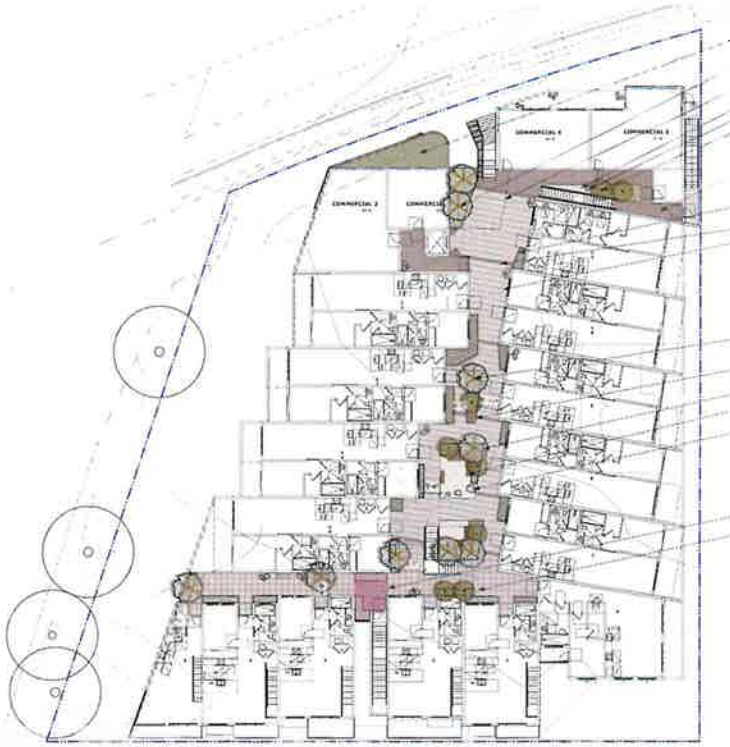
PARRY1

Project Manager:
Kate Kerr
805 242 5317
kate@parryl.com

4745 Carpinteria Ave
Carpinteria, CA

Preliminary Landscape Plan - Ground Floor

L1

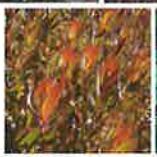


PRELIMINARY PLANT PALETTE

BOTANIC NAME	COMMON NAME
VERTICAL TREES	
Archontophoenix cunninghamiana	King Palm
Elaeocarpus eumundi	Brisbane Box
Metrosideros excelsa	New Zealand Christmas Tree
Stenocarpus sinuatus	Firewheel Tree
Syagrus romanzoffiana	Queen Palm
SMALL UPRIGHT TREES	
Agonis flexuosa	Peppermint Tree
Citrus spp	Citrus
Olea europaea 'Fruitless'	Fruitless Olive
Sophora secundiflora	Mescal Flower
SMALL TREES / LARGE SHRUBS	
Acacia cognata 'Mini'	Mini Acacia
Dodonaea viscosa 'Purpurea'	Purple-leaved Hop-bush
Leptospermum 'Moonlight'	Moonlight Tea-tree
NATIVE TREES	
Cercis occidentalis	Western Redbud
Platanus racemosa	Western Sycamore
Umbellularia californica	California Bay
NATIVE SHRUBS	
Achillea 'Moonshine'	Yarrow
Agave spp	Agave
Aloe spp	Aloe
Carex divulsa	European Grey Sedge
Clivia miniata	Clivia
Dianella 'Cassa Blue'	Cassa Blue Flax Lily
Leucophyllum 'Heavenly Magic'	Magic Royal Hawaiian Cone Bush
Leucophyllum 'Sunrise'	Early Sunrise Ranger
Lomandra longifolia 'Breeze'	Dwarf Mat Rush
Olea europaea 'Little Ollie'	Little Ollie Dwarf Olive
Phormium cookianum	Wharariki
Phormium 'Silver Sheen'	Silver Sheen Flax
Podocarpus 'Maki'	Chinese Podocarpus
Salvia spp	Sage
Senecio spp	Groundsel
Westringia 'Mundi'	Coast Rosemary
Westringia 'Morning Light'	Dwarf Coast Rosemary
GROUNDCOVERS	
Convolvulus sabatius	Ground Morning Glory
Dichondra argentea	Ponyfoot
Dymondia margaretae	Silver Carpet
x Graptoveria	Graptoveria
Sedum spp	Sedum
Senecio mandraliscae	Blue Chalksticks
VINES	
Distictis spp	Trumpet Vine

ABBREVIATIONS:

abbreviation	description
(E)	EXISTING
(N)	NEW
PA	PLANTING AREA
DG	DECOMPOSED GRANITE
TYP	TYPICAL
LA	LANDSCAPE ARCHITECT
LF	LINEAL FEET
SF	SQUARE FEET



Project Manager:
Neal Khan
805.242.8317
nalee@parryi.com

4745 Carpinteria Ave.
Carpinteria, CA

PROJECT

SHEET CONTENTS
Preliminary Landscape Plan - 2nd Floor

L1.1

ABBREVIATIONS:

abbreviation	description
(E)	EXISTING
(N)	NEW
PA	PLANTING AREA
DG	DECOMPOSED GRANITE
TYP	TYPICAL
LA	LANDSCAPE ARCHITECT
LF	LINEAL FEET
SF	SQUARE FEET

PRELIMINARY PLANT PALETTE

BOTANIC NAME	COMMON NAME
VERTICAL TREES	
Archontophoenix cunninghamiana	King Palm
Lophostemon confertus	Brisbane Box
Metrosideros excelsa	New Zealand Christmas Tree
Olea europaea sylvestris	Fanwheel Olive
Syagrus romanzoffiana	Queen Palm
SMALL UPRIGHT TREES	
Agave ferdinae	Peppermint Tree
Citrus sp.	Citrus
Olea europaea 'Fruitless'	Fruitless Olive
Schotia brachypetala	Velvet Flower
SMALL TREES / LARGE SHRUBS	
Acacia podalyriifolia	Pearl Acacia
Dodonaea viscosa 'Purpurea'	Purple-leafed Hop-bush
Grevillea 'Moonlight'	Moonlight Grevillea
NATIVE TREES	
Celtis occidentalis	Western Hackberry
Platanus racemosa	Western Sycamore
Umbellularia californica	California Bay
NATIVE SHRUBS	
Alcea rosea	Hollyhock
Carpenteria californica	Bush Anemone
Ceanothus prostratus	Carmel Creeper
Epilobium canum	California Fuchsia
Leymus 'Canyon Prince'	Canyon Prince Wild Rye
Mimulus aurantiacus	Sticky Monkey Flower
Muhlenbergia rigens	Deer Grass
Salvia clevelandii	Cleveland Sage
Rhamnus californica 'Mound San Bruno'	Coffeeberry
Sisyrinchium bellum	Blue-eyed Grass
Westringia fruticosa 'Petite'	Compact Coast Rosemary
SHRUBS	
Acanthus mollis	Bear's Breech
Achillea spp.	Yarrow
Agave spp.	Agave
Aloe spp.	Aloe
Carex divulsa	European Grey Sedge
Festuca 'Elijah Blue'	Elijah Blue Fescue
Leucadendron 'Safari Sunset'	Safari Sunset Conebush
Leucospermum 'Sunrise'	Sunrise Pincushion
Lavandula angustifolia 'Munstead'	Munstead English Lavender
Olea europaea 'Little Ollie'	Little Ollie Dwarf Olive
Phormium 'Jester'	Jester New Zealand Flax
Phormium 'Maori Maid'	Maori Maid New Zealand Flax
Salvia spp.	Sage
Santolina spp.	Santolina
Westringia 'Morning Light'	Morning Light Coast Rosemary
Woodwardia fimbriata	Giant Chain Fern
GROUNDCOVERS	
Carpobrotus edulis	Ice Plant
Delosperma 'Alba'	White Trailing Ice Plant
Dymondia margaretae	Dymondia
Fragaria chiloensis	Beach Strawberry
Sedum spp.	Stonecrop
Senecio mandraliscae	Blue Chalksticks
VINES	
Distictis spp.	Trumpet Vine

PARRYI

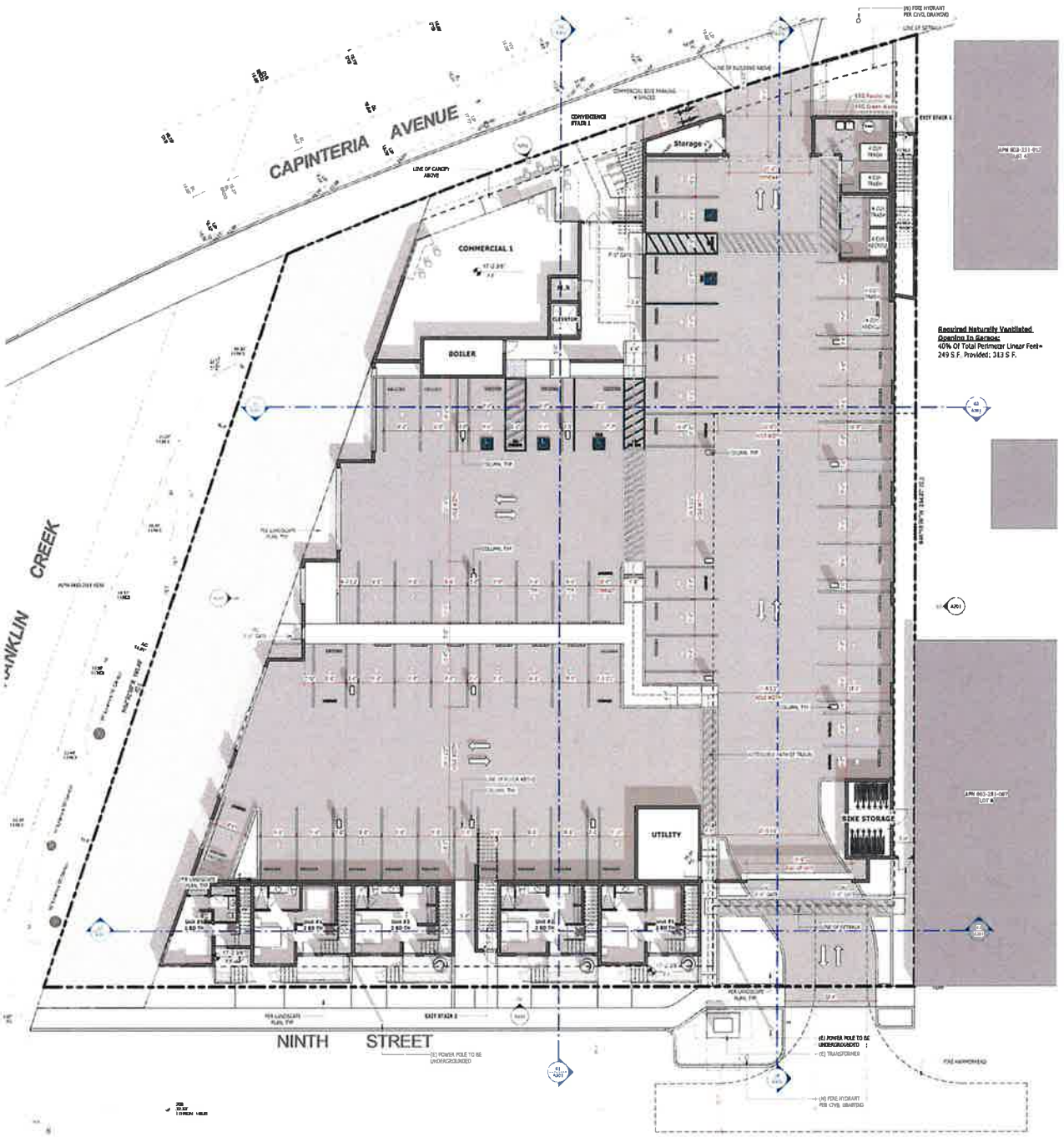
Project Manager:
Katie Klein
805 242 5317
katie@parryi.com

4745 Carpinteria Ave.
Carpinteria, CA

SHEET CONTENTS

Preliminary Landscape Plan - 3rd Floor

L1.2



DMHA
ARCHITECTURE + INTERIOR DESIGN
805 965-7777
1 N Calle Cesar Chavez #102
Santa Barbara CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

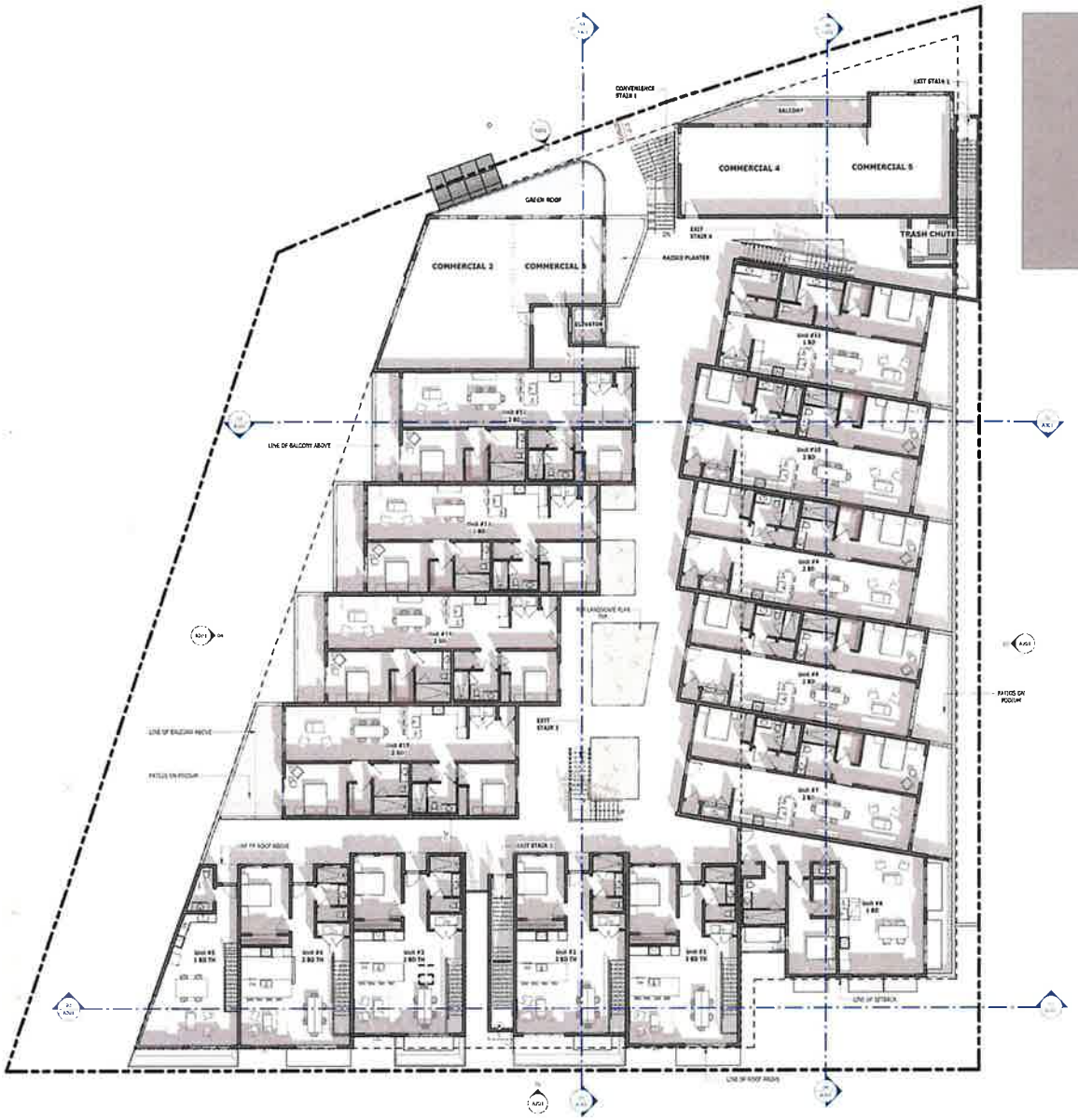
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/14/2023
	Incompleteness Response	09/21/2023

A101

OVERALL 1ST FLOOR PLAN



DMHA
ARCHITECTURE + INTERIOR DESIGN
805 963 7777
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

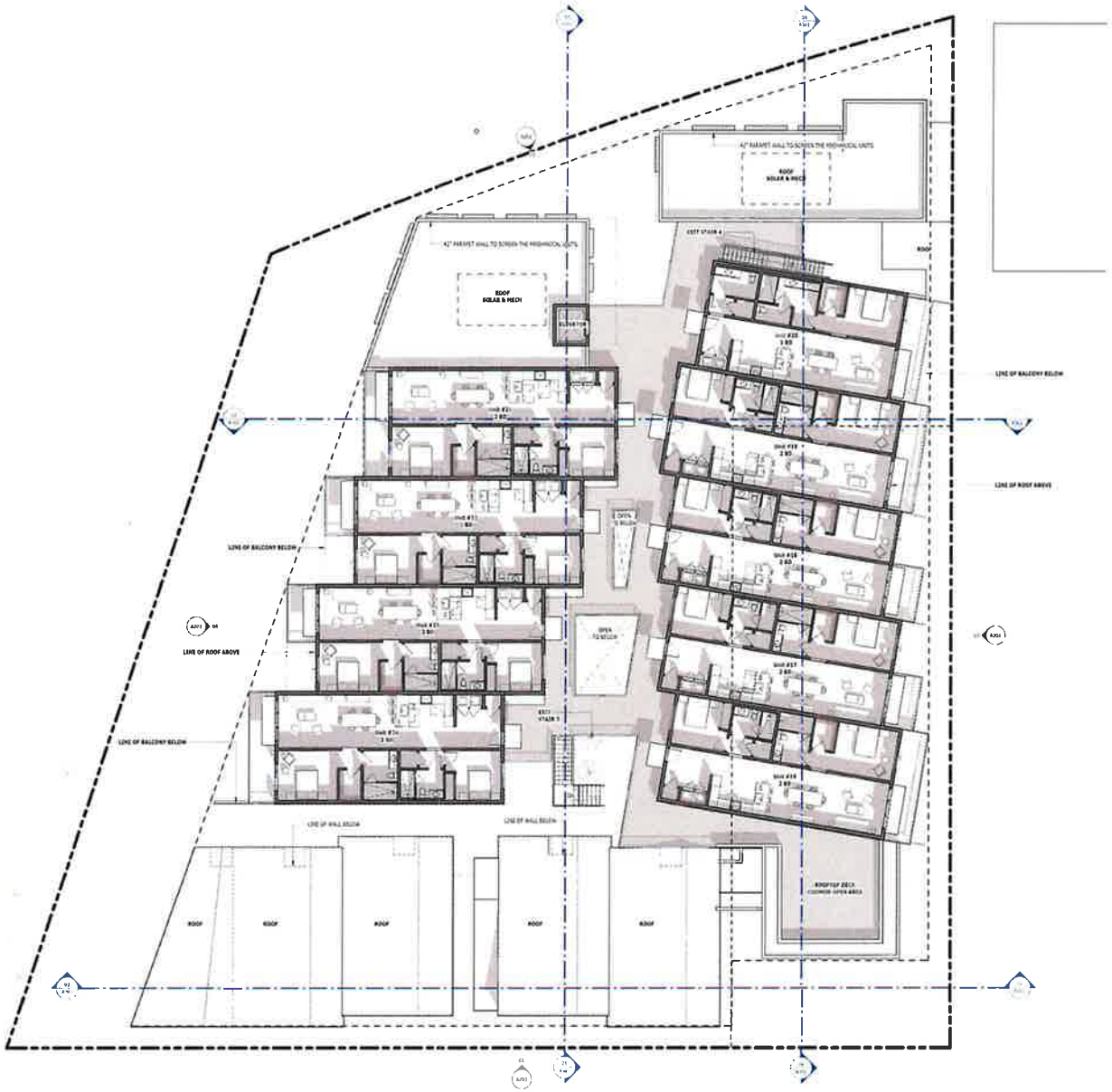
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/14/2023
	Incompleteness Response	06/30/2023
	2nd Incompleteness Resp	08/22/2023

A102

OVERALL 2ND FLOOR PLAN



DMHA
ARCHITECTURE + INTERIOR DESIGN
805 965 7777
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

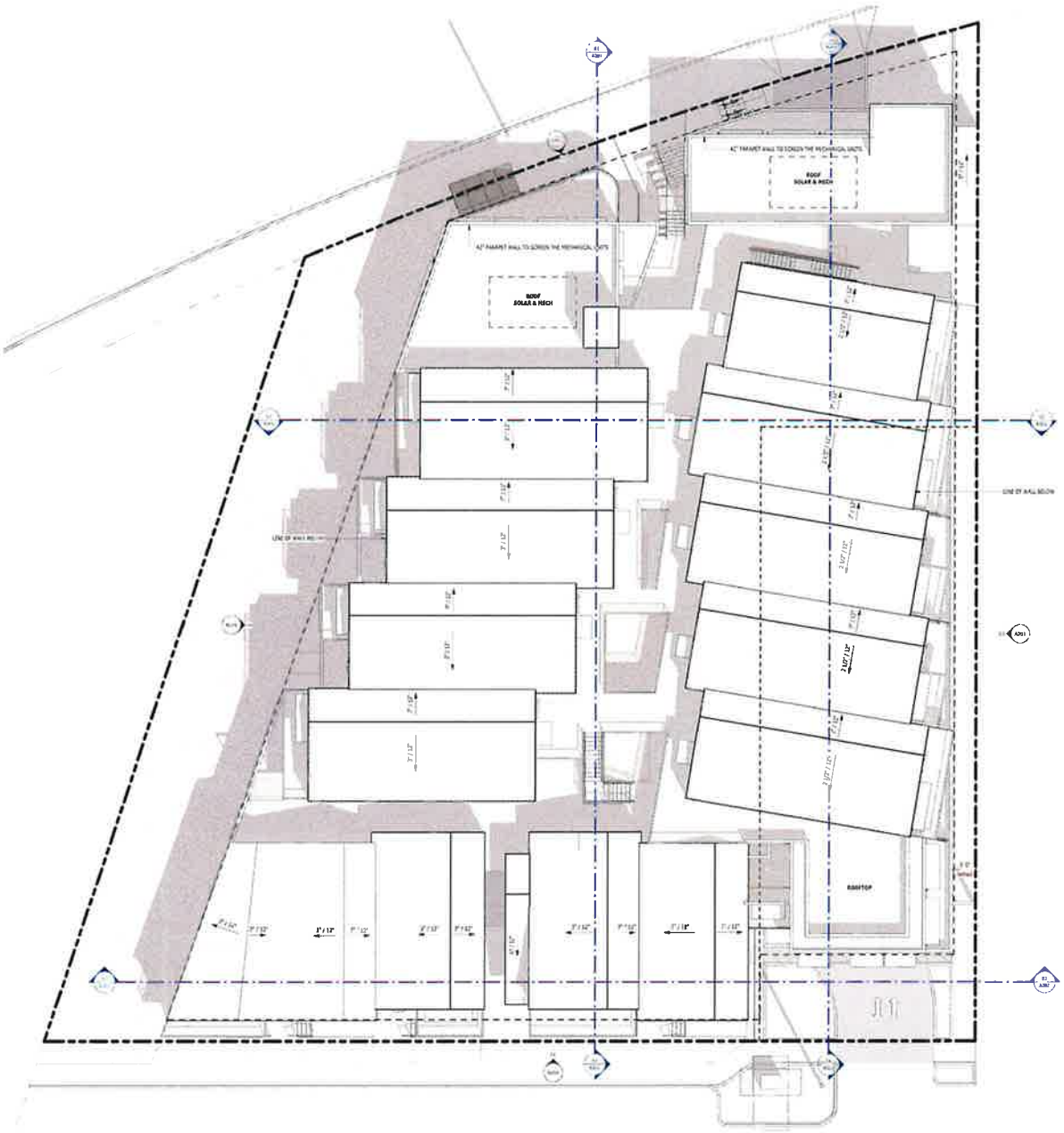
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/14/2023
	Incomplete Letter Response	08/31/2023

A103

OVERALL 3RD FLOOR PLAN



DMHA
ARCHITECTURE + INTERIOR DESIGN
805 965 7777
1 N Calle Cesar Chavez #102
Santa Barbara CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/14/2023
	Incompleteness Response	06/27/2023

A104

OVERALL ROOF PLAN

OVERALL WEST ELEVATION 04
1" = 10'-0"

OVERALL EAST ELEVATION 03
1" = 10'-0"

HYDRAULIC- SINGLE SWING DOOR SYSTEM

WIRE MESH AT PATKING

OVERALL NORTH ELEVATION- CARPINTERIA AVE 02
1" = 10'-0"

UNIT DOOR CANOPY

OVERALL SOUTH ELEVATION- 8TH STREET 01
1" = 10'-0"

DMHA
ARCHITECTURE + INTERIOR DESIGN
805 965-7777
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

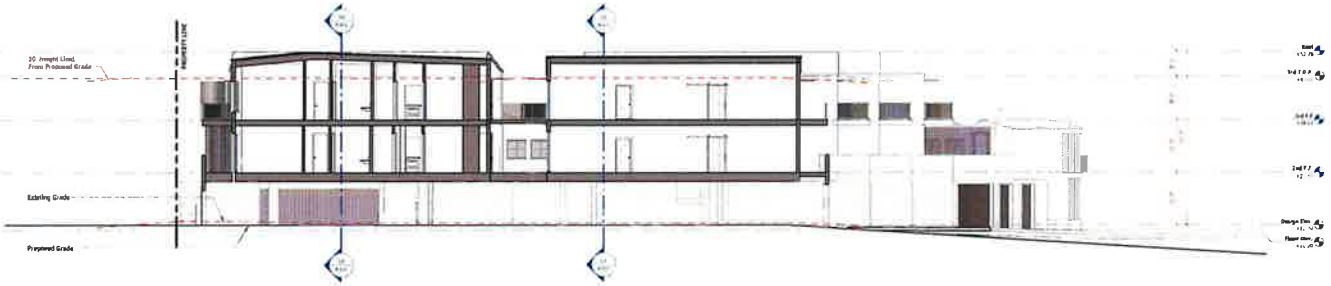
NO.	DESCRIPTION	DATE
	Development Application Submittal	09/16/2022
	1st completeness Responses	10/27/2023

A201

OVERALL EXTERIOR ELEVATIONS

N/S SECTION 04
1" = 10'-0"

E/W SECTION 03
1" = 10'-0"



E/W SECTION 02
1" = 10'-0"

N/S SECTION 01
1" = 10'-0"

DMHA
ARCHITECTURE + INTERIOR DESIGN
805 965 7777
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	09/01/2023

A301

OVERALL BUILDING SECTIONS

MANUFACTURER: RAYNOR
STYLE: ROLLING SECURITY GRILLE DOOR
MODEL: DURAGRILLE
FINISH: BRONZE ANODIZED

GARAGE ROOL UP- GRILLE DOOR 1/2" = 1'-0" **18**

GUARDRAIL:
1 1/2" O.D., 1.5" SCH. 40 STEEL PIPE AS ASTIR GUARD RAIL/RAILING WITH WIRE MESH INFILL
FINISH: BLACK

HANDRAIL:
1 1/2" O.D., 1.5" SCH. 40 STEEL PIPE AS ASTIR GUARD RAIL/RAILING WITH WIRE MESH INFILL
FINISH: BLACK

METAL RAILING/GAURDRAIL WITH WIREMESH INFILL 1/2" = 1'-0" **12**

MANUFACTURER: STEP STONE INC
MODEL: WEDGE PROFILE
[illegible]ANDBLAST- 1804
FINISH: FRENCH GRAY

PRECAST CONCRETE STAIR TREAD 1/2" = 1'-0" **08**

STANDING SEAM METAL ROOF
MANUFACTURER: MS METAL
MODEL: IMAGE II
COLOR: MATT BLACK 108
NUMBER: NA
FINISH: BONDERIZED

STANDING STEAM ROOF 1/2" = 1'-0" **04**

WALL 432/LED 13W
TYPE: WALL DOWN LIGHT
REFLECTOR: ANODIZED ALUMINUM
LIGHT BULB: LED- 3000K
FINISH: POWER COATED IN BLACK

EXTERIOR DOWNLIGHTS 1/2" = 1'-0" **17**

MANUFACTURER: EQUITONE
STYLE: LT 60

MANUFACTURER: EQUITONE
STYLE: LT 90

EXTERIOR WALL- FIBER CEMENT BOARD 1/2" = 1'-0" **15**

CLAD ALUMINUM SIDING DOOR AND WINDOW
MANUFACTURER: SIERRA PACIFIC
FINISH: BLACK
GLASS FINISH: TEMPERED- CLEAR

EXTERIOR SIDING DOOR AND WINDOW 1/2" = 1'-0" **11**

PERFORATED METAL RISER
STYLE: NA
NUMBER: NA
FINISH: BLACK STEEL

EXTERIOR STAIR AT COMMERCIAL- RISER 1/2" = 1'-0" **07**

METAL CANOPY
- UNIT'S ENTRY AT LEVEL 3
- 8TH ST WINDOWS AT 2ND FLOOR

FINISH: POWDER COATED BLACK

EXTERIOR METAL DOOR AND WINDOW CANOPY 1/2" = 1'-0" **03**

MANUFACTURER: TBD
STYLE:TBD
FINISH: BLUE

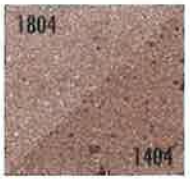
MANUFACTURER: TBD
STYLE:TBD
FINISH: BLUE

MANUFACTURER: TBD
STYLE:TBD
FINISH: WHITE OAK

WOOD SIDING AT 9TH ST AND WEST SIDE UNITS 1/2" = 1'-0" **14**

MANUFACTURER: CROWN
STYLE: HYDRAULIC SINGLE SWING
FINISH: BLACK
GLASS FINISH: TEMPERED- CLEAR

COMMERCIAL- HYDRAULIC SINGLE SWING DOOR 1/2" = 1'-0" **10**



MANUFACTURER: STEPSTONE INC
STYLE: LIGHT SANDBLAST
NUMBER: 1804
FINISH: FRENCH GRAY - 504

EXTERIOR PAVER 1/2" = 1'-0" **06**

BOARD FORMED CONCRETE WALL

EXTERIOR BOARD FOMED CONCRETE 1/2" = 1'-0" **02**

CONCRETE STAIRS

CONCRETE STAIR 1/2" = 1'-0" **16**

METAL SIDING

EXTERIOR METAL SIDING AT COMMERCIAL 1/2" = 1'-0" **13**

MANUFACTURER: TILE TECH PAVER
STYLE: PEDESTALSYSTEM- PORCELAIN
FINISH: GRAY

COMMON OPEN AREA- ROOF DECK- PEDESTAL PAVER 1/2" = 1'-0" **09**

MANUFACTURER: 1X4 DOLLY VERDEN T&G
FINISH: CLEAR CEDAR

UNDER EAVE- CEDAR T&G 1/2" = 1'-0" **05**

MANUFACTURER: LA HABRA
NUMBER: HACIENDA X-82
FINISH: SMOOTH- TROWEL FINISH

EXTERIOR WALLS - ELEVATOR TOWER EXTERIOR STUCCO 1/2" = 1'-0" **01**

DMHA
ARCHITECTURE + INTERIOR DESIGN
805.965.7777
11 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	[illegible]	

A801

MATERIAL BOARD

KEYPLAN 02

9TH ST VIEW- FROM SOUTH EAST 01
NOT TO SCALE

DMHA
ARCHITECTURE + INTERIOR DESIGN

926 [illegible] 7777
114 Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	08/14/2023
	Incomplete Response	06/12/2024

A901

9TH ST VIEW

KEYPLAN 02

9TH ST VIEW - ACROSS THE STREET 01
NOT TO SCALE

DMHA
ARCHITECTURE + INTERIOR DESIGN
805 [illegible] 7777
[illegible] N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

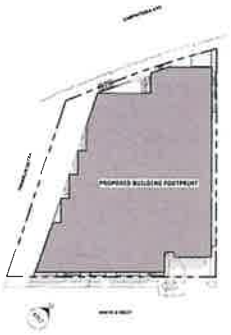
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/04/2023
	[illegible]	06/27/2023

A902

9TH ST VIEW



KEYPLAN 02

9TH ST VIEW - FROM SOUTH WEST 01
NOT TO SCALE

DMHA
ARCHITECTURE + INTERIOR DESIGN
805 965 7777
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

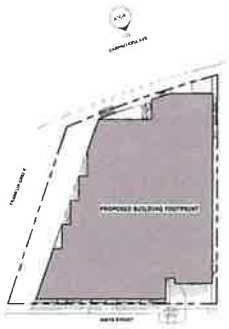
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	10/31/2023
	1st Completeness Response	04/30/2024

A903

9TH ST VIEW



KEYPLAN 1" = 50' 02

COMMERCIAL VIEW- FROM CARPINTERIA AVE 01
NOT TO SCALE

DMHA
ARCHITECTURE + INTERIOR DESIGN
805 963 8777
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

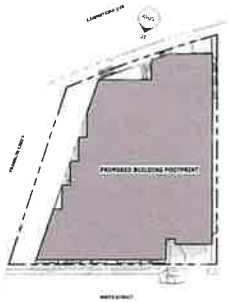
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/14/2023
	Completeness Resubmittal	09/11/2023

A904

COMMERCIAL VIEW



KEYPLAN 02

COMMERCIAL VIEW- FROM CARPINTERIA AVE 01
NOT TO SCALE

DMHA
ARCHITECTURE + INTERIOR DESIGN
805.965.7777
11 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

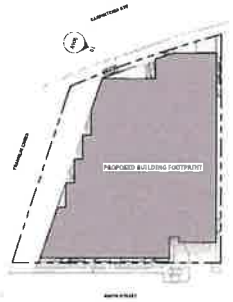
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/14/2023
	Incompleteness Response	07/17/2023
	2nd Incompleteness Resp	09/22/2023

A905

COMMERCIAL VIEW



KEYPLAN 02

COMMERCIAL VIEW- FROM CARPINTERIA AVE 01

DMHA
ARCHITECTURE + INTERIOR DESIGN
805.965.7777
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/14/2023
	Incompleteness Responses	09/27/2023

A906

COMMERCIAL VIEW

KEYPLAN 02

COMMERCIAL VIEW- FROM CARPINTERIA AVE 01
NOT TO SCALE

DMHA
ARCHITECTURE + INTERIOR DESIGN
805 965 7777
11 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	06/16/2023
	Incompleteness Response	08/22/2023

A907

EAST SIDE VIEW

KEYPLAN 02

WEST SIDE VIEW 1

DMHA
ARCHITECTURE + INTERIOR DESIGN

805.965.7777
111 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/19/2023
	Incomplete Response	06/22/2023

A908

WEST SIDE VIEW

KEYPLAN 02

OVERALL SOUTH WEST- TOP VIEW 01

DMHA
ARCHITECTURE + INTERIOR DESIGN
805 966 7777
1N. Calle Cesar Chavez #100
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/14/2023
	Incomplete Response	10/27/2023

A909

SOUTH WEST VIEW

KEYPLAN 02

OVERALL SOUTH WEST- TOP VIEW 01

DMHA
ARCHITECTURE + INTERIOR DESIGN
805 ###-7777
Calle Cesar Chavez #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/14/2023
	Incompleteness Response	06/27/2023

A910

SOUTH EAST VIEW

Attachment A
Exhibit 3:
Recommended Conditions of Approval

4745 Carpinteria Avenue Mixed Use Development
23-2221-DP/CDP/ARB

February 5, 2024

PLANNING COMMISSION HEARING
PROJECT 23-2221-DP/CDP/ARB
4745 CARPINTERIA AVE (APN 003-251-021)
FEBRUARY 5, 2024

ATTACHMENT A, EXHIBIT 3: CONDITIONS OF APPROVAL 4745 CARPINTERIA AVE MIXED-USE PROJECT

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

PROJECT DESCRIPTION

1. This Development Plan and Coastal Development Permit are based upon and limited to compliance with the project description, the hearing exhibits (Attachment A, Exhibit 2 to the staff report dated February 5, 2024) and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

   The project description is as follows:

   Request for a Development Plan and Coastal Development Permit to allow redevelopment of the property at 4745 Carpinteria Avenue (currently occupied by Sun Coast Rentals) into a new three-story mixed-use (commercial / residential) development. The proposed mixed-use development would be comprised of a 24-unit 31,026 square foot apartment complex built around and atop a ground-level 22,198 square foot concrete parking podium, and a 4,044 square foot two-story commercial building fronting Carpinteria Avenue. All existing site improvements would be removed to facilitate the proposed development. Cumulative square footage for the proposed project would total approximately 64,053 square feet. Maximum building height to the top of the proposed three-story element would be approximately 35 feet, seven inches from finished grade.

   The 24-unit apartment complex would be comprised of 4 one-bedroom units, 16 two-bedroom units, and 4 two-bedroom "townhouse" units facing Ninth Street. The 4 one-bedroom units would range in size from 996 – 1,163 square feet; the 16 two-bedroom units would range in size from 1,122 – 1,310 square feet; and the 4 two-bedroom "townhome" units would range in size from 1,472 – 1,486 square feet. The four "townhouse" units and one of the one-bedroom units (Unit 5) would be two-story units fronting on Ninth Street.

Of the remaining units, Units 6 through 15 would be second floor flats and Units 16 through 24 would be third floor flats. The "townhouse" units would be provided with either a ground floor covered porch (Unit 1 and Unit 4) or both a ground floor covered porch and a second floor private deck (Units 2, 3 and 5). All other units would be provided with second- or third-level private decks oriented toward the perimeter of the property.

The proposed two-story commercial building would be located along the property's Carpinteria Avenue frontage and would contain a ground level commercial space of 1,303 square feet and an upper-level commercial space of 2,741 square feet. The commercial square footage is proposed to be divided into (up to) five tenant suites, with a single ground floor space and the remaining four spaces on the second floor. The ground floor commercial space would feature a covered patio area along the Carpinteria Avenue frontage.

The ground-level covered parking podium would provide a total of 53 parking spaces onsite to serve both the proposed commercial and residential elements of the project, and would rely upon a mix of "standard" and "compact" spaces. The applicant is requesting approval of a Development Plan Modification to allow eight of the total parking spaces provided onsite to be designated "compact" spaces (15% of the total number of spaces). Bicycle storage, trash enclosures, and utility/mechanical closets would be provided within the covered parking podium area. Vehicular access to the parking would be provided from a "primary" driveway on Carpinteria Avenue and a "secondary" driveway entrance from Ninth Street, at the rear of the project site. Room for six parallel spaces would be provided in the Ninth Street right-of-way for public on-street parking as part of the required project frontage improvements.

Open space and landscaping for the project would be provided along the west side of the property within the required 50-foot setback buffer from the adjacent Franklin Creek channel. The buffer area would feature bioretention swales that can doubly serve as part of the restored protective creek buffer and stormwater measures for the proposed development. A meandering walking path would lead through the buffer, connecting Ninth Street and Carpinteria Avenue. Spaces for ornamental landscaping would also be provided along the project's two street frontages and along the interior side property line. Additional open space and landscape areas for the use of apartment residents would be provided in centralized courtyard spaces on the second and third levels, in a "rooftop" deck space in the rear corner of the third level, and on a "green roof" space above the ground floor commercial space's covered patio.

The proposal calls for utilizing the state's Density Bonus Law (Gov. Code §§ 65915-65918) ("Density Bonus Law") to allow for the inclusion of additional dwelling units beyond what the City's maximum density would allow for under the current zoning designation in exchange for designating a certain number of the apartment units as income-restricted rentals. Specifically, the project calls for setting aside three units for households that fall within the low-income level (50% to 80% of the area median income ("AMI")) in exchange for a density bonus of six additional units. These additional granted units and the low-income restricted units are included the project figures described above.

The three low-income restricted units are proposed as one-bedroom units (Units 5, 6 and 11).

Pursuant to Density Bonus Law, the proposal requests the use of incentives or concessions from the local jurisdiction's development standards to facilitate the construction of the project and/or to accommodate the increased density. Specifically, the project proposes to utilize the reduced required parking rates for residential developments subject to density bonus provisions, and to request the two following concessions/incentives and/or waivers or reductions in development standards to: 1.) Allow for increased building height beyond the 30-foot maximum allowed by the City; and 2.) Allow for building lot coverage in excess of the 50% maximum limit for the Planned Residential Development ("PRD-13") zoned portion of the property.

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

PROJECT SPECIFIC CONDITIONS

AESTHETICS

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

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

4. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. **Plan Requirements:** The locations of all exterior lighting fixtures shall be reviewed and approved by CDD with input from the ARB. **Monitoring**: CDD and ARB shall review final plans for compliance with this measure prior to approval of a building permit for structures. Building Inspector shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final plans.

5. Interior building lighting shall be limited outside of business hours to that necessary for emergency or security purposes. Interior building lighting shall be outfitted with timers, motion sensors or similar technologies to ensure that the lighting is turned off when not in use. **Plan Requirements and Timing:** Specifications for automatic lighting controls and any interior security/emergency lighting shall be depicted on the plans submitted for Building Permit review, to be reviewed and approved by CDD prior to Building Permit Issuance. **Monitoring:** CDD shall review the construction plans for compliance with this measure prior to Building Permit issuance and shall inspect the project site prior to occupancy clearance.

6. All mechanical equipment including, but not limited to, heating and air conditioning units, and trash receptacle areas, shall be completely screened from surrounding properties and shall be either enclosed within a building or parapet, or located in a fenced rear yard area. **Plan Requirements**: The locations of all exterior mechanical equipment shall be depicted on a Roof and/or Mechanical Equipment Plan to be reviewed and approved by CDD with input from the ARB. **Monitoring:** CDD and ARB shall review the Roof and/or Mechanical Equipment Plan for compliance with this measure prior to approval of a Building Permit for the development. Building Inspector shall inspect structures upon completion to ensure that mechanical equipment has been installed consistent with the approved Plan.

7. Final plans shall include the location of all above ground and vaulted appurtenances including, but not limited to, utility vaults, utility meters, fire backflow prevention systems, and check valves. The location of such appurtenances shall be approved by CDD and may be required to be located and/or screened to as to minimize aesthetic impacts.

8. No signage is approved under this Development Plan. Applicants shall develop and submit for City review and approval, a comprehensive sign program for the development. **Plan Requirements**: The sign program shall depict the allowed sign types, materials, sizes and locations for signage for all commercial tenant spaces, as well as any proposed identification signage for the development, and shall be consistent with the City's sign regulations as specified in CMC §14.58. **Timing:** The Sign Program shall be submitted to, and approved, by the Community Development Department prior to Occupancy Clearance. CDD may refer the program to the Architectural Review Board for review. **Monitoring:** CDD staff shall review all tenant signage applications for consistency with the approved sign program.

BIOLOGY

9. The applicant shall implement the recommended tree protection measures outlined in the arborist report prepared by Bill Spiewak dated August 10, 2023, and listed below, during demolition/construction activities within the project site. Such measures shall include, but not be limited to, the following:
    a. Fence off all trees from construction at the critical root zone or where practical with six-foot high chain link or orange construction fence with metal stakes;

b. No activities or storage of construction materials shall be allowed within the fenced areas unless approved by CDD;
c. Any root disturbance to any of the protected trees shall be done by hand and the project arborist alerted;
d. All roots encountered shall be cut cleanly with a sharp saw to allow for new root regeneration, backfilled immediately or kept moist to prevent drying out and dying;
e. Any tree affected by the construction process shall be deep-root fertilized to promote better health and vigor;
f. Compaction of the root zone shall be avoided by spreading three to four inches of mulch. If necessary, plywood or equivalent shall be placed on top;
g. During hot, dry periods, the foliage may need to be washed with high pressure water to remove construction dust;
h. Project arborist shall be notified prior to any activities within the critical root zone;
i. Leave existing hardscape (i.e., asphalt) in place as long as practicable to aid with the protection of the root system;
j. Utilize caissons and grade beams for any foundation work close to the trees (stay at least 15 feet from the trunks of the trees); and
k. Final landscaping around trees shall be compatible in water demand to these specific trees' needs with minimal trenching for lighting and irrigation.

Plan Requirements/Timing: This condition shall be printed on all final building and grading plans. Tree protection measures shall be implemented prior to- and during construction as applicable. **Monitoring:** CDD shall coordinate with the project arborist prior to initiation of construction to ensure tree protection measures are in place. CDD shall spot check in the field to ensure ongoing compliance with this measure.

10. All ground disturbances and vegetation removal within the 50-foot setback of Franklin Creek shall be limited to the demolition, grading for site preparation, landscaping and storm water improvements depicted on the approved project plans. **Plan Requirements:** The 50-foot setback area shall be shown on all grading plans. **Timing:** Protective fencing shall be installed along the 50-foot setback prior to any earth movement. **Monitoring:** CDD shall perform site inspections throughout all grading and construction activities.

11. The applicant shall implement a creek buffer restoration plan. The plan shall include, but not be limited to, the following measures:
    a. Landscaping shall be with native and non-invasive plantings only.
    b. Only low voltage lighting shall be installed. Lighting shall be directed away from the creek corridor.
    c. Only wildlife permeable fencing shall be installed within the creek buffer area.
    d. Non-native species shall be removed from the creek buffer area.
    e. The plantings shall be in place and any non-natives removed prior to issuance of occupancy clearance.

Plan Requirements: Prior to issuance of a Grading or Building Permit, the applicant shall submit a creek buffer restoration plan, prepared by a CDD approved biologist, to CDD for review and approval. **Timing:** Restoration work shall commence prior to issuance of occupancy clearance. **Monitoring:** CDD staff shall site inspect the restoration area. Maintenance shall be confirmed through site inspections.

12. To minimize construction impacts, the applicant shall prepare and submit a Construction Mitigation Plan to Community Development for review and approval. Such plans, which must be prepared by a City-approved professional biologist, arborist or landscape architect, shall include, but not be limited to, the following required measures:

Pre-Construction:

a. The limits of the construction area shall be clearly shown on the plans and fenced or flagged on the construction site. All construction activities shall stay within these limits;
b. Prior to commencement of construction activities, protective fencing shall be erected around the outermost limits of the protected zones of native trees and adjacent to the construction area. Such fencing shall remain in place until all construction is complete. For the purposes of this project, the protected zone of a native tree shall extend five feet from the tree dripline or 15 feet from the trunk of the tree, whichever is greater;
c. No construction, grading, staging or materials storage shall be allowed within the fenced exclusion areas or within the protected zones of any onsite or adjacent native trees;
d. Construction activities shall be scheduled to avoid the breeding seasons of sensitive wildlife species located within 300 feet of the proposed improvements;
e. Construction Phase Requirements from the City's Water Quality Protection Regulations shall be implemented to minimize impacts related to runoff, erosion and water quality;
f. The use of herbicides shall be minimized by using manual removal methods to eliminate undesired vegetation whenever possible.

Post-Construction:

g. Permanent native landscaping shall be provided to developed areas;
h. The planting of any landscape plants listed on the California Exotic Pest Plant Council's Lists of Exotic Pest Plants of Greatest Ecological Concern in California is prohibited in any environmentally sensitive habitat areas ("ESHA") or creek setback area;
i. Project applicant and any and all successors shall provide informational materials to future occupants that ensure protective standards/conditions of approval are recognized and complied with throughout the life of the project;
j. Post-Construction Requirements from the City's Water Quality Protection Regulations will be implemented to minimize impacts to runoff, erosion, and water quality;

k. All new fencing shall be wildlife permeable as defined by the following criteria:
    a. Fences shall have a wooden (not wire) rail at the top;
    b. Fences shall be less than 40 inches high; and,
    c. Fences shall have a space greater than 14 inches between the ground and the bottom rail.

l. All exterior lighting shall be minimized, restricted to low intensity features, shielded and directed away from creek ESHA to minimize impacts to wildlife. Permitted lighting shall conform to the following standards:
    i. The minimum necessary to light walkways used for entry and exit to the structure, including parking areas on the site. This lighting shall be limited to fixtures that do not exceed 60 watts, or the equivalent, unless a higher wattage is authorized by the Community Development Director;
    ii. Security lighting attached to the residence that is controlled by motion detectors and is limited to 60 watts, or the equivalent;
    iii. The minimum lighting necessary for safe vehicular use of the driveway. The lighting shall be limited to 60 watts, or the equivalent;
    iv. A light, not to exceed 60 watts or the equivalent, at the entrance to any non-residential accessory structures; and,
    v. No lighting around the perimeter of the site, no lighting for sports courts or other private recreational facilities and no lighting for aesthetic purposes is allowed.

Plan Requirements and Timing: Prior to issuance of a Grading or Building Permit, the applicant shall submit a Construction Mitigation Plan, prepared by a CDD approved biologist, arborist or landscape architect to CDD for review and approval. All requirements shall be specified on grading and building plans and graphically depicted if feasible. Protective fencing shall be installed prior to start of grading or construction. **Monitoring:** CDD shall site inspect throughout grading and construction activities.

LANDSCAPE

13. Prior to the issuance of any Building Permits, the applicant shall post a landscape security bond of $500.00 and comply with the following requirements:
    a. All landscaping and irrigation plans shall be prepared by a State licensed landscape architect or similar professional as determined appropriate by CDD.
    b. The landscaping shall be maintained in good condition for the life of the project. After landscaping has become established at three years and found to be in good condition, the security will be released.
    c. Landscaping shall be drought resistant, low water species.
    d. Where feasible, locally adapted native plants shall be required.
    e. Prior to Occupancy Clearance, all landscaping and planting shall be installed; and,

f. Specimen trees shall be appropriate to the site and shall be maintained in good condition so as to attain a full and healthy mature appearance.

14. The project landscaping outside of the creek buffer area shall consist of drought-tolerant, native and/or Mediterranean type species. Landscaping shall be compatible with the character of the surroundings and the architectural style of the structural development. **Plan Requirements:** Prior to issuance of a Grading or Building Permit, the applicant shall enter into an agreement with the City to install required landscaping and water-conserving irrigation systems and maintain required landscaping for the life of the project. The applicant shall also submit the final landscape and irrigation plan to CDD for review and approval. **Timing:** Prior to occupancy clearance, landscape and irrigation shall be installed. **Monitoring:** Prior to occupancy clearance, CDD shall verify installation and check maintenance as needed. Release of performance security requires CDD approval.

15. In compliance with the Water Conservation in Landscaping Act of 2006 (Assembly Bill 1881, Laird)) as amended by the May 29, 2015 Information Bulletin 2015-03 from the Department of Housing and Community Development and Chapter 15.90 of the City's Municipal Code: Water Efficient Landscaping, a Landscape Documentation Package containing the following elements shall be prepared by a design professional: PROJECT INFORMATION; WATER EFFICIENT LANDSCAPE WORKSHEET; SOIL MANAGEMENT REPORT; LANDSCAPE DESIGN PLAN; IRRIGATION DESIGN PLAN; and GRADING DESIGN PLAN. The preparation of a Certificate of Completion containing the following elements shall also be prepared by a design professional: CERTIFICATION OF INSTALLATION (per the approved plan); FINAL SOILS INFORMATION; IRRIGATION SCHEDULING PARAMETERS; MAINTENANCE SCHEDULES; and IRRIGATION AUDIT REPORT. **Plan Requirements and Timing:** Prior to approval of a Building Permit, the applicant shall submit a Landscape Documentation Package to the CDD for review and approval. The CDD shall send a copy of the Documentation Package the Carpinteria Valley Water District. The applicant shall enter into an agreement with the City to install required landscaping and irrigation and maintain required landscaping for the life of the project. Subsequent to installation of the approved Grading, Landscape and Irrigation Plans, the applicant shall submit a Certificate of Completion to CDD for review and approval. The Landscape Documentation Package and Certificate of Completion forms are available at the CDD, and are required to be approved by the CDD prior to Occupancy Clearance. **Monitoring:** CDD shall conduct site visits to ensure installation and maintenance of landscape and irrigation.

CULTURAL RESOURCES

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

check plans prior to issuance of a Grading or Building Permit and shall spot check in the field for compliance.

17. If human remains are uncovered during ground disturbing activities, the applicant shall immediately halt work and contact the Santa Barbara County Coroner to evaluate the remains. CDD shall be contacted immediately after contact or attempted contact with the County Coroner and all excavation activities on the project site shall cease. If the County Coroner determines that the remains are Native American, the Native American Heritage Commission shall be notified and no further excavation activity shall occur on the site until consultation is complete with the most likely descendant, the Coroner and the CDD staff. Authorization to resume construction shall only be given by the City after consultation with the most likely descendent and shall include implementation of all appropriate measures to protect any possible burial sites or human remains. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and shall spot check in the field.

GRADING

18. Grading and erosion and sediment control plans shall be designed to minimize erosion and shall include the following:
    a. Methods such as geotextile fabrics, erosion control blankets, retention basins, drainage diversion structures, siltation basins and spot grading shall be used to reduce erosion and siltation during grading and construction activities.
    b. All entrances/exits to the construction site shall be stabilized (e.g., using rumble plates, gravel beds or other best available technology) to reduce transport of sediment offsite. Any sediment or other materials tracked offsite shall be removed the same day as they are tracked using dry cleaning methods.
    c. Storm drain inlets shall be protected from sediment-laden waters by the use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters and excavated inlet sediment traps.
    d. Graded areas shall be revegetated within three weeks of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. Geotextile binding fabrics shall be used if necessary to hold slope soils until vegetation is established.

    Plan Requirements: The grading and erosion and sediment control plan shall be submitted for review and approved by CDD and Public Works ("PW") prior to issuance of a Grading Permit. The plan shall be designed to address erosion and sediment control during all phases of development of the site. The applicant shall notify CDD and PW prior to commencement of grading. **Timing:** Components of the grading plan shall be implemented prior to occupancy clearance. Erosion and sediment control measures shall be in place throughout grading and development of the site until all disturbed areas are permanently stabilized. **Monitoring:** CDD shall inspect revegetation and ensure

compliance with plan. Grading inspector shall monitor installation and maintenance of erosion control measure throughout all grading and construction activities.

19. Drainage shall be consistent with approved drainage plans. **Plan Requirements:** Prior to issuance of a Grading Permit, a drainage plan shall be submitted to CDD and Public Works for review and approval. The plan shall include the location(s) of all proposed pipelines, the entire length of all proposed pipelines, trees located within 15 feet of the pipeline, pipe diameters, locations where the pipe(s) would surface in the creek and amount of water that would flow from each pipeline. **Timing:** The components of the drainage plan shall be implemented prior to commencement of construction of structures. **Monitoring:** CDD shall site inspect during grading.

GEOLOGY

20. The recommendations outlined in the project specific geotechnical investigation shall be followed in the construction of the subject project and the applicants shall be required to have the project engineering geologist onsite to observe all excavations prior to placement of compacted soil, gravel backfill, or rebar and concrete. **Plan Requirements/Timing:** Two copies of the preliminary foundation investigation shall be submitted with the building plans for building permit plan check. Applicable plan sheets (i.e., grading, foundation, etc.) shall be in substantial compliance with the recommendations outlined in the soils report. The project engineering geologist shall be onsite during excavation, recompaction and foundation preparation work, as applicable. **Monitoring:** Building Inspector shall review and approve building plans and shall site inspect during construction, prior to occupancy clearance.

NOISE

21. All noise attenuation measures specified in the Acoustical and Construction Noise Study prepared by Rincon Consultants, dated August 1, 2023, shall be implemented to ensure that interior noise levels do not exceed 45 CNEL in habitable rooms. The measures shall include, but not be limited to, the following noise attenuation features:
    a. Provide mechanical ventilation so that windows may be left closed by occupants. This can be achieved passively with z-ducts, fresh air ducts or approved equal.
    b. All exterior walls shall meet a Sound Transmission Class (STC) rating of at least 46.
    c. All windows and sliding glass doors shall be rated STC 26 (assumed to be standard dual pane windows required per Title 24 energy standards) or higher.
    d. All entry doors shall be insulated against weather and sound with non-porous seals. Caulk entry door thresholds as they are placed.
    e. Use permanently non-hardening sealant around perimeter of window frames.
    f. Window assemblies shall be constructed with effective non-porous gaskets

or weatherstripping to minimize air infiltration and sound leakage.

g. Provide airtight construction at all exterior walls with acoustical or other non-hardening sealant at floor plates.

h. Use door jamb and head gasketing and door bottom gasketing at entry doors to seal the solid core doors against weather and sound.

Plan Requirements/Timing: All sound attenuation measures shall be incorporated into the building plans submitted for building permit plan check. Applicable plan sheets (i.e., mechanical, windows and doors, etc.) shall be in substantial compliance with the measures outlined in the acoustical study. **Monitoring:** Building Inspector shall review and approve building plans and shall site inspect during construction, prior to occupancy clearance.

22. Construction activity shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** A sign stating this restriction shall be provided to the applicant and posted onsite. **Timing:** The sign shall be in place prior to the beginning of and throughout all construction activities. Violations may result in suspension of permits and/or citations. **Monitoring:** Building Inspector shall spot check and respond to complaints.

23. In addition to the construction hour limitations, all construction noise reduction measures specified in the Acoustical and Construction Noise Study prepared by Rincon Consultants, dated August 1, 2023, shall be implemented to limit short-term noise impacts during construction, including, but not limited to:

    a. **Mufflers.** During all phases of demolition and construction, all construction equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers consistent with manufacturers' standards.

    b. **Stationary Equipment.** All stationary construction equipment shall be placed so that emitted noise is directed away from the nearest sensitive receptors.

    c. **Equipment Staging Areas.** Equipment staging shall be located in areas that will create the greatest distance feasible between construction-related noise sources and noise-sensitive receptors.

    d. **Smart Back-up Alarms.** Mobile construction equipment shall have smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels. Alternatively, back-up alarms shall be disabled and replaced with human spotters to ensure safety when mobile construction equipment is moving in the reverse direction in compliance with applicable safety laws and regulations.

    e. **Electrically- and Hydraulically-Powered Tools and Facilities**. Electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities, where feasible. To the extent feasible, hydraulic equipment shall be

used instead of pneumatic impact tools.

f. **Noise Disturbance Coordinator**. The project applicant shall designate a "noise disturbance coordinator" responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of any noise complaint and shall require that reasonable measures be implemented to correct the problem. A telephone number for the disturbance coordinator and the City shall be posted at the construction site.

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

24. The use of amplified sound equipment in the outdoor courtyard areas and unit deck or porch areas shall be limited so as to not constitute a public nuisance or violate any applicable City noise ordinances. **Monitoring:** CDD shall periodically inspect to ensure compliance. CDD and/or Sheriff Office deputies shall respond to any filed noise complaints.

SOLID WASTE

25. The permittee shall develop and implement a Solid Waste Management Program. The program shall include, but is not limited to, the following measures:
    a. Provision of *One (1) Four-cubic yard* bin for storage of recyclable materials within the project site.
    b. Development of a Source Reduction Plan (SRP) describing the recommended program(s) and the estimated reduction of solid waste disposed by the project.
    c. Implementation of a program to purchase materials that have recycled content for project construction and/or operation (i.e., plastic lumber, office supplies, etc.). To ensure compliance, the applicant shall develop an integrated solid waste management program, including recommended source reduction, recycling, composting programs, and/or a combination of such programs, subject to CDD review and approval.

    Plan Requirement: The applicant shall submit a Solid Waste Management Program to CDD for review and approval prior to issuance of a Building Permit. **Timing:** Program components shall be implemented prior to occupancy clearance and throughout the life of the project. **Monitoring:** CDD shall site inspect during construction, prior to occupancy, and after occupancy to ensure solid waste management components are established and implemented.

26. Sixty-five percent (65%) or more of all construction and demolition debris generated shall be diverted from the landfill, as mandated by Carpinteria Municipal Code. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During demolition and grading, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on demolition plans. Applicant shall

submit a Waste Management Plan (WMP) prior to demolition and provide Public Works with a completed WMP, including receipts for recycled materials to demonstrate compliance with the City's Construction and Demolition Program's 65% mandatory diversion rates. **Timing:** Materials shall be recycled as necessary throughout demolition and grading activities. **Monitoring:** Public Works shall review and approve a completed WMP prior to issuance of a Building Permit.

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

AIR QUALITY

28. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site by following the dust control measures listed below. During clearing, grading, earth moving, excavation or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
    a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this shall include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency shall be required whenever the wind speed exceeds 15 miles per hour. Reclaimed water should be used whenever possible.
    b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
    c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped form the point of origin.
    d. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.

    Plan Requirements: All requirements shall be shown on the grading and building plans. **Timing:** Condition shall be adhered to throughout all grading and construction activities. **Monitoring:** CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

29. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress. **Plan Requirements:** The name and telephone number of such persons shall be provided to the APCD and the Community Development Department. **Timing:** The dust monitor shall be designated prior to issuance of a Grading or Building Permit. **Monitoring:** CDD shall contact the designated monitor as necessary to ensure compliance with dust control measures.

30. The following Diesel Exhaust Control Measures should be implemented during construction activities:
    a. Diesel construction equipment meeting the California Air Resources Board's current emission standards for off-road heavy-duty diesel engines shall be used.
    b. The engine size of construction equipment shall be the minimum practical size.
    c. The number of construction equipment operation simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
    d. Construction equipment shall be maintained in tune per the manufacturer's specifications.
    e. Construction equipment operating onsite shall be equipped with two-to-four-degree engine timing retard or pre-combustion chamber engines.
    f. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
    g. Catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed on equipment operating onsite.
    h. Diesel powered equipment should be replaced by electric equipment whenever feasible.
    i. State law requires that idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible.

    Plan Requirements: All requirements shall be shown on grading and building plans. **Timing:** Condition shall be adhered to throughout all grading and construction activities. **Monitoring:** CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite. APCD shall respond to complaints, as applicable.

WATER QUALITY

31. Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the plans submitted to the Community Development Department for review prior to issuance of a

Building Permit. **Monitoring:** CDD staff shall site inspect prior to the commencement and as needed during all grading and construction activities.

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

STORM WATER

33. The project shall provide for onsite retention of storm water runoff, infiltration, and recharge where feasible. Feasibility shall be determined by CDD and Public Works. Retention basin(s) shall be maintained for the life of the project by the landowner. Recharge systems shall be developed in conjunction with Public Works and CDD. **Plan Requirements:** A drainage plan showing the location and design of the retention basins shall be submitted to CDD and Public Works for review and approval. Long term maintenance requirements shall be specified in a maintenance program submitted by the landowner. **Timing:** Retention and/or recharge basins shall be installed (landscaped and irrigated subject to CDD and Public Works approval) prior to occupancy clearance. **Monitoring:** CDD shall site inspect for installation and maintenance of landscaping. Public Works approval is required on final grading/drainage plans, and CDD approval is required for release of the performance security.

34. The applicant shall follow the County of Santa Barbara Stormwater Technical Guide to implement Post-Construction Runoff Control Measures (PCRs) to effectively prevent the entry of pollutants from the project site into the storm drain system during and after development. **Plan Requirements**: The applicant shall implement a Storm Water Control Plan (SWCP) that includes the following elements: identification of potential pollutant sources that may affect the quality of the storm water discharges; the proposed design and placement of structural and non-structural PCRs to address identified pollutants; a proposed Operation and Maintenance Plan; a method for ensuring maintenance of all PCRs over the life of the project; and certification by a licensed civil engineer, architect, or landscape architect. The approved measures shall be shown on all building plans. **Timing:** Prior to issuance of a Grading or Building Permit, the SWCP shall be submitted to Public Works. All measures specified in the plan shall be constructed and operational prior to occupancy clearance. The terms of the Operation and Maintenance Plan shall be followed to maintain facilities. **Monitoring:** Public Works shall site inspect prior to occupancy clearance to

ensure measures are constructed in accordance with the approved plan and periodically thereafter to ensure proper maintenance.

UTILITIES

35. This Development Plan and Coastal Development Permit does not constitute approval for the installation of new and/or repair of existing underground utilities. All modifications to, or installations of new utilities shall be under separate permit(s) from the appropriate utility providers and the Public Works Department for any work within the public right-of-way. Utility provider permission for excavation shall precede issuance of any permits for construction within the public right-of-way.

HOUSING

36. The applicant shall provide Three (3) low income dwelling units (16.67% of project units) available for rent at prices affordable to households earning up to 80% of Area Median Income (AMI) consistent with the provisions of Government Code §§ 65915-65918 (Density Bonus). **Requirements and Timing**: Prior to issuance of the building permit, the applicant shall execute and record an *Affordable Housing Regulatory Agreement*, which shall include a Restrictive Covenant. The Agreement and Covenant shall be based on the City's model documents and subject to the review and approval of CDD and the City Attorney. The units shall remain affordable for a period of 55 years, beginning upon date of issuance of the occupancy clearance for said units. The running of the covenant shall toll during any period of violation.

    The Agreement shall include, but not be limited to, the following information about the project:

    a. The total number of units approved for the housing development, including the number of affordable dwelling units;
    b. A description of the household income group to be accommodated by the housing development and the standards and methodology for determining the corresponding affordable rent or affordable sales price and housing cost consistent with California Department of Housing and Community Development and Housing and Urban Development Guidelines;
    c. The marketing plan for the affordable units;
    b. The location, unit sizes (square feet) and number of bedrooms of the affordable dwelling units;
    c. Tenure of the use restrictions for affordable dwelling units for a period of 55 years.
    d. A schedule for completion and occupancy of the affordable dwelling units;
    e. A description of the additional incentives and concessions being provided by the City;

f. A description of the remedies for breach of the agreement by the owners, developers and/or successors in interest of the project; and
g. Other provisions to ensure successful implementation and compliance with the City's Density Bonus regulations and Government Code §§65915-65918 (Density Bonus Law).
h. Other provisions to ensure compliance with applicable local, state, and federal tenant protection regulations.

In addition, the Agreement shall provide for the following conditions governing the use of affordable dwelling units during the applicable restriction period:

a. The rules and procedures for qualifying tenants, establishing affordable rent, filling vacancies and maintaining the affordable dwelling units for qualified tenants;
b. Provisions requiring owners to annually verify tenant incomes and maintain books and records to demonstrate compliance.
c. Provisions requiring owners to submit an annual report to the City, which includes the name, address and income of each person occupying the affordable dwelling unit and which identifies the bedroom size and monthly rent or cost of each unit; and
d. The applicable use restriction period shall comply with the time limits for continued availability as specified above.

37. None of the dwelling units shall be operated as short-term vacation rentals or otherwise leased for a period of less than 30 days.

PARKING

A minimum of 53 parking spaces (45 standard spaces and 8 "compact" spaces) shall be maintained onsite for the life of the project. Parking spaces shall remain available for the use of residents and customers only. In addition, bicycle parking for a minimum of 12 bicycles shall be provided onsite and maintained for the life of the project. Additional bicycle parking shall be provided in the public right-of-way in a manner generally consistent with that depicted on the approved site, civil, and landscape plans, subject to final approval of the design and layout by the Public Works Department. **Plan Requirements:** Parking spaces and bicycle racks shall be shown on the plans submitted for Building Permit and Engineering Permit review. **Timing:** Parking spaces shall be striped and maintained (as needed) and bicycle racks installed prior to Final Occupancy clearance. **Monitoring:** CDD and PW shall periodically inspect the site for ongoing compliance.

38. The applicant shall develop and implement a Construction Parking, Staging and Traffic Management Plan. The purpose of the Plan is to minimize parking and traffic impacts to the surrounding residential neighborhood during construction of the project. The plan shall include, but is not limited to, the following measures:

a. Development of a construction vehicle parking plan depicting the location of on-site construction vehicle parking. If all construction vehicle parking on-site is not

feasible throughout the construction phase, the applicant shall implement a construction employee shuttle program documenting the location of offsite construction employee parking and shuttle schedule.

b. Development of a construction equipment, material staging and storage plan confirming that all construction equipment and materials will be located on-site and not within any City right-of-way.
c. Development of a construction traffic management plan accounting for the temporary location and movement of construction delivery trucks, large equipment, cranes, and similar construction related activities.

Plan Requirement: The applicant shall submit a Construction Parking, Staging and Traffic Management Plan to CDD and Public Works for review and approval prior to issuance of a Building Permit. **Timing:** Program components shall be implemented prior to issuance of a Building Permit. **Monitoring:** CDD shall site inspect during construction to ensure compliance with all aspects of the Plan.

DEVELOPMENT PLAN CONDITIONS

39. Approval of the Development Plan and Coastal Development Permit shall expire two (2) years after approval by the Planning Commission unless prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been applied for by the applicant. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension.

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

41. No permits for development shall be issued except in conformance with the approved Development Plan and Coastal Development Permit. The size, shape, arrangement, use and location of buildings, walkways, parking areas and landscaped areas shall be developed in conformity with the approved Development Plan marked Attachment A, Exhibit 2, dated February 5, 2024. Substantial conformity shall be determined by the Community Development Department Director.

42. On the date a subsequent Development Plan is approved for this site, any previously approved but unbuilt plans shall become null and void.

43. To allow time for the utility companies to locate and mark their facilities for the contractor, the applicant shall telephone Underground Service Alert (USA) toll free at 1-800-227-2600 a minimum of 48 hours prior to the start of construction. For best response, provide as much notice as possible, up to 10 working days.

44. Existing and proposed easements for all utilities shall be located and described on the engineering plans or the architectural drawings prior to issuance of building permits.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

45. Future commercial uses of all tenant spaces shall be consistent with project zoning, including, but not limited to, the base zone district requirements and any applicable overlay districts, including Visitor-serving Commercial allowed uses. Approval of a Building Permit for all future tenant improvements within the commercial spaces is required. In addition, issuance of a Carpinteria Business License and Occupancy Clearance shall be obtained for all future tenants to confirm respective uses are consistent with allowed uses under zoning prior to initiating business. Individual uses may be conditioned for hours of operation, noise, or similar measures, as needed, to address potential nuisance issues and land use compatibility.

46. No provision of alcohol service, live entertainment or dancing are permitted as part of this approval. Should the applicant or any future tenant(s) choose to provide any of these services or activities, the proper licenses and approvals must first be obtained from the City. **Plan Requirements/Timing:** Prior to initiating alcohol service, live entertainment or dancing, applicant and/or tenant shall apply to the City (and/or respective State agency) for all necessary licenses and approvals. **Monitoring:** CDD staff shall ensure all necessary licenses/permits are obtained prior to initiating any of the enumerated ancillary uses.

47. All future food and beverage tenants shall comply with the City's ban on food dispenser containers made entirely or in part from non-recyclable plastic (including but not limited to expanded polystyrene (eps) containers), including the annual self-reporting requirements as outlined in CMC §8.50, and the City's ban on single use plastic and paper bags as outlined in CMC §8.51.

48. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Building Permit. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Planning Commission. Before any Permits will be issued by the Community Development Department, the applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Community Development.

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

50. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions or Approval on a form acceptable to Community Development. Such form may be obtained from the CDD office.

51. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full. Any outstanding plan check or inspection fees incurred during construction shall be paid in full prior to occupancy clearance.

52. The applicant shall pay the statutory school fees in effect at the time of issuance of Building Permits to the Carpinteria Unified School District. **Plan Requirements and Timing:** The applicant shall submit final square footage calculations and the required fee payment to the School District prior to issuance of Building Permits. **Monitoring:** CDD shall ensure payment is made prior to issuance of a Building Permit.

53. In accordance with Chapter 15.80 of the Carpinteria Municipal Code, the applicant shall pay Development Impact Fees to the City prior to Building Permit issuance. The amount of the fees will be determined at the time permits are issued.

54. Any change of use in the proposed buildings or structures shall be subject to environmental analysis and appropriate review by the City, including Building Code compliance.

55. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.

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

57. All requirements of the City (including but not limited to public improvements as defined in the City Municipal Code (CMC), Section 15.16.110) and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met.

58. The standards defined within the City's adopted model Building Codes (UBC; NEC; UMC; UFC; UPC; UHC) relative to the building and occupancy shall apply to this project.

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

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

61. If, at any time, the City or Planning Commission determines that there has been, or may be, a violation of the findings or conditions of this Development Plan and Coastal Development Plan, or of the Municipal Code regulations, a public hearing may be held before the Planning Commission to review this permit. At said hearing, the Planning

Commission may add additional conditions, or recommend enforcement actions, or revoke the permit entirely, as necessary to ensure compliance with the Municipal Code, and to provide for the health, safety, and general welfare of the City. The applicant shall reimburse the City for all costs associated with gaining compliance with the original conditions of approval.

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

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

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

SPECIAL DISTRICT CONDITION LETTERS

65. Compliance with the attached Departmental and District letters is required as follows:
    a. Carpinteria Sanitary District, dated May 3, 2023.
    b. City of Carpinteria Public Works Department, dated November 27, 2023.
    c. Carpinteria Valley Water District Intent to Serve Letter, dated November 10, 2023.
    d. Carpinteria Valley Water District Condition Letter, dated November 10, 2023.
    e. Carpinteria-Summerland Fire Protection District, dated July 29, 2023.

Approved by the Planning Commission on February 5, 2024.

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

_____

Applicant/Property Owner Date

Attachment B
Exhibit 1:
Minutes from the December 19, 2022 Joint ARB-PC-CC Meeting

4745 Carpinteria Avenue Mixed Use Development
23-2221-DP/CDP/ARB

February 5, 2024

City of Carpinteria
Special Joint City Council, Planning Commission and Architectural Review Board Meeting Minutes
Monday, December 19, 2022

In-Person and Virtual

CALL TO ORDER

Mayor Clark called the meeting to order at 5:30 pm.

ROLL CALL

City Councilmembers present:	Councilmember Roy Lee Councilmember Wade T. Nomura Councilmember Mónica Solórzano Mayor Al Clark
City Councilmembers absent:	Vice Mayor Natalia Alarcon
Planning Commissioners present:	Commissioner David Allen Commissioner John Callender Commissioner John Moyer Vice Chair Glenn LaFevers Chair Jane Benefield
Architectural Review Boardmembers present:	Boardmember Richard Johnson Boardmember Patrick O'Connor Boardmember Jim Reginato Chair Brad Stein
Architectural Review Boardmembers absent:	Vice Chair Amy Blakemore
Staff members present:	Dave Durflinger, City Manager Mack Carlson, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria Brian C. Barrett, City Clerk Nick Bobroff, Principal Planner Steve Goggia, Community Development Director

PLEDGE OF ALLEGIANCE: NONE

CITY COUNCIL BUSINESS

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

Conceptual review of a mixed-use commercial/residential development on a 0.87-acre lot located in the City's Downtown Core at 4745 Carpinteria Avenue (APN 003-251-021). Project No. 22-2193-CON.

Recommendation: Receive public comment and provide conceptual review and comments on the subject mixed use development proposal.

Councilmember Solórzano recused herself due to her real property being within 500 feet of the project and left the Council Chambers at 5:33 pm and did not return for the remainder of the meeting.

Principal Planner Bobroff and Community Development Director Goggia presented the staff report and PowerPoint presentation.

Michael Stroh with DMHA Architecture and Justin Klentner, prospective buyer and developer presented the developer's presentation.

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

Speakers in-person: Mike Wondolowski, Joseph Viens, John Nicoli, and Karen (no last name provided)

Emails distributed: Mike Wondolowski and Steve McMahon

Mayor Clark opened up comment from the Architectural Review Board.

Boardmember Reginato appreciated that the project includes warehousing, liked the project appearance from Carpinteria Avenue and the 50-foot setback near Franklin Creek and saving the trees. He suggested that the parking be lowered so the entire project can be lowered, the apartments be stepped back a bit, Ninth Street façade is too much, and preferred smaller housing units broken into smaller sections so Ninth Street residents can see the mountains. He noted that parking would be an issue for a visitor serving business such as a restaurant and would impact nearby businesses along Carpinteria Avenue. He also recommended mitigating the project height by losing volume ceilings on the top units, put as much soil on the project as possible, install eV charging stations in parking areas, do not install natural gas on the site, and place more studio units and less two bedroom units to reduce the project scale.

Boardmember O'Connor observed that it will be a challenge to create a beach feel with a three-story building and suggested lowering the parking level. He identified that the project will impact parking and questioned how the egress into the businesses on the second floor will work in the courtyard and asked if there was an opportunity for greenspace in the second floor courtyard.

Boardmember Johnson noted caution with high-density living. He liked the animation of the project elevations that are being proposed, but remarked that the wedding cake concept should apply to all four sides. He didn't mind the 36-foot height as long as it's located in the middle of the property and commented that the developer should focus on the exterior exposure concept to allow for 360-degree potential views to the community around the project instead of focusing on the interior courtyard as the entry and open space.

Chair Stein expressed concern over issues with parking and traffic and that the project was out of scale with the neighborhood on Ninth Street and Linden Avenue. He commented that the project has some consistency with applicable City regulations; however, the project is not compatible with the Downtown core and small beach character, nor is it compatible with surrounding residential development on Ninth Street. He recommended the developer make the property earn what will be built so there won't have to be an excessive number of housing units. He remarked that the City needs housing, but the housing needs to fit in Carpinteria.

Mayor Clark opened up comment from the Planning Commission.

Vice Chair LaFevers felt the mixed-use was appropriate for the site. He identified that there should be flexibility in exploring the amount of commercial versus residential use for the project, if the proposed commercial is a restaurant that will exacerbate the issues with parking, he supported having apartments instead of condos, and felt that the project location was appropriate for rental units. He remarked that there was room for creativity when designing the substructure parking. He was not overly concerned with the lot coverage as that could be given up for consideration to tier and step back, nor was he concerned with height as long as it is appropriately balanced. He suggested reducing the size of the units to help reduce the overall massing and that Carpinteria might be better served with small more affordable units.

Commissioner Callender explained that the project can have a certain amount of leeway in the early conceptual review as it's an opportunity to discover what the applicant has in mind and see if it is consistent with what the City has in mind and how the law is applied. He said the City and developer need to be on the same page and figure out what is the overall approach in terms of the project scope. He liked the restoration of the riparian habitat as part of the project. In regards to parking impacts, he expressed that the community take on a more community-wide strategy to address parking issues rather

than saddling it on individual project applicants to meet an outdated set of requirements spelling out how much of the community should be devoted to automobiles. He saw difficulty in reconciling this project with the City's General Plan with regard to preserving mountain views as he felt the existing Ninth Street residents would be disadvantaged by this project.

Commissioner Allen commented that it was important for the community to understand the impact of State law on local governments. He agreed on looking at a community-wide vision for dealing with parking issues. He advocated to stick to the 30-foot height, lower the parking level and stepping back the units, look at affordability by design for rental housing, and make smaller housing units. He appreciated that the project included creek restoration and suggested a long-term restoration into the channel. He observed that the rear parking can fit more than 10 spaces and recommended that for any new development with a lot of people that residents have free wi-fi and internet connectivity.

Commissioner Moyer appreciated the improvements proposed by the project. He preferred smaller housing units and step back the units. He observed that the Ninth Street elevations show the bulkiness of the project and that this is the beginning of the conversation about a project that could have great benefit to the City.

Chair Benefield recommended the project have an onsite manager living there as it's a rental property. She remarked that there is a need for communication between the developer and the City and that each needs to understand the other. She commented that she would like to see this project move forward with many changes and identified that there is a need for housing and a need for an overall parking discussion and discussion with the developer. She was in favor of the overall project concept presented.

Mayor Clark opened up comment from the City Council.

Councilmember Lee expressed concern about the impact to Ninth Street residents from this project such as traffic, congestion, and public safety. He preferred to see more two and three bedroom units for families.

Councilmember Nomura suggested taking a look at opportunities/options for how this project is going to work and fit and to keep in mind what aspects of this project will set precedence in the future. He expressed concern about where the parking for the commercial space will go. He appreciated having underground parking with two-stories of residential above it and the 50-foot setback and recommended adding a walking path along the creek to connect to Ninth Street. He also suggested moving the courtyard away from the center and bring it towards Ninth Street, he felt the proposed central location of the courtyard could create issues such as echoing. He commented that parking will be a challenge and requested the developer look at the design.

Mayor Clark identified the need for the developer to balance keeping Carpinteria a small town and also provide housing. He noted that the developer should look at smaller more affordable housing units, including low income housing. He recommended the developer do more density, but at the same time, respect the neighborhood and town in developing this project.

Mayor Clark asked if the applicant had any comments or questions.

Justin Klentner, prospective buyer and developer summarized that he wants to work with the City and find common ground among all stakeholders.

ADJOURNMENT

Mayor Clark adjourned the meeting at 7:38 pm.

Al Clark, Mayor

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk

Attachment B
Exhibit 2:
Reduced Plan Set from the December 19, 2022 Joint ARB-PC-CC Meeting

4745 Carpinteria Avenue Mixed Use Development
23-2221-DP/CDP/ARB

February 5, 2024

4745 CARPINTERIA AVENUE

PROPOSED MIXED USE DEVELOPMENT

805 965 7777
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103
DMHA

SCALE
A2

4745 Carpinteria Avenue Mixed Use Development
SITE CONTEXT PHOTOS
11/01/21

805.965.7777
11 N. Cesar Chavez #100
Santa Barbara, CA 93103
DMHA

LEGEND

AC	ASPHALT CONCRETE
BL	BASE LINE
BLD	BUILDING
BRDG	BRIDGE
BW	BACK OF WALK
CP	CONTROL POINT
DWY	DRIVEWAY
DYS	DOUBLE YELLOW STRIPE
EP	EDGE OF PAVEMENT
FENCE	CHAIN LINK FENCE
FF	FINISH FLOOR
FL	FLOW LINE
GRD	GRADE
HDG	HEDGE
LIP	EDGE OF PAVEMENT
LT	LIGHT STANDARD
MON	MONUMENT
OH	OVER HEAD WIRE
PP	POWER POLE
PST	POST
(R)	RECORD
R/W	RIGHT OF WAY
SCE	SOUTHERN CALIFORNIA EDISON
SCO	SEWER CLEAN OUT
T	(TIED TBM/SSE"A"/EXIST"ERR SADLE")
TC	TOP OF CURB
TCR	TOP OF CONCRETE
TG	TOP OF GRATE
TV	TELEVISION
WAL	WALL
WM	WATER METER
WV	WATER VALVE

NOTES:

(1) HORIZONTAL BASIS OF COORDINATES ARE NAD83, EPOCH 2017.8, STATIONS B AND BL, OF RECORD OF SURVEY BOOK 210, PAGES 49-52

(2) VERTICAL DATUM IS NAVD88, PER STATION K OF RECORD OF SURVEY BOOK 212, PAGES 49-52, ELEVATION = 13.16 FEET

(3) □ = NO MONUMENT FOUND OR SET UNLESS OTHERWISE NOTED

(4) ● = FOUND MONUMENT AS NOTED

(5) (C) = CALCULATED FROM RECORD OF SURVEY BOOK 10, PAGE 174, BOOK 110, PAGE 34, AND TITLE REPORT FIDELITY NATIONAL TITLE COMPANY TITLE NO. FSBA-6572005A-SA, DATED APRIL 20, 2022 ROTATED TO NAD83, EPOCH 2017.5

(6) ALL SURROUNDING PARCELS SHOWN HEREON ARE PER CURRENT ASSESSORS PARCEL MAPS

TOPOGRAPHIC MAP
for 4745 CARPINTERIA AVE.(APN 003-251-003
– CITY OF CARPINTERIA –
– COUNTY OF SANTA BARBARA –
– STATE OF CALIFORNIA –

– SEPTEMBER 2022 –

MATTERS CARDENAS LAND SURVEYING, LLP
JOSE V. CARDENAS & BARRY J. MATTERS
LICENSED LAND SURVEYORS
1660 HOLLISTER AVE.-STE 150 GOLETA, CALIFORNIA 93117
PHONE: (805) 967-4148

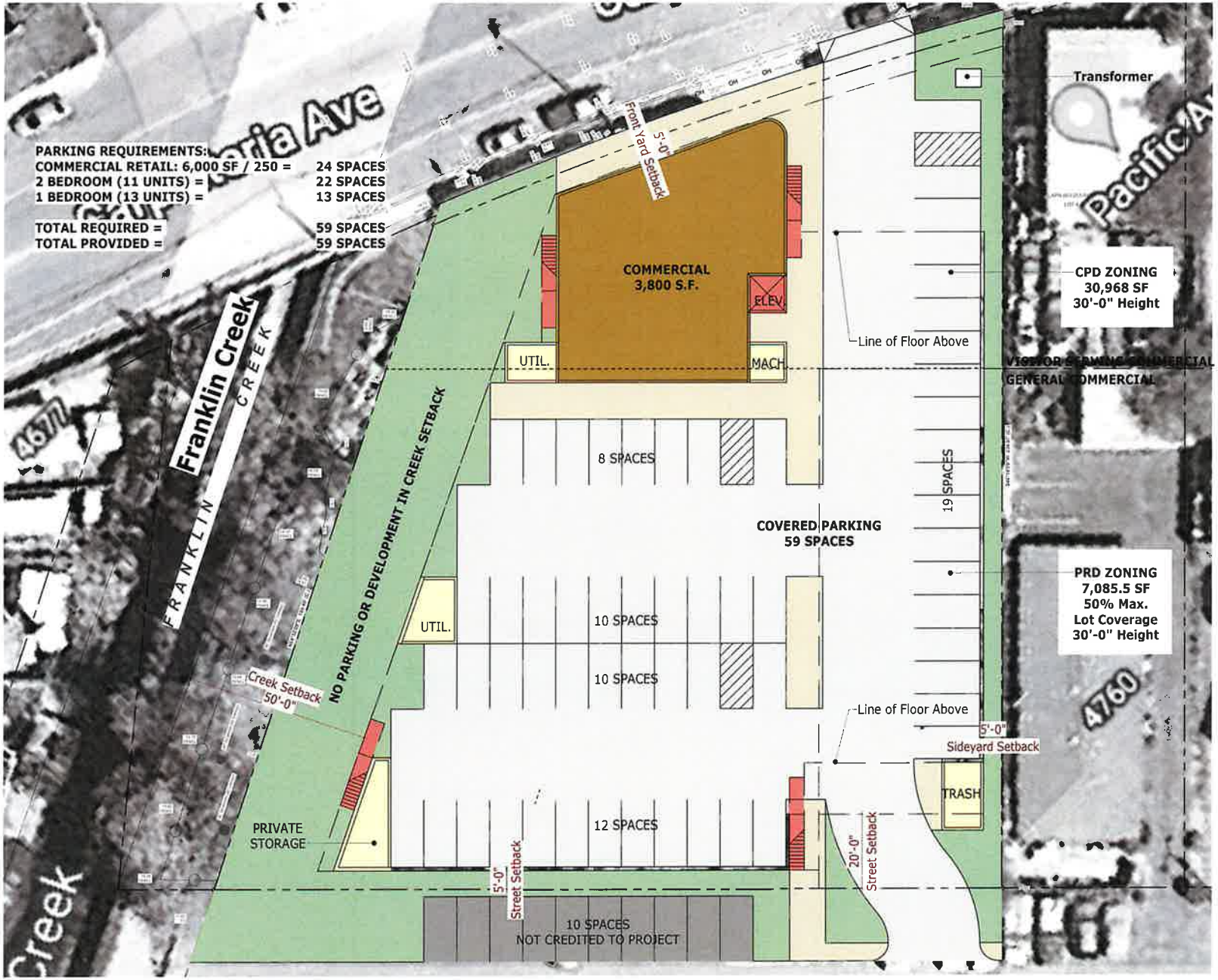
SCALE: 1" = 10'

W.O. W.O. #50-1109

SCALE
A3

4745 Carpinteria Avenue Mixed Use Development
SITE SURVEY
11/01/23

805 965 7777
1 N. Calle Cesar Chavez #103
Santa Barbara, CA 93103
DMHA



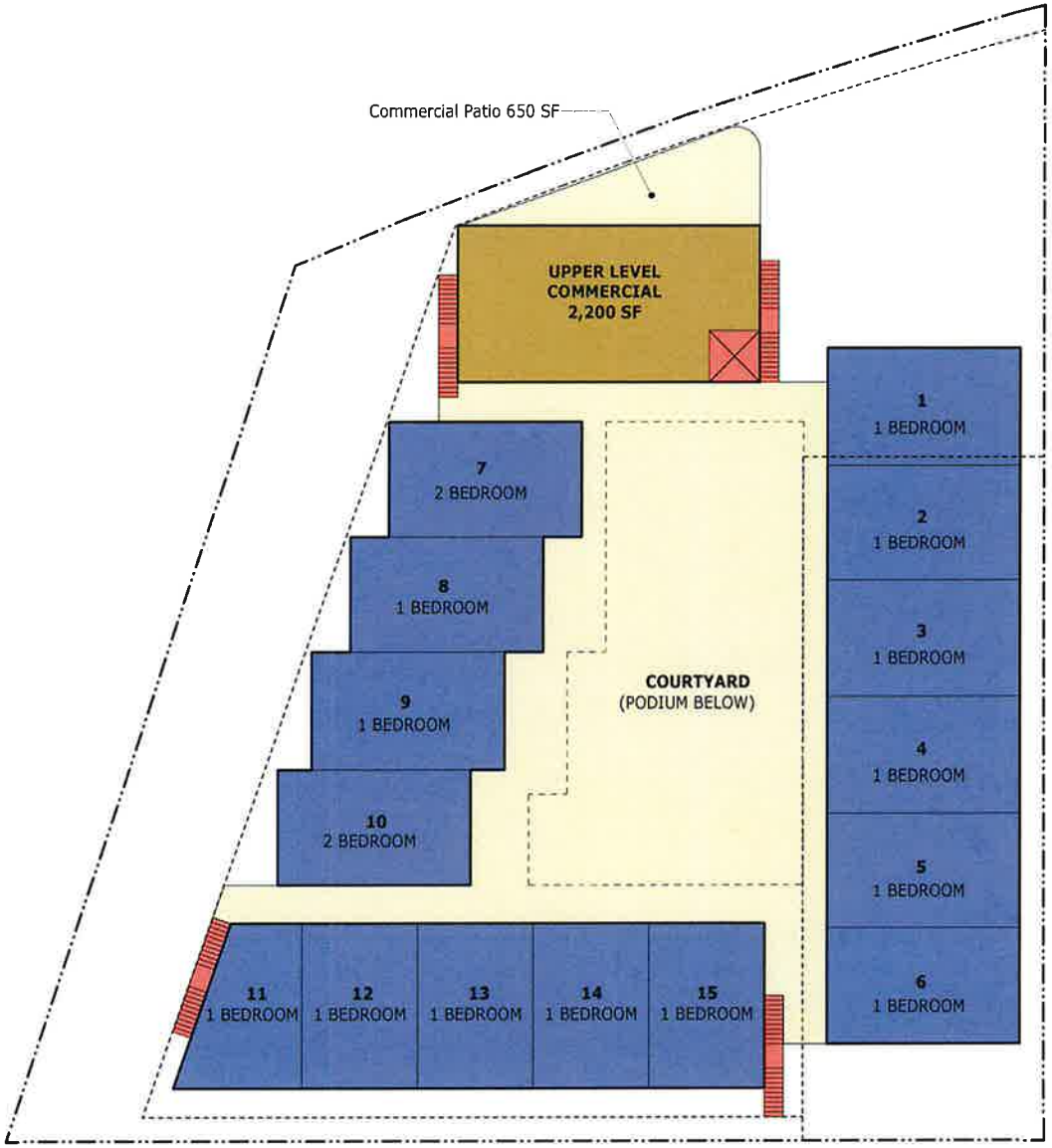
SCALE: 1" = 10'-0"

A4

4745 Carpinteria Avenue Mixed Use Development

GROUND LEVEL

805.965.7777
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103
DMHA



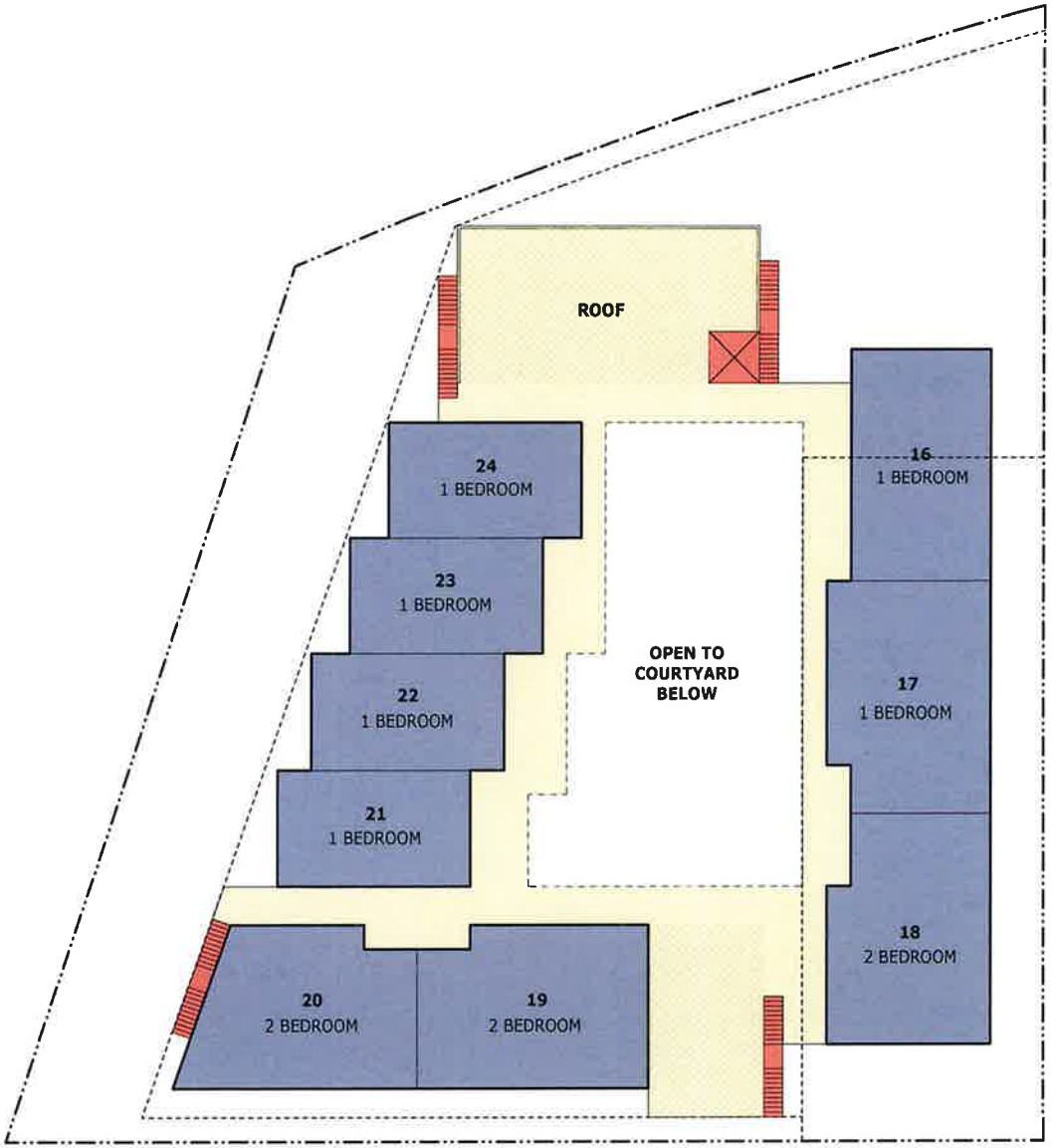
LOT COVERAGE AT PRD ZONE IS APPROX.
4,847 SF/7,085 SF
=69% (DOES NOT COMPLY)

EACH SECOND LEVEL UNIT SHOWN AS APPROX.
24' X 40' (960 SF)

AS-OF-RIGHT DENSITY:
38,053 SF (20 DUA) = 18 UNITS

BONUS DENSITY:
39% OF UNITS AT MODERATE INCOME GRANTS
34% BONUS DENSITY + (3) INCENTIVES
BONUS DENSITY ACHIEVED: 6 ADDITIONAL UNITS (24 TOTAL)
MODERATE INCOME UNIT TOTAL: 10 UNITS
INCENTIVES USED: PARKING MODIFICATION + HEIGHT (3RD STORY) + PRD ZONE LOT COVERAGE

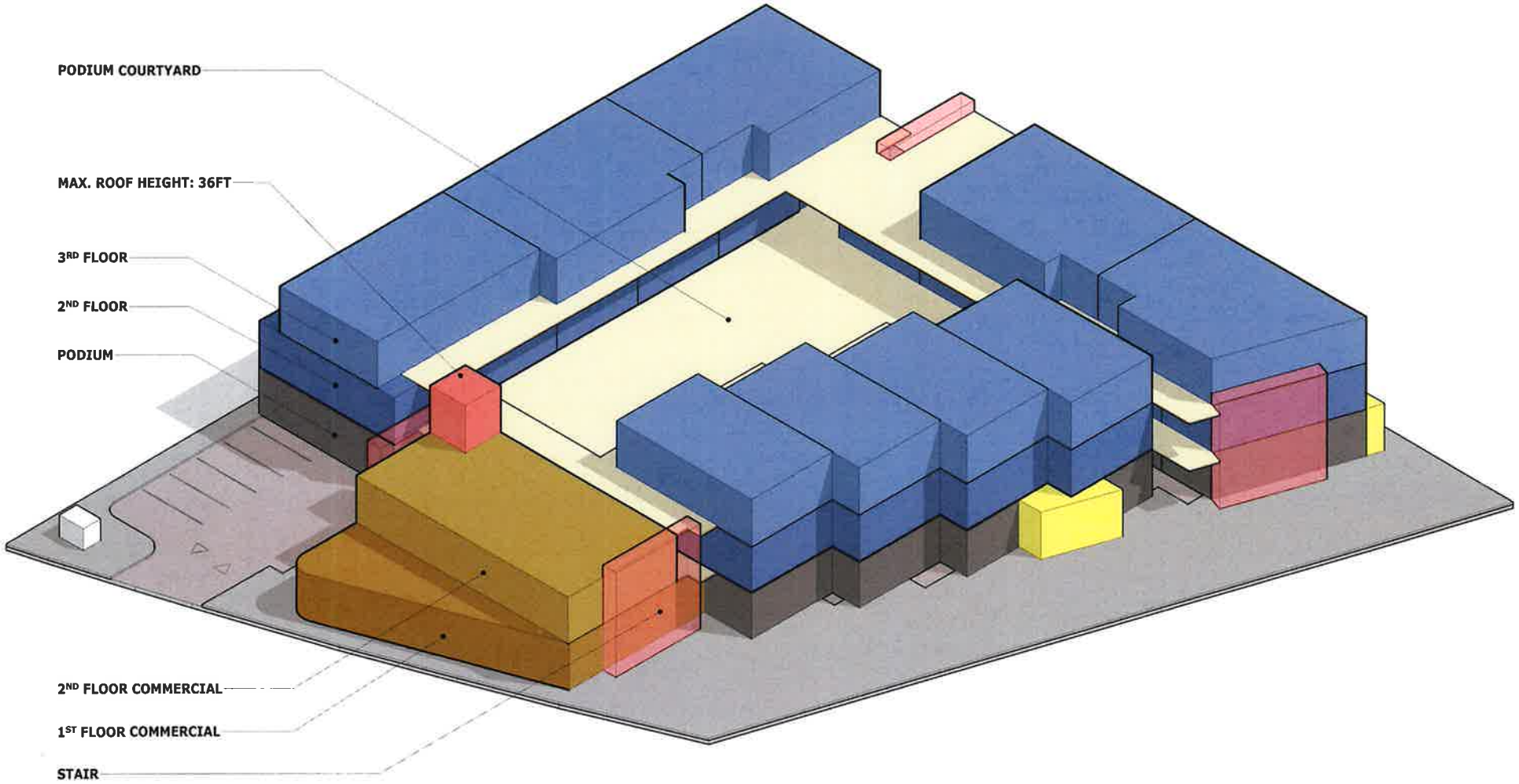
805.965.7777
1 N. Calle Cesar Chavez #103
Santa Barbara, CA. 93103
DMHA



UNITSS 21-24 ARE SHOWN APPROX. 24' X 40' (960 SF)

UNITS 16-18 AND 19-20 ARE SHOWN APPROX. 34' X 48' (1,632 SF).

805 965 7777
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103
DMHA



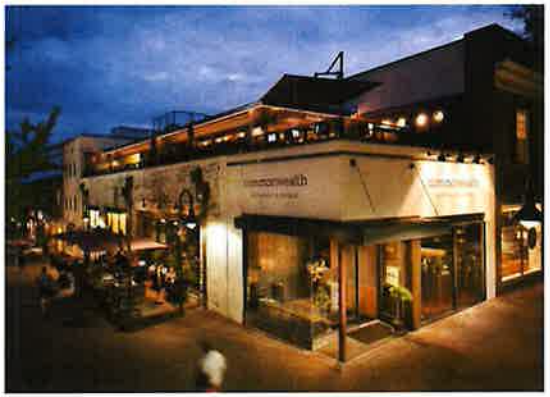
4745 Carpinteria Avenue Mixed Use Development

ISOMETRIC VIEW

11/01/22

805 965 7777
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

805 965 7777
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103
DMHA



805.963.7777
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

Attachment C
Exhibit 1:
Minutes from the May 25, 2023 Conceptual Review ARB Meeting

4745 Carpinteria Avenue Mixed Use Development
23-2221-DP/CDP/ARB

February 5, 2024

CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date: May 25, 2023

ACTION MINUTES

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

ROLL CALL

Boardmembers present: Richard Johnson (selected by present Boardmembers as "Acting Chair")
Richard Little
Patrick O'Connor

Boardmembers absent: Brad Stein, Chair
Amy Blakemore, Vice Chair

OTHERS PRESENT: Approximately 40 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

1) Project: Rolph Residence Addition and Remodel, Project 22-2182-ARB/CDP
Address: 4715 Aragon Drive
Applicant: Alex Pujo, architect, for Mark Rolph
Planner: Syndi Souter

Request of Alex Pujo, architect, for Mark Rolph, to consider project 22-2182-ARB/CDP for continued preliminary review of a request to construct 852 square-feet of additions to the first floor of the existing residence, a new 408 square-foot covered patio with a jacuzzi and outdoor kitchen, exterior alterations to the existing garage, an interior remodel, and demolition of an existing bedroom and detached garage. The resultant residence would be 2,875 square feet in size and the maximum roof ridge height of the residence would remain unchanged at 22 feet. The property is a 9,147 square-foot parcel zoned Single Family Residential (7-R-1) and shown as APN 003-600-036, addressed as 4715 Aragon Drive.

No ex parte communications were disclosed.

Syndi Souter described the revisions to the project since the last meeting. The proposed second story addition was eliminated, the existing garage would remain with a new pitched roof, and the colors and materials for the exterior were revised in response to the prior ARB comments.

Alex Pujo (architect), presented the project and said that they had scaled back the project. He added that the new roof over the garage would match the pitch of the existing house roof, most of the new addition is in the back and out of public views, and the exterior materials would match the existing with new doors and windows throughout.

Mark Rolph (applicant/owner), shared that the new shed roof over the master bedroom window would match the existing shed roof over the front entry. He added that all of the new windows would be double-pane. Boardmember Johnson inquired about the color of the windows and the applicant responded that they would be Milgard black.

Public Comment:
Two public comment letters from Nancy Garrison were submitted prior to the ARB meeting. The letters are summarized below. Copies of the letters are on file with the Community Development Department.

Both of Nancy Garrison's letters suggested that the ridge of the garage roof could be rotated 90° to provide better mountain views from the south. Her second letter also suggested a pitched roof dormer over the new master bedroom window instead of a shed roof dormer.

Boardmember Discussion:
Boardmember Little commented that he was pleased to see the reduction in scope. He asked whether the applicant had given any consideration to turning the new gable roof over the garage 90° as suggested in the public comment letters. Mr. Pujo responded that the new garage roof was designed to match the existing roof.

Boardmember Johnson asked if the story poles had been revised to reflect the new garage design, and staff replied that they had not. A discussion began between the applicant, Boardmembers, and staff regarding the neighbor's idea to rotate the roof ridge by 90°.

Boardmember O'Connor commented that it appeared the neighbors' previous concerns had been addressed and that they were now generally comfortable with the project as presented.

ACTION: Motion by Boardmember O'Connor, seconded by Boardmember Little, to recommend preliminary approval to the Community Development Director as presented.

VOTE: 3-0

2) Project: Mickelson Residence Addition, Remodel, & Accessory Structure, Project 22-2195-ARB/CDP
Address: 5518 Calle Arena
Applicant: Johnny Hirsh, designer, for Laura Mickelson
Planner: Syndi Souter

Request of Johnny Hirsh, designer, agent for Laura Mickelson to consider project 22-2195-ARB/CDP for preliminary review of a request to construct a new 713 square-foot addition at the rear of the existing 1,184 square-foot single-family residence and construction of a new 300 square-foot gym/storage room accessory structure. The proposal includes demolition of an existing 369 square-foot sunroom in the area of the proposed addition. The project would include exterior alterations to the existing residence, an interior remodel, new landscaping, and new hardscape. The property is a 7,405 square-foot site, zoned Single Family Residential (6-R-1), and shown as APN 003-381-030, addressed as 5518 Calle Arena.

No ex parte communications were disclosed.

Syndi Souter presented the project and described the proposed scope of work. She explained that the property presently has three driveways off of Calle Arena, and the proposal would remove the two extra driveways. She described the proposed seven-foot-tall horizontal batten privacy fencing with

gates at the sides and rear of the property, the three-foot-tall vertical batten fence at the front of the property, the proposed eyebrow trellis constructed from horizontal battens, and the proposed landscaping plan. Boardmember Johnson asked about the landscaping material between the property lines and the accessory building, and staff responded that it was pea gravel. Boardmember Johnson also confirmed that the lot coverage, FAR, and drainage plan were acceptable to staff.

Johnny Hirsh (project designer), described the existing residence as, "charming, yet tired," and that the proposal was modest and would be an improvement to the neighborhood. He shared that many neighbors are supportive of the project. He responded to the public comment letters and clarified that the sheds on the side of the garage would be removed and that the neighbor's fence would not be altered. He added that the property has a lot of concrete surfaces and that one of the project goals is to remove as much of the concrete as possible. Boardmember O'Connor noted the raised floor elevation for the addition and asked about the drainage pattern of the site. Mr. Hirsh responded that a civil engineer would review the plans prior to construction, and that the project would increase permeability on site to minimize run-off.

Natasha Elliot (landscape designer), presented the landscaping plan and reiterated the goal to remove and break up the existing concrete to increase permeability on site. She shared that the inspiration for the plant palate came primarily from the Salt Marsh and Tomol Park. Boardmember Little inquired about the design for the eastern driveway removal, and shared his preference for it to mimic the permeable pavers proposed for the western driveway. Ms. Elliot explained that the stripe design was meant to mimic the boardwalk planks. Staff added that paving in front yards is limited by policies in the Municipal Code, and that the eastern driveway should be further reduced to more of a walkway scale. Boardmember Johnson commented that the eastern driveway should be eliminated because it is unnecessary.

Laura Mickelson (applicant/owner), added that the current site drainage is problematic due to the amount of concrete, and the water either pools or runs off. She did, however, note that there were no water leaks or flooding during the heavy rains of this past winter. Additionally, she thanked the neighbors attending the meeting for their support of the project, and thanked her project team.

Public Comment:
Susan Mailheau and Randall Moon commented that they thought the design was beautiful, but they had questions about the location of the new perimeter fence in relation to their fence along the property line. Staff explained that the new fence would run parallel to their fence on the respective sides of the property line. Mr. Moon shared that there had been historical drainage problems along the common property line that the prior owner of the Mickelson property fixed. Ms. Mailheau asked about the height of the fence. Boardmember Johnson suggested that the applicant should mock-up the seven-foot-tall fence with string so the neighbors can see the proposed height.

Roxanne Barbieri shared that she supports the project and thinks the proposal is charming and appropriate for the neighborhood and Carpinteria.

Jamie McElvain stated that he had reviewed the plans and was 100% supportive of the project. He added that the renovations would make a dramatic improvement to the property and neighborhood, and the modest proposal would add to the eclectic look of the street. He suggested that the project should be fast-tracked through the process.

Chuck McQuary commented that he liked the small scale of the project and the minimal impact of the project to the neighbors and neighborhood.

Public Comment letters were submitted ahead of the meeting by five parties. Summaries of the letters are provided below. Copies of the letters are kept on file with the Community Development Department.

Stan & Ellen Froyd submitted a letter of support for the project.

Jan Guerrero shared that she had reviewed the plans and was pleased with the project.

Randall Moon &Susan Mailheau submitted a letter commenting on the non-conforming setbacks, the proposed fencing, privacy concerns with the proposed west-facing windows, and a request for story poles.

Randall Moon submitted an addendum to his first letter requesting that all wired utilities serving the project be installed underground.

Josh Louda & Cara McShane submitted a letter expressing their support for the project.

Boardmember Discussion:

Boardmember Little expressed general support for the project, noting that in particular he liked that much of the character of the existing house had been preserved. He asked why the cedar battens were not used more extensively or carried to the corners on the front elevation. He confirmed with staff that the utilities would be undergrounded as part of the project. Mr. Hirsh responded that the cedar battens were added as a simple accent to break up the massing of the stucco.

Boardmember O'Connor commented that he liked that the proposal was not massive and how the legal nonconforming elements of the existing structure were being handled and subtly improved, noting that in general his preference is for legal nonconformities to be removed and replaced by current conforming improvements. He noted that drainage for the accessory building should be included in the civil plans. He thought the proposed landscaping was gorgeous.

Acting Chair Johnson pointed out that the elevations did not appear to be drawn correctly with respect to the grade differences. He also suggested the roof plan could be simplified with a larger cricket between the house and garage. He expressed general support for trellis detail, fencing, and colors. He noted the proposed landscape plan was nice but he did not like the appearance of the "second" driveway and suggested this be narrowed or further broken up to appear and function more as a walkway feature.

ACTION: Motion by Boardmember Little, seconded by Acting Chair Johnson, to recommend preliminary approval with comments attached to the Community Development Director.

VOTE: 3-0

3) Project: 700 Linden Sign Program, Project 21-2090-ARB/SIGN
Address: 700 Linden Avenue
Applicant: Mike Stroh, DMHA Architects, for CHT, LLC
Planner: Nick Bobroff

Request of Mike Stroh, DMHA Architects, architect/agent for CHT, LLC to consider project 21-2090-ARB/SIGN for preliminary review of a comprehensive sign program for the 700 Linden multi-tenant commercial development currently under construction. The proposed comprehensive sign program would provide specifications on the permissible types, locations, sizes, and designs of tenant signage and other building signage, murals and graphics for the entire multi-tenant commercial development. The property is a 0.69-acre site, zoned Central Business ("CB") district with a Visitor-serving Commercial ("V") overlay district, and shown as APN 003-313-001, addressed as 700 Linden Avenue.

No ex parte communications were disclosed.

Nick Bobroff presented the proposed sign program and described the particulars of the various allowed sign types and locations. He noted that the sign program complies with the minimum standards of the Zoning Code and, in general, staff was in support of the sign program as presented. Staff did, however, seek input from the Board on the overall amount of signage allowed under the sign program for the development as a whole, and whether the different buildings that comprise the development warranted greater differentiation in terms of allowed sign standards.

Michael Stroh and Ryan Mills (project architects) explained the reasoning and inspiration behind the sign program. They explained a general desire to let the sign types and designs relate to the architecture without overwhelming it. They noted that the sign program shows general areas on the building(s) where signage would be expected to be located by a tenant, rather than the allowed area for signage. To address variety between the buildings while still allowing for a cohesive theme, the different buildings (or portions thereof) allow for different sign types (e.g., wall signs, window signs, blade signs, awning signs, etc.).

Public Comment:
Joseph Viens expressed concerns with noise from outdoor music or similar events related to the rooftop bar or other restaurant uses within the development.

Boardmember Discussion:
Acting Chair Johnson described it as a well thought out sign program. He described it as being understated and appropriate for the design of the buildings. He suggested that signage font styles and sizing be kept consistent throughout to avoid allowing the signage to look too "busy."

Boardmembers Little and O'Connor were in concurrence with their support for the sign program.

ACTION: Motion by Boardmember O'Connor, seconded by Boardmember Little, to recommend preliminary/final approval to the Community Development Director as submitted.

VOTE: 3-0

4) Project: Klentner Mixed-Use Development, Project 23-2221-DP/CDP
Address: 4745 Carpinteria Avenue
Applicant: Michael Stroh, DMHA Architects, for CHT, LLC
Planner: Nick Bobroff

Request of Michael Stroh, DMHA Architects, agent/architect for Justin Klentner, to consider project 23-2221-DP/CDP for conceptual review of a new commercial / residential mixed-use development. The contemplated proposal calls for removing all existing site improvements and constructing a three-story mixed-use building comprised of 4,303 square feet of commercial space, 24 apartment units (2 one-bedroom units and 22 two-bedroom units), and a 53-space ground level parking garage. Total project square footage would be approximately 57,805 square feet and reach a maximum height of approximately 36 feet. The project seeks to utilize state density bonus provisions in exchange for setting aside a percentage of the apartment units for low-income affordable housing. The property is identified as APN 003-251-021, and addressed as 4745 Carpinteria Avenue (presently occupied by "Sun Coast Rentals").

No ex parte communications were disclosed.

Nick Bobroff described the proposed project and explained how the design of the project had evolved in response to comments provided at the previous joint City Council- Planning Commission-Architectural Review Board conceptual review meeting in December 2022. He noted that while, overall, staff believed a number of important changes had been addressed, the project was still at a conceptual stage and feedback was being sought on a number of different topics including, but not limited to, architectural style and materials, neighborhood compatibility, size/bulk/scale/massing, the mix of unit types, and frontage designs.

Michael Stroh and Ryan Mills, both of DMHA Architects, and Justin Klentner (owner/applicant) presented the project to the Board and provided a detailed explanation of how the project had been revised to respond to comments from the initial joint-conceptual review. They also attempted to answer various questions from the public related to street improvements and on-street parking, particularly along Ninth Street.

Public Comment:
John Nicoli, Property Manager for Arbor Trailer Park, asked if the plans show 10 on-street parking spaces on Ninth Street. He also asked why the project needs a driveway on Ninth Street, commenting that it would significantly impact the residents of Ninth Street. He described the project as being very overbearing, impactful and onerous on Ninth Street residents, and suggested the increased traffic on Ninth Street would be troublesome because it is already very dense and busy. He also expressed concern that the proposed Ninth Street frontage improvements would eliminate or interfere with street improvements completed by Arbor Trailer Park and the (only) street light on this portion of Ninth Street.

Susan Hathaway expressed concerns with privacy impacts for nearby residents from the new upper floor apartments and private deck areas. She expressed disappoint over the loss of residents' mountain views as a result of this project and anticipated increased traffic in the area.

Beth Anderson was concerned that second- and third-level decks facing the creek could impact nesting raptors that utilize the existing trees along the Franklin Creek channel. She also urged the developers to not utilize any solid fuels in the new building.

Joseph Viens did not feel the project fit the neighborhood. He cited concerns over impacting wildlife in the area, and parking impacts along Ninth Street. He felt like this was yet another project catering to out-of-town tourists rather than Carpinteria citizens and that it would add to increasing the busyness and noise of this residential area. He acknowledged that the state is pushing for housing throughout the state, including in Carpinteria, but encouraged City decision-makers to push back.

Jose Lopez noted he lives directly across from the project on Ninth Street and that he was primarily concerned with impacts to parking and safety/traffic on Ninth Street, noting many of the area kids use Ninth Street as a play area.

Karen Aragaki described herself as not being opposed to the project, but had a number of reservations with the proposal as currently shown. She did not feel that three-story development was appropriate on Carpinteria Avenue. She was also concerned with the types of commercial uses that would be allowed to occupy the commercial portions of the project and whether such uses may bring additional impacts to the area. After reviewing the revised proposal, she indicated that she preferred the previous design that provided larger interior courtyard areas for residents rather than individual private decks around the perimeter. She felt that animating and articulating the development's two street frontages is important, but that animating the Franklin Creek side of the development is less important in the interest of buffering nearby residents. She ended with a suggestion to the developer to design the project as if he lived next door.

John Gonzalez expressed concerns over the impact of additional parking demands for limited spaces on Carpinteria Avenue, citing existing overflow parking impacts. He described the project as being too big for the block. He also cited concerns with water availability and the need for more green spaces and open spaces for residents of the development.

Carlena McKherney felt the project included too many units and not enough parking. She asked whether the project can be redesigned to face away from Ninth Street and Franklin Creek.

Catherine Decker asked about the size of the units and anticipated rents.

Public Comment letters were submitted prior to the meeting by Beth Anderson, Karen Aragaki, and two anonymous individuals. The letters are summarized below. Copies of the letters are on file with the Community Development Department.

A letter from Beth Anderson urged that the use of commercial spaces should be restricted to not allow for the sale of alcohol, tobacco or cannabis products. She also advocated for no burning of solid fuels in the development, and no residential open spaces for residents on the Franklin Creek side of the development.

A letter from Karen Aragaki suggested no revisions had been made to the project since the last review and that the project could be supported if more consideration was given to immediate residents, citing concerns over three stories, impacts to parking on nearby streets, potential for impacts to the creek and wildlife, concerns over the impacts of certain types of commercial businesses and vacation rentals.

The letter concluded that the project area is too dense and all new dense housing should be built instead in single family neighborhoods where there is more space between dwellings.

Anonymous letter no. 1 was submitted via Granicus expressing a desire to not allow any solid burning fuels as part of the project, a preference for there being no residential open spaces along the Franklin Creek-side of the building, and a desire to see the commercial spaces associated with the development being prohibited from the sale of any alcohol, tobacco or cannabis products.

Anonymous letter no. 2 was also submitted via Granicus and largely mirrored many of the same concerns in Ms. Aragakai's letter, above.

Boardmember Discussion:
Boardmember O'Connor observed that many of the comments from the previous joint-conceptual review had been addressed. He felt that the Ninth Street frontage in particular was much improved but that more could be done to improve its architecture. He really liked the bioswale idea for stormwater treatment and encouraged the applicants to incorporate as many trees as possible into the site plan. He understood that the architecture and finishes were still being developed, but he encouraged the team to think "beachy." He also asked that the neighboring house on Ninth Street be better detailed on the rendering(s) so it was clear to the viewer.

Boardmember Little encouraged the applicant to continue to work with the neighbors to develop and implement a plan for Ninth Street that would better address the neighborhood's concerns. He thought the architecture felt too industrial still and should be further softened. He also felt the Carpinteria Avenue frontage felt too generically commercial in its appearance.

Acting Chair Johnson appreciated the efforts to revise and refine the project. He encouraged the applicants to explore ways to animate each of the units or given each a little bit of their own unique identities through differences in colors, materials, window types or sizes, roof shapes, and/or details. He liked the massing overall, but suggested the second- and third-level units could be animated further by either turning them slightly more or pulling some of them further in/out to break up massing. He suggested that wood exterior finishes feels like an appropriate direction as the architecture and finishes continue to be developed. He urged the applicants to consider how the project should feel to the community in terms of affecting overall livability of the area.

ACTION: Public comment received and conceptual-level comments provided to the applicant.

VOTE: N/A

OTHER BUSINESS:
New ARB Boardmember Richard Little

CONSENT CALENDAR: None.

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

- Dawidziak Residence, Driveway Gate and Flag Pole: Staff presented the new as-built driveway gate and revised flag pole as part of the underway remodel project. Staff explained the flag pole

would be approximately two feet taller than previously recommended by the Board, but that the Director had approved it. The ARB had no reservations with the as-built changes as presented.

ADJOURNMENT

Acting Chair Johnson adjourned the meeting at 9:03 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, June 29, 2023. All Boardmembers present indicated they expected to be present.

_____
Chair, Architectural Review Board

ATTEST:

_____
Secretary, Architectural Review Board

Attachment C
Exhibit 2:
Reduced Plan Set from the May 25, 2023 Conceptual Review ARB Meeting

4745 Carpinteria Avenue Mixed Use Development
23-2221-DP/CDP/ARB

February 5, 2024

4745 CARPINTERIA AVE

PROPOSED MIXED USE DEVELOPMENT

GENERAL NOTES

CODE COMPLIANCE

VICINITY MAP

SHEET INDEX

G001	COVER SHEET
C1.1	SURVEY
C1.2	TOPOGRAPHIC SURVEY
L1.0	PLANTING PLAN
L1.1	IRRIGATION PLAN
L1.2	PLANTING AND IRRIGATION NOTES
L2.0	HARDSCAPE AND FURNISHINGS PLAN
L2.1	HARDSCAPE AND FURNISHINGS PLAN
L3.0	GRADING PLAN
L3.1	GRADING PLAN
A1.0	SITE PLAN
A1.1	SITE PLAN
A2.0	BUILDING 1 - FLOOR PLANS
A2.1	BUILDING 1 - FLOOR PLANS
A2.2	BUILDING 2 - FLOOR PLANS
A2.3	BUILDING 2 - FLOOR PLANS
A3.0	BUILDING 1 - ELEVATIONS
A3.1	BUILDING 1 - ELEVATIONS
A3.2	BUILDING 2 - ELEVATIONS
A3.3	BUILDING 2 - ELEVATIONS
A4.0	BUILDING 1 - SECTIONS
A4.1	BUILDING 2 - SECTIONS
A5.0	BUILDING 1 - ROOF PLAN
A5.1	BUILDING 2 - ROOF PLAN
A6.0	BUILDING 1 - DETAILS
A6.1	BUILDING 2 - DETAILS
A7.0	BUILDING 1 - 3D VIEWS
A7.1	BUILDING 2 - 3D VIEWS
A8.0	BUILDING 1 - MATERIALS
A8.1	BUILDING 2 - MATERIALS

PROJECT SCOPE

Project Scope Includes:

- Proposal to redevelop 4745 Carpinteria into a new mixed use development, for 3 multi-family (4+ unit) property lot under 17% of lot (8 lots units for non-vacancy households, which would equate to 3 new moderate-priced units, and would yield the project up to a 50% density bonus (4+ additional units) which would equal 24 units. The proposed consists of 18,094 GSF of 18 new bedroom units, 8,702 GSF of 9 new bedrooms townhouses facing Birch St, 2,188 GSF of 2 new loft work units, 4,304 S.F. of 2 story commercial retail, and 33,808 GSF concrete parking podium 53 enclosed parking spaces
- 11 parking spaces for commercial
- 35 spaces for residential units

PROJECT INFORMATION

PROJECT DIRECTORY

LOCAL JURISDICTION STAMPS & NOTES

DMHA
ARCHITECTURE + INTERIOR DESIGN

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 23CL08

NO.	DESCRIPTION	DATE
	Development Application Submittal	[illegible]

G001

COVER SHEET

GENERAL SPECIFICATIONS

1. Carpentry:
   a. Sills shall be 2x or an otherwise embedded pressure treated to resist termite infestation and on 1/2" x 4" anchor installation. Anchor per Structural Drawings
   b. All joists shall be Douglas Fir or equal
   c. All studs shall be Douglas Fir each shipping at mid-height or walls over 8'-0" high.
   d. All subcontractors shall comply with national lumber manufacturers installation and uniform wood products association standards and practices.
   e. Double wood joists under partitions running parallel to direction of joists
   f. Fire-stop all interior furring and openings as required by code
   g. Where joists and beam frame flush, provide steel or wood support hangers and connectors for support.
   h. Provide min. 2 1x cross bach side of all openings. Frame in 2-1x joists each side of headers or beams over 7'-0" long.
2. Masonry:
   a. All required wall frame work shall be attachments shown and shored during construction as per plans and engineer's shall bear a seal number. Follow code requirements and good construction practices for safety.
3. Steel:
   a. All steel shall be designed, manufactured, and installed to support a live load of 100 lbs. per sq.ft.
4. Concrete:
   a. Footings and supports shall be detailed and constructed for a concentrated load of 200 lbs. spaced at any point and in any direction, the unit's are of a panel shall be designed and constructed for a distributive concentrated load of 200 lbs. applied over 1 sq.ft. at any point in the panel location. Design and construction to meet the loading of the type.
5. Plastering and Carpentry:
   a. Paint around electrical, rock outlets, all metal enclosures and others shall be done all with perforated flashing, tapered all flashing as shown. All subject and steel attachments with nails shall have rust prevented flashing. Provide flashing where doors, windows and louvers and all other openings. Caulk all joints all around. Building shall be guaranteed fully watertight.
6. Roof Drain Assembly:
   a. All drain headers and gutters shall be predetermined galvanized sheet metal
7. Insulation:
   a. Provide insulation as shown on the drawings
   b. Insulate all pipes shown for sound
   c. Provide rock wool insulation at expansion between all exterior and interior dust frame and rough framing.
8. Drywall:
   a. Interior and exterior joints - to be joint at one set, all of recessed details - apply tapeless and reinforced corners
   b. Installation Number - every sheet continuous or because fresh one - verify surface and reinforced corner
   c. Adhesives - low toxicity, solvent free only
9. Acoustic, Resistance, Appearance & Building Components:
   a. All equipment, appliances, building components or as appropriate to obtain low noise level as manufacturer.
   b. Per CBC 1121.3, systems, equipment, assemblies and building components shall be installed as a factory to:
      1. The manufacturer has certified that the systems, equipment, assemblies or building components conform to the applicable requirements in sections 1121.1 and,
      2. The systems, assembly, residential or building components complies with all applicable installation of CBC Chapter 1121.
      3. Compliance with Appliances that are within the scope of Section 1605 of the Appliance Efficiency requirement shall only be installed if they have been certified to the Energy Commission in accordance with 1121.3(a).

EROSION CONTROL NOTES

The owner/contractor or shall remain responsible for the discharge of any sheet or dirt that is back off onto streets or storm drains even with the installation of ground construction measures.

1. Gravel Construction Entrance:
   a. A gravel construction entrance is generally required where vehicle traffic is anticipated off of working surface to a paved road. If there is more than one vehicle access point, a gravel construction entrance should be installed at each entrance. The responsibility for field duty to ensure it is conditions, and maintenance of that construction entrance shall remain with the property owner or contractor. Contractor vehicles or equipment shall not cross a property adjacent to a creek, watercourse, or storm drain facility unless adequate protection measures are provided approved and are under the direct supervision of the Storm Protection.
2. Silt & Debris Protection:
   a. A filter system shall be used on curb inlets to catch sediment and debris before it enters the storm drain system. Inlet protection shall be maintained by the property owner or contractor during the duration of the project. Additional methods will require the approval of the county.
3. Sediment Trapping/Barriers:
   a. For all projects, a silt fence or straw wattle shall be installed along the down slope edge of the disturbed area, prior to the commencement of grading. The sediment from sediment will be trapped so that all runoff from the construction site is filtered, or passed through a sediment basin that prior to releasing a property line, ensuring a mode of entering the city storm drain system. Sediment filter structures are to be maintained regularly by city inspection staff during inspections scheduled by the contractor at beginning of project and sediment removal, when the depth of sediment is no more than half the height of the structure. Silt fences shall be installed according to city reference sheet.
4. Stone Outlets:
   a. Stone outlets can be used as filters to capture temporary channel flow lines or as a protective filter device. By any method they do not replace the need for a trench, check or silt fence and are to enhance the reduction flow velocity and trap sediment from runoff.
   b. Stone outlets should not replace or place more than 1/2 inches after construction zone. It can be determined significant sedimentation has not occurred, filter used as a permitted flow medium should be removed when material is within 1/2 inches of the top of the stone.
5. Dirt Berms:
   a. Dirt berms allowed for installed where catchments from short flow to 10 acre flow system will direct property entry adjacent streets. When installing, it is important the berm material be anchored into a trench and tamped.
   b. Maintenance of dirt berms is similar to that of straw wattles in that the berms must be inspected and needed repairs implemented after every storm event. Sediment deposits should be removed when sediment reaches no more than 1/2 berm or one-half the berm height.
6. Fiber Matting:
   a. Fiber matting shall generally not be used as an erosion control measure over large areas. Fiber matting may be used to protect areas, highly erodible areas, or to protect temporary stockpile of material. If jointed matting is used, the joint of consecutive rows from the product should be shingled.
7. Earth Dikes/Drainage Swales and Lined Ditches:
   a. As far as is practicable, entering materials shall be protected and left in place, in accordance with the grading plans shown on approved drawings, grading, or public works and erosion control plans. The exception is where earth dikes, drainage swales and lined ditches must be constructed with an approved plan, these areas shall be carefully located and marked to reduce potential damage, where existing vegetation has been removed, or as property land conditions require, the earth dike, swale or ditch shall be revegetated, and vegetation established, as soon as practicable, but no later than October 15.
8. Slope Protection:
   a. Plastic sheeting liners will normally not be considered satisfactory erosion protection for disturbed slopes steeper than 2:1, these areas should also be protected with the use of jute netting or other similar. The installation of erosion control blankets should be considered for all disturbed slopes steeper than 4:1 (25%) and greater than 20 feet in slope length. Installation of slope protection should be completed for all slopes steeper than 3:1 (33 of 66) and lengths greater than 30 feet. Slope testing of all fencing should be completed at the top of all slopes steeper than 4:1 (25%) and placed between top of slope along all toeing.
9. Soil Roughing Measures:
   a. On areas where application of sod cannot have been removed from more than 2 to 5 acres of land, implanting ground cover shall be applied on or before September 15 with the ground cover established and mulched by October 15. All slopes greater than 3:1 (33%) and greater than 10 feet in height, and all flat areas shall be protected through the winter with straw mulch, erosion blankets, the installation of additional check methods, or other methods as approved by the city.
10. Seeding:
    a. Seeding shall be as follows, or as recommended by a California licensed landscape architect or a certified professional soil scientist and approved control specialist.

08 - QUALITY CONTROL

1. The contractor shall supervise and direct the work, using their best skills and attention. The contractor shall be solely responsible for all construction, equipment, delivery and installation means, methods techniques, and procedures and for coordinating all portions of the work under the contract.
2. If the owner's material is inspected at the job site, the superintendent is to inventory against the owner's packing list and shall report any errors immediately. If installation is not the purchasing responsibility of the buyer or packaged materials shall be used, provided to the general contractor.
3. The contractor shall employ a competent superintendent. The superintendent shall represent the contractor and all communications given to the superintendent shall be as binding as if given to the contractor.
4. The contractor shall, at all times, enforce strict discipline and good order among his employees and shall not employ on the work any unfit person or any person not skilled in the task assigned.
5. All areas shall confirm construction work, unless the premises as much as possible and shall work in an orderly manner maintaining tools and debris from the premises on a daily basis. At the time shall areas, work, boards, or other construction materials could cause injury shall be covered to the public.
6. All materials used in construction shall be new and of first class quality unless otherwise indicated. All materials and workmanship shall be guaranteed for a period of one (1) year after date of the opening of the work.
7. Product samples: Manufacturer's data and shop drawings shall be submitted to owner for review prior to fabrication or start of work. The owner shall not approved equal when such request requests for substitutions for products or manufacturers not specified.
8. Cost of temporary utility services provided by owner. The contractor shall make provisions in accordance with the owner and utility services.

09 - TEMPORARY SERVICES

1. If applicable, the general contractor shall provide such sanitaryware, cement, mortars, and masonry as required for completion water, power, lighting, fuel or as required to comply with the work:
   a. Temporary telephone: the owner's general contractor shall install a job site telephone and the number and notify owner by fax of the telephone number and the name of the superintendent.
   b. Temporary water: water required for the performance of the contract shall be provided and paid for by the contractor. Water shall be stored in containers which conform to any requirements of state and local authorities for domestic water.
   c. Temporary electrical: temporary electrical service shall be the responsibility of the general contractor licensed to serve.
   d. Temporary heat: when required for proper installation or protection of any portion of the work. The contractor shall furnish and install temporary heating units as approved by the owner or local authorities.
2. Cost of temporary utility services provided by owner. The contractor shall make provisions in accordance with the owner and utility services.

10 - CONTRACT CLOSE-OUT

1. Contractor is the date on which the work or designated portion thereof is sufficiently complete, as the owner may occupy the same for its intended purpose.
2. Provide the following for close out:
   a. CC 1 final owners (name) two signed originals
   b. CC 2 warranties
   c. CC 3 certificate of fire & safety
   d. Sub contractor's warranty
   e. Certificates of occupancy (if available)
   f. As built drawings
   g. Release of unconditional lien
   h. Signed off punchlist

The following shall also apply:
1. 2-year manufacturer's warranties

Note: All paperwork to be submitted 20 days after completion date.

11 - FINAL CLEANING

1. General:
   a. The work included in this subcontract shall be performed according to the general conditions and requirements which are stated on this set of drawings.
   b. Each subcontractor shall clean his work as it progresses, all debris, dirt, waste, packing, etc. resulting from that work.
   c. The final cleaning shall be done after work has been performed by a professional cleaning company.
   d. All interior and finished shall be left free of marks, blemishes, dust, dirt, over spray, paint spots, etc. All fixtures shall be cleaned and polished, all glass shall be cleaned on both sides.
   e. Remove from site and properly dispose of all debris, rubbish and waste materials.
   f. Remove from site and properly dispose of all excess and unused materials.
   g. Contractor shall maintain adequate cleaning service for all areas of the work at the completion of the work and before turning over space and to the owner. Work to include but not be limited to: removal of all traces of dust, dirt, debris, splashings, and temporary marks. Remove all traces of unwanted material from equipment surfaces. Clean glass, both sides. The final shall be cleaned and using manufacturer's recommended cleaning materials only.
2. Property and Protection:
   a. All products used for cleaning shall be appropriate for and compatible with the materials being cleaned.
3. Execution:
   a. Clean all glazed openings, counter tops, and finished work with non-abrasive cleaners
   b. Clean all glass and mirrors both sides and remove to be non-streaking glass cleaner
   c. Paint wipe all fixtures, including lamp fixtures.
   d. Remove labels, stickers for shop materials or temporary identification which marking system, fire-rating, and signs. Note: Remove all "marked and dust" permanently on site surface.
   e. Toilet rooms - all fixtures and washable surfaces in the service rooms shall be cleaned, sanitized, and disinfected.
   f. Resilient floors shall be dusted and waxed clear
   g. Wood surfaces to be dusted and waxed clear
   h. Remove protective coverings as soon as they are no longer needed.
   i. Remove grass to edge of all road, sidewalk, parking, etc
   j. Trim - wipe clean
   k. Soffits - dust clean

BEST MANAGEMENT PRACTICES

1. Dumping of paint, wood & other construction related materials must be protected from being transported from the site by the forces of wind or water. This includes but is not limited to: plastic, drywall, plywood debris, drywall "mud" products, etc.
2. Public and Sanitary Bathroom Areas: Portable must be located in accordance with their health & are not to be placed within 50 feet of surface waters. All approved portable toilet facilities shall be protected from the weather. Refer to local ordinances for allowable periods.
3. Contractors shall not dispose of any waste materials or rubbish other than normally associated with the construction activities on the site. Temporary containers or receptacles shall be provided for the collection of such materials and shall be properly disposed of off the site. Open burning of any waste materials is prohibited.
4. Contractors shall not allow any concrete truck to be washed into the public right of way or into other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of in a proper manner.
5. Clean sweepings shall be collected and removed from the site by vehicle traffic. The construction access or roadways must be maintained so as to prevent sediments from being deposited into the public right of way. Street sweeping must be done as immediately as may not be washed down by rain or other means.

WATERPROOFING GENERAL NOTES

Note: The following notes are general in nature and do not describe all conditions. Where a field condition exists that is not covered by these notes, the General Contractor is instructed to notify the architect immediately to resolve the condition.

1. Window and door installation shall meet National standards within 2002 (for mounting flanges) and ASTM E2112.
2. All flashing shall be applied over solid backing per manufacturer's recommendations.
3. Self-adhered flashing should be treated with a hand roller prior to apply proper adhesion at the starting flange, substrate, rigid flashings and water resistive barriers.
4. All flashing and sealants shall be chemically compatible and installed within the temperature range and conditions recommended by the manufacturer. Always refer to the manufacturer's recommendations. Unless otherwise, all flashings and all sealants should be from a single manufacturer.
5. All vertical leaves of adjacent flanges are fastened at starting or termination, exposures, and joints are protected and sealed. Flash with sealant prior to flowing flashing.
6. Provide a 6-8" elevation to pan for installing insulation and combination per ANSI 2002.01. All pans and head and completely sealed to the wall.
   a. Jambs and anchorages between the building envelope (WRB assembly) and fenestration product shall be designed to accommodate differential building movement, deflection and creep as the structure concurrently with the window load assembly.
   b. Maintain a 1/4" (.64") gap between the window frame and the rough or sub-surface (casing, stucco, etc).
   c. Install appropriate joint and backer rod in the gap between the window frame and the final exterior and surface (casing, stucco, etc.) that seals material per manufacturer's recommendations.
   d. Adjacently self-adhesives shall be installed per manufacturer's instructions, with joint and backer rods installed and sealed. Should a conflict or discrepancy exist between manufacturer's instructions and contract documents, the contractor shall submit the conflict to the architect for prior to further work in any area of question.
7. The contractor agrees to accept and install all other fenestration items as per plans or designated during submittal and shop drawing review. Items delivered to the owner's premises to store premises. Items delivered to a job premise survey space shall be delivered by general contractor.
8. The general contractor shall be responsible for the work at the project and materials, whether stored at the premises or elsewhere until the work of completion. This shall include all owner-furnished items on such items in addition to the contractor's amount.

07 - SUBMITTALS

1. The general contractor shall provide a physical or digital submittal (shop drawings, product data, or physical samples) for the following: fire sprinklers, fire alarm, concrete mixes, plumbing fixtures & accessories, doors & door hardware, windows & window hardware, weather and moisture barrier materials, glass & hardware, electric & fixtures, signage & paint examinations.
2. No portion of the work requiring submission of a shop drawing, product data or samples shall be commenced until the submittal has been approved by the architect. All such portions of the work shall be in accordance with approved submittals.
3. The contractor shall not be relieved from responsibility for errors or omissions in the shop drawings, product data or samples

00 - CONTRACT REQUIREMENTS

GENERAL CONDITIONS

1. The "General Conditions" of the contract for construction are to be determined between the OWNER and general contractor and shall govern the conduct of subcontractors, respective responsibilities and payment schedules. Owner-hired subcontractors shall be performed by an authorized representative of the OWNER.
2. No contractual requirement shall be due at once or demand as a result of failure on the part of the contractor to fully acquaint themselves and all other persons to the contract with any agreed upon general conditions.
3. The OWNER, without invalidating the contract, may order extra work, alter, add to or deduct from the contract. The approved work and procedures data shall be adhered strictly.
4. The general contractor's bid includes the cost of all permits and licenses to the contract. The subcontractor's bid shall include all permit and license costs as required by their proposals in the general contractor. Permits and fees to include connection of equipment, fixtures, services and utilities as required.
5. The plans submitted by the contractor are understood in every case to consist of requirements and instructions to the lowest bid of every kind, and the OWNER shall not be liable upon to do so by statements on such items in addition to the contract amount.

01 - GENERAL REQUIREMENTS

EXISTING CONDITIONS

1. Prior to submitting bid proposals, the OWNER's contractor and each subcontractor shall visit the proposed space and make themselves familiar with all existing conditions, take field measurements and shall all into notation needed to provide a complete bidge of work.
2. Notify the OWNER immediately of conditions which may conflict or compromise a workable plan.
3. No additional compensation will be paid by the OWNER for difficulty which could have been avoided with the working conditions.
4. Existing conditions have been prepared from drawings and specifications for convenience.
5. Typical dimensions should be given to the nearest inch and shall be "exact" and "north of field" / "in" dimensions. The general contractor and sub-trades shall verify all existing dimensions and locations of existing. The general contractor shall be liable for all extra expense as determined by architect by failing to examine the conditions on the drawings or overlooking the instructions in the issue of this agreement between actual field conditions and dimensions on the drawings.

02 - SELECTIVE DEMOLITION

1. The work included in this subcontract shall be performed according to the general conditions and requirements which are stated on this set of drawings.
2. The contractor performing demolition shall be responsible for verifying all existing field conditions so as to avoid any interference with the demolition of the existing concrete work which may be required to provide the new work as shown on the contract documents.
3. Each portion of the demolition work is to be done in the specific order and in accordance with the completion schedule. Mechanical work, by the owner, shall be disconnected and removed first, and capped off, then ducts, each contractor and subcontractor shall immediately examine the proposed work and report any deficiencies in the proposal for the work of all contractors, unless otherwise instructed by general contractor.
4. Contractor will safely work to prior interrupted.
5. Provide temporary bracing, shoring and supports as required for existing structure or concrete to prevent damage during construction.
6. Structure shall be done legally, in compliance with labor ordinances and rules and ordinances regulations.
7. General contractor shall remove and dispose of demolishing from roads, trash, junk, wire, wood and property moving work as required for installation of new floor coverings.
8. All existing construction shown to be demolished, including walls, floors, partitions, framing, ceilings, etc.) shall be removed entirely, unless otherwise noted on the drawings. Existing to remain shall become the property of demolition of the specified non-work equipment material and debris removed shall become the property of demolition's if deemed not to be used by the OWNER. Each items must be moved in specifically designated of the drawings, salvage, are and should items unwanted shall be surrendered to the general contractor where work and cannot are to be removed as shown on the drawings. The contractor is not to cut any live electrical services and shall the abandoned conduit and boxes and wiring must be removed from the walls and ceilings by the demolition contractor. All used or unused runs shall be plugged at the remaining free points flexible to all the system.
9. G.C. is solely in charge of removing grease accumulating in Grease Interceptor and is responsible for all costs associated with the removal and disposal of grease.

03 - MODIFICATION PROCEDURES

SUBSTITUTIONS & CHANGES

1. Do not substitute materials, equipment or methods unless such substitution has been approved in writing by the OWNER.
2. Notify the OWNER immediately of conditions of any hidden, unforeseen conditions which may impact work and confirm all conditions and notify required of existing within 24 hours of the event.
3. Minimum value changes must be made in writing by the OWNER.
4. The OWNER has the unilateral rights to for use of any proposed or specified. Upon proof of any conflicts, the owner and materials shall be ordered immediately, and all deliveries confirmed to meet the completion date. Delays in ordering, resulting in shortages or not being are liable to the contractor for completion of all work on schedule and resulting in owners, and for the inadequately of the trade contractors for such delays. Materials that are unavailable for the specified item, or a result cause delays, require the OWNER's review and approve new replacement materials satisfactory to the project, may result in back charges to the said trade, unless the OWNER has been advised of a substitute time to make such material or material.
5. Delivery of OWNER furnished items: the contractor will advise the OWNER in writing, within seven (7) days after awarding, the exact delivery dates and locations they wish to receive all furnished items. Items not scheduled within seven (7) days will be scheduled and delivered at the OWNER's option.

04 - COORDINATION OR SCHEDULE

1. The owner's work occur and each subcontractor shall be thoroughly familiar with the work areas and the drawings and all other contract documents.
2. All subcontractors are to notify owner immediately of any discrepancies contained within the contract documents prior to proceeding with subcontract work and report in "writing" or additional cost to the owner.
3. Unless otherwise noted, all materials and equipment shall be delivered and stored at the location to be performed by others, via the owner's contractor.
4. The contractor shall, at all times, afford access to his work to owner agents and employees so that work may be performed by others and properly. The contractor shall provide facilities necessary for such access for the owner or his agents that facilities access and provide adequate equipment.
5. B.C.'s to provide for the protection of materials from and prevention of damage to work of others or owners to assure the conditions and quality. Notify the owner and the appropriate distributors within 24 hours if the contractor or supplier of the manufactured items is not in accordance with the plans and specifications delivered or the contractor documents.
6. The general contractor shall be responsible for coordinating with the owner or other work activities to meet completion is completed, for ordering the job site and seeing the punch list.
7. All subcontractors shall coordinate their work with the work of others to avoid conflicts, discrepancies occurring issues or before the premises and shall make changes from time to time as required by circumstances such work or conditions. All changes that shall affect the final substances of the project shall be approved or affected by owner.
8. Contractor will perform layout and material supplies in schedule of submittals.

05 - REGULATORY REQUIREMENTS

1. Comply with the state and local codes - refer to sheet g001 for building code requirements.
2. All trades and all shall be registered with the city, county, state and authorities as required.
3. Prior to start of work, the general contractor shall be responsible for obtaining a certificate of occupancy from any governing authority.
4. All duties and contractors work as applicable federal, state, municipal, and O.S.H.A. rules, codes and regulations.

06 - SPECIALTY REQUIREMENTS

1. Work shall be completed in a timely manner, consistent with the owner approved construction schedule.
2. The superintendent will be required to maintain a daily log of all activities which shall include all work accomplished, the number of workmen, of each trade on the job, conferences held, visitors, etc.
3. The contractor shall be responsible to the owner for acts and omissions of his employees, sub contractors and their agents and employees, and other persons performing any of the work under a direct or with the contractor.
4. The contractor warrants that to the best knowledge of his work suited for on the contract and contract drawings, and any enquiry such tasks as not to cause or interfere with the specific and work process of the owner or other contractors. The contractor shall furnish to the owner such evidence as the owner may require to satisfy himself on this point.
5. Materials and equipment shall be stored and installed in accordance with manufacturer's instructions. Work shall be neat, exact and workmanlike. Should a conflict or discrepancy exist between manufacturer's instructions and contract documents, the contractor shall submit the conflict to the architect for prior to further work in any area of question.
6. The contractor agrees to accept and install all other furnished items as per plans or designated during submittal and shop drawing review. Items delivered to the owner's premises to store premises. Items delivered to a job premise survey space shall be delivered by general contractor.
7. The contractor shall be responsible for the work at the project and materials, whether stored at the premises or elsewhere until the work of completion. This shall include all owner-furnished items on such items in addition to the contractor's amount.

ARCHITECTURAL SYMBOLS

Sheet Reference — Views Name ##/##

Section

Level

Detail Section

Detail Callout

Elevation

Area Tag

Door Tag

Window Tag

Wall Type

Material Tag

Revision Tag

Roof Pitch

Signage Reference

Tempered Safety Glazing

Dimension to Core Structure

Dimension to Finish Face

Fire Extinguisher

Indication of accessible clearances per details provided on sheet G701

ABBREVIATIONS

ABV	Above	MAX	Maximum
ACT	Acoustical Ceiling Tile	MB	Machine Bolt
ADJ	Adjustable	MECH	Mechanical
AFF	Above Finish Floor	MEP	Mechanical, Electrical, Plumbing
AGGR	Aggregate	MFR	Manufacturer
ALUM	Aluminum	MIN	Minimum
ANOD	Anodized	MISC	Miscellaneous
APPROX	Approximate	MTD	Mounted
ARCH	Architect	MTL	Metal
ASPH	Asphalt	NIC	Not In Contract
BD	Board	NO	Number
BLDG	Building	NOM	Nominal
BLK	Block	NTS	Not To Scale
BM	Beam	OC	On Center
BOT	Bottom of	OPNG	Opening
BRKG	Blocking	OPP	Opposite
BSMT	Basement	PAINT	Painted
CAB	Cabinet	PC	Precast
CEM	Cement	PL	Plate
CER	Ceramic	PLAM	Plastic Laminate
CFCI	Concrete	PLYWD	Plywood
CFMF	Cold Formed Metal Framing	PR	Pair
CJ	Control Joint	PT	Point
CLG	Ceiling	PTD	Painted
CLR	Clear	PVC	Polyvinyl Chloride
CMU	Concrete Masonry Unit	QT	Quarry Tile
CO	Cased Opening	R	Radius
COL	Column	RB	Rubber Base
CONC	Concrete	RCP	Reflected Ceiling Plan
CONT	Continuous	REF	Refrigerator
CPT	Carpet	REINF	Reinforcing
CRPT	Carpet Tile	REQ	Required
CT	Ceramic Tile	RM	Room
CTR	Center	RO	Rough Opening
DBL	Double	SC	Solid Core
DEPT	Department	SCHED	Schedule
DF	Drinking Fountain	SECT	Section
DIA	Diameter	SHT	Sheet
DIM	Dimension	SIM	Similar
DN	Down	SPEC	Specification
DR	Door	SQ	Square
DS	Downspout	SS	Stainless Steel
DTL	Detail	STD	Standard
DW	Dishwasher	STL	Steel
EA	Each	STOR	Storage
EJ	Expansion Joint	STRUCT	Structural
EL	Elevation	SUSP	Suspended
ELEC	Electrical	SYM	Symmetrical
ELEV	Elevator	T&G	Tongue & Groove
EMER	Emergency	TB	Towel Bar
ENCL	Enclosure	TEL	Telephone
EQ	Equal	TEMP	Temperature
EQUIP	Equipment	THK	Thick
EXIST	Existing	TOC	Top of Curb
EXP	Exposed	TOP	Top of Plate
EXT	Exterior	TOS	Top of Slab
FD	Floor Drain	TOW	Top of Wall
FDN	Foundation	TP	Toilet Paper
FE	Fire Extinguisher	TPD	Toilet Paper Dispenser
FEC	Fire Extinguisher Cabinet	TYP	Typical
FF	Finish Floor	UNO	Unless Noted Otherwise
FIN	Finish	VCT	Vinyl Composition Tile
FLR	Floor	VERT	Vertical
FOC	Face of Concrete	W	West
FOM	Face of Masonry	W/	With
FOS	Face of Stud	WC	Water Closet
FOW	Face of Wall	WD	Wood
FPRF	Fireproof	WDW	Window
FT	Foot	WH	Water Heater
FTG	Footing	WP	Waterproof
GA	Gauge	WSCT	Wainscot
GALV	Galvanized	WT	Weight
GC	General Contractor		
GFCI	Ground Fault Circuit Interrupter		
GL	Glass		
GR	Grade		
GWB	Gypsum Wallboard		
HB	Hose Bibb		
HC	Hollow Core		
HDR	Header		
HDWD	Hardwood		
HM	Hollow Metal		
HORIZ	Horizontal		
HR	Hour		
HT	Height		
ID	Inside Diameter		
INSUL	Insulation		
INT	Interior		
JAN	Janitor		
JT	Joint		
LAM	Laminate		
LAV	Lavatory		
LT	Light		
MAT	Material		

DMHA
ARCHITECTURE + INTERIOR DESIGN
805.963.7777
1714 Chapala Street, Suite 210C
Santa Barbara, CA 93101

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C136

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/14/2023

G002

SYMBOLS, ABBREVIATIONS & NOTES

DMHA
ARCHITECTURE + INTERIOR DESIGN

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

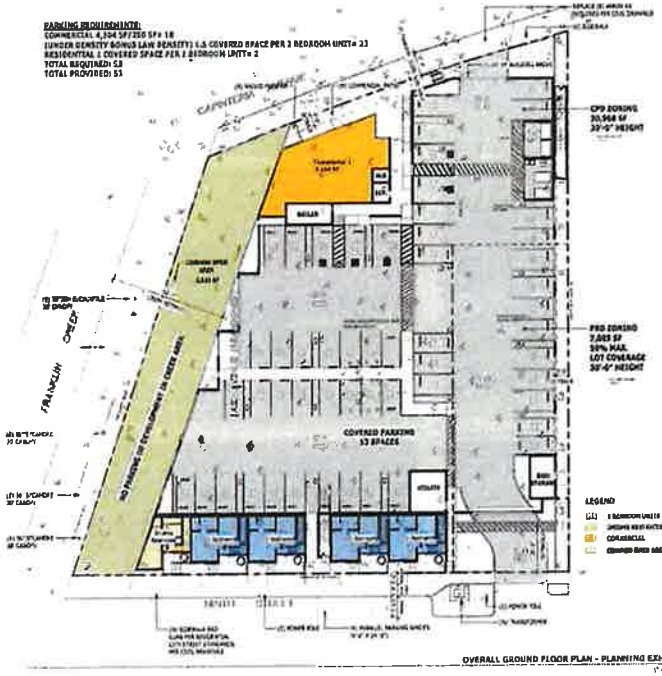
NO.	DESCRIPTION	DATE

G011

SITE PHOTOS

OVERALL SECOND LEVEL FLOOR PLAN - PLANNING EXHIBIT 02
1" = 20'-0"

OVERALL THIRD LEVEL FLOOR PLAN - PLANNING EXHIBIT 03
1" = 20'-0"



OVERALL GROUND FLOOR PLAN - PLANNING EXHIBIT 01
1" = 20'-0"

DMHA
ARCHITECTURE + INTERIOR DESIGN

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

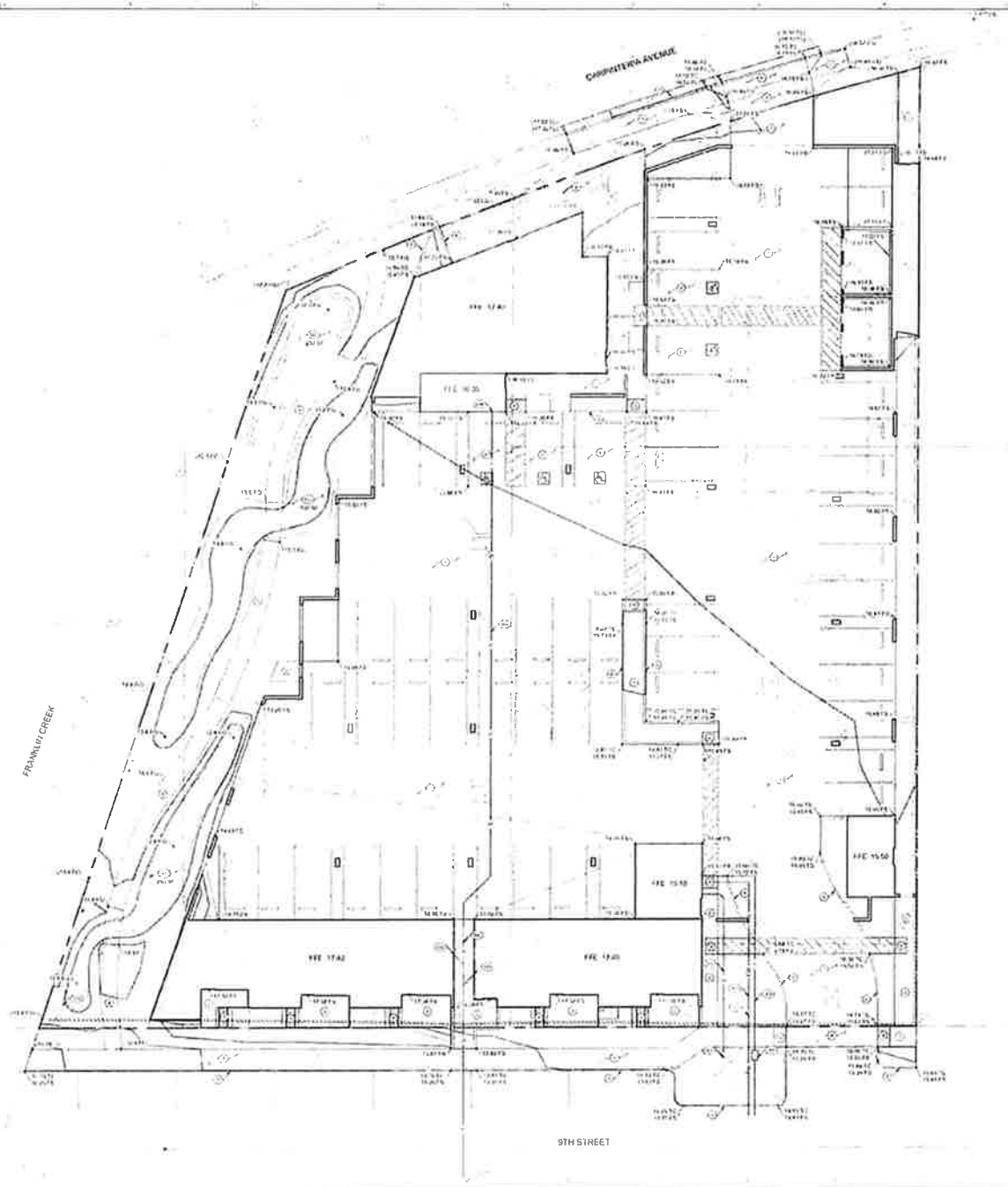
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 12C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/16/2014

G012

PLANNING EXHIBIT



GENERAL NOTES

RIGHT OF WAY CONSTRUCTION NOTES

SITE CONSTRUCTION NOTES:

STORM DRAIN CONSTRUCTION NOTES:

ELECTRICAL NOTES

SANITARY SEWER CONSTRUCTION NOTES:

WATER CONSTRUCTION NOTES:

EARTHWORK INFORMATION:

Ashley & Vance ENGINEERING, INC.

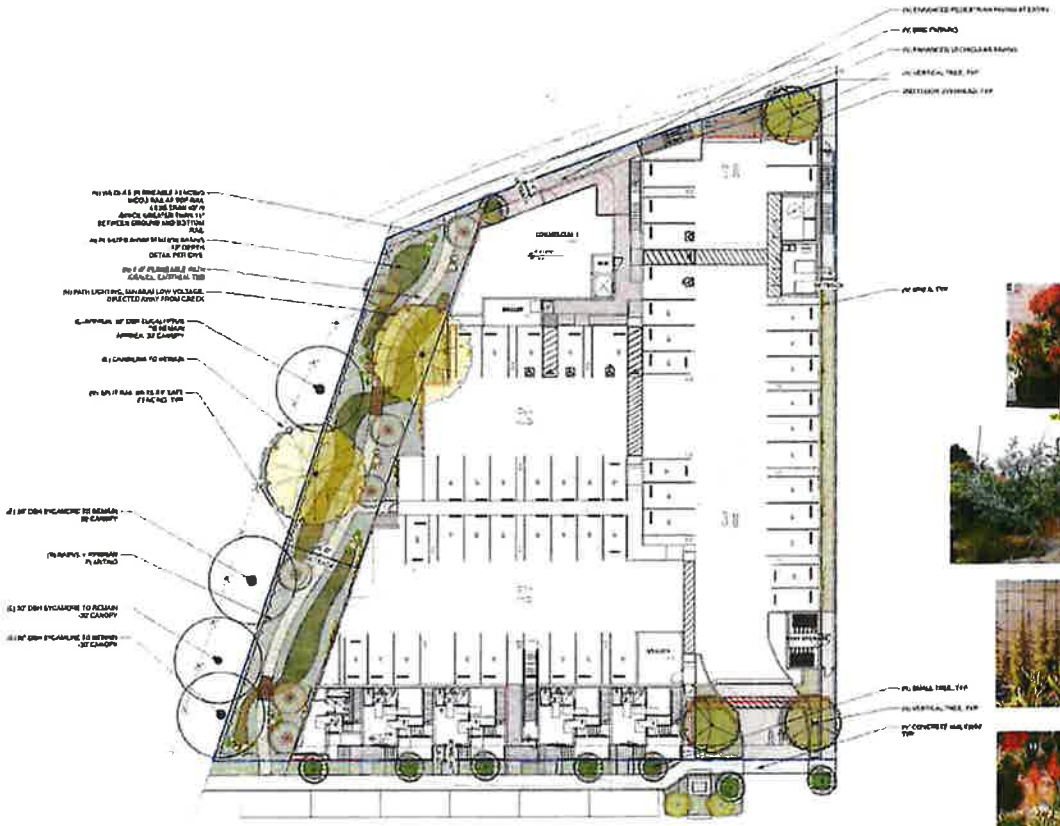
PLANS REVIEW SET NOT FOR CONSTRUCTION

4745 CARPINTERIA
4745 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

GRADING AND DRAINAGE PLAN

C-2.1



ABBREVIATIONS:

abbreviation	description
(E)	EXISTING
DI	DRAIN
PA	PLANTING AREA
OC	ON CENTER (SPACING)
TYP	TYPICAL
LA	LANDSCAPE AREA (SQ.FT.)
LF	LINEAR FEET
SF	SQUARE FEET

CREEK SETBACK NOTE:
PER CITY OF CARPINTERIA PRESERVATION PROGRAM FINAL DOCUMENT, SEPT. 2010, THERE SHALL BE NO INVASIVE PLANTS. LOW VOLTAGE LIGHTING SHALL SHINE AWAY FROM CREEK AND WILDLIFE PERMEABLE FENCING SHALL BE IMPLEMENTED

PRELIMINARY PLANT PALETTE

BOTANIC NAME	COMMON NAME
VERTICAL TREES	
Lophostemon confertus	Brisbane Box
Metrosideros tomentosa	New Zealand Christmas tree
Stenocarpus sinuatus	Firewheel Tree
SMALL UNDERSTORY TREES	
Agonis flexuosa	Peppermint Tree
Cercis spp.	Redbud
Lagerstroemia indica	Crape Myrtle
Schefflera actinophylla	Umbrella Plant
SMALL TREES / LARGE SHRUBS	
Arbutus unedo 'Marina'	Strawberry Tree
Cassia leptophylla	Gold Medallion Tree
Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush
Leucadendron 'Safari Sunset'	Safari Sunset Conebush
Rhamnus californica 'Eve Case'	Coffeeberry
Westringia fruticosa	Coast Rosemary
Xylosma congestum 'Compacta'	Shiny Xylosma
LARGE TREES	
Platanus racemosa	California Sycamore
Quercus agrifolia	Coast Live Oak
LARGE SHRUBS	
Arctostaphylos 'Howard McMinn'	Howard McMinn Manzanita
Arctostaphylos 'Sentinel'	Sentinel Manzanita
Arctostaphylos 'Emily Marie'	Emily Marie Manzanita
Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita
Arctostaphylos 'Warren Roberts'	Warren Roberts Manzanita
Ceanothus 'Concha'	Concha Ceanothus
Ceanothus 'Dark Star'	Dark Star Ceanothus
Ceanothus 'Frosty Blue'	Frosty Blue Ceanothus
Ceanothus 'Julia Phelps'	Julia Phelps Ceanothus
Ceanothus 'Ray Hartman'	Ray Hartman Ceanothus
Ceanothus 'Snow Flurry'	Snow Flurry Ceanothus
Ceanothus 'Yankee Point'	Yankee Point Ceanothus
Cistus 'Sunset'	Sunset Rockrose
Dendromecon harfordii	Island Bush Poppy
Eriogonum fasciculatum	California Buckwheat
Garrya elliptica 'James Roof'	James Roof Silk Tassel
Leucadendron 'Safari Goldstrike'	Safari Goldstrike Conebush
Leucospermum 'Scarlet Ribbon'	Scarlet Ribbon Pincushion
Phormium 'Sundowner'	Sundowner New Zealand Flax
Rhamnus californica 'Mound San Bruno'	Coffeeberry
Ribes viburnifolium	Catalina Perfume
Salvia spp.	Sage
Senecio spp.	Groundsel
Westringia 'Wynyabbie Gem'	Compact Coast Rosemary
Westringia 'Wynyabbie Gem'	Compact Coast Rosemary
GROUNDCOVERS	
Carissa macrocarpa 'Tuttle'	Tuttle Natal Plum
Ceanothus 'Yankee Point'	Yankee Point Ceanothus
Drosanthemum floribundum	Rosea Ice Plant
Lantana montevidensis	Trailing Lantana
Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary
VINES	
Distictis buccinatoria	Blood-red Trumpet Vine
Macfadyena unguis-cati	Cat's Claw Vine
Trachelospermum jasminoides	Star Jasmine

PARRY

Project Manager:
Kate Kim
805.963.8317
kate@parry.com

4745 Carpinteria Ave
Carpinteria, CA

SHEET CONTENTS

Preliminary Landscape Plan - Ground Floor

L1

PRELIMINARY PLANT PALETTE

BOTANIC NAME	COMMON NAME
VERTICAL TREES	
SMALL UPRIGHT TREES	
SMALL TREES / LARGE SHRUBS	
NATIVE TREES	
NATIVE SHRUBS	
SHRUBS	
GROUNDCOVERS	
VINES	

ABBREVIATIONS:

abbreviation	description
EXI	EXISTING
N	NEW
PA	PLANTING AREA
DG	DECOMPOSED GRANITE
TYP	TYPICAL
LA	LANDSCAPE ARCHITECT
LF	LINEAL FEET
SF	SQUARE FEET

PARRY

4745 Carpinteria Ave.
Carpinteria, CA

Preliminary Landscape Plan - 2nd Floor

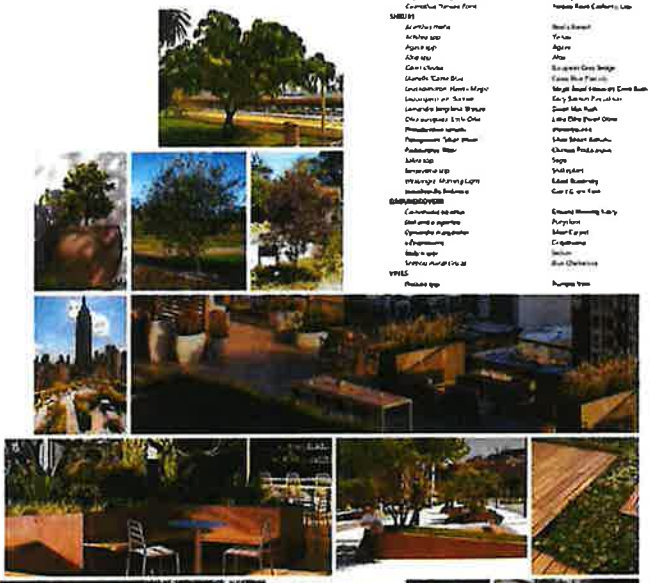
L1.1

ABBREVIATIONS:

abbreviation	description
(E)	EXISTING
(N)	NEW
PA	PLANTING AREA
DU	DECOMPOSED GRANITE
TYP	TYPICAL
LA	LANDSCAPE ARCHITECT
LF	LINEAL FEET
SF	SQUARE FEET

PRELIMINARY PLANT PALETTE

BOTANICAL NAME	COMMON NAME
VERTICAL TREES	
Leptospermum confertum	Brisbane Box
Metrosideros excelsa	New Zealand Christmas Tree
Nerium oleander 'Petite Salmon'	Petite Pink Oleander
SMALL UPRIGHT TREES	
Agonis flexuosa	Peppermint Tree
Citrus sp.	Citrus
Olea europaea 'Fruitless'	Fruitless Olive
Tabebuia pallida	Pink Trumpet Tree
SMALL TREES / LARGE SHRUBS	
Acca sellowiana	Pineapple Guava
Dodonaea viscosa 'Purpurea'	Purpleleaf Hopseed Bush
Cupaniopsis anacardioides	Carrotwood
NATIVE TREES	
Cercis occidentalis	Western Redbud
Platanus racemosa	California Sycamore
NATIVE SHRUBS	
Arctostaphylos densiflora	Howard McMinn Manzanita
Carpenteria californica	Bush Anemone
Ceanothus griseus horizontalis 'Yankee Point'	Carmel Creeper California Lilac
Epilobium canum	California Fuchsia
Heuchera 'Canyon Prince'	Canyon Prince Coral Bells
Mimulus aurantiacus	Sticky Monkey Flower
Rhaphiolepis x 'majestic beauty'	Majestic Beauty Indian Hawthorn
Salvia clevelandii	Cleveland Sage
Ribes viburnifolium 'Mound to Sun'	Catalina Currant
Leptospermum angustifolium	Slim Jewel Tea tree
Ceanothus 'Yankee Point'	Yankee Point Carmel Creeper Lilac
SHRUBS	
Arctostaphylos manzanita	Bear Berry
Artichoke spp.	Artichoke
Agave attenuata	Agave
Aloe spp.	Aloe
Carex tumulicola	Berkeley Sedge
Ceanothus 'Concha Blue'	Concha Blue Ceanothus
Leucadendron 'Safari Sunset'	Safari Sunset Conebush
Leucospermum 'Scarlet'	Scarlet Pincushion
Lomandra longifolia 'Breeze'	Breeze Dwarf Mat Rush
Olea europaea 'Little Ollie'	Little Ollie Dwarf Olive
Philadelphus lewisii	Mockorange
Pittosporum 'Silver Sheen'	Silver Sheen Pittosporum
Rosmarinus 'Blue Boy'	Dwarf Rosemary
Salvia spp.	Sage
Senecio spp.	Groundsel
Westringia 'Morning Light'	Coast Rosemary
Xylosma congestum	Shiny Xylosma
GROUNDCOVERS	
Carpobrotus edulis	Ice Plant
Gazania rigens var.	Gazania
Myoporum parvifolium 'Putah Creek'	Myoporum
Rosmarinus 'Huntington Carpet'	Trailing Rosemary
Trachelospermum jasminoides	Star Jasmine
Verbena spp.	Verbena
Xylosma congestum 'Compacta'	Dwarf Shiny Xylosma
VINES	
Ficus pumila	Creeping Fig
Pandorea jasminoides	Bower Vine
Trachelospermum jasminoides	Star Jasmine



PARRYT

Project Manager
Katie Nihm
(619) 243-8317
katie@parryt.com

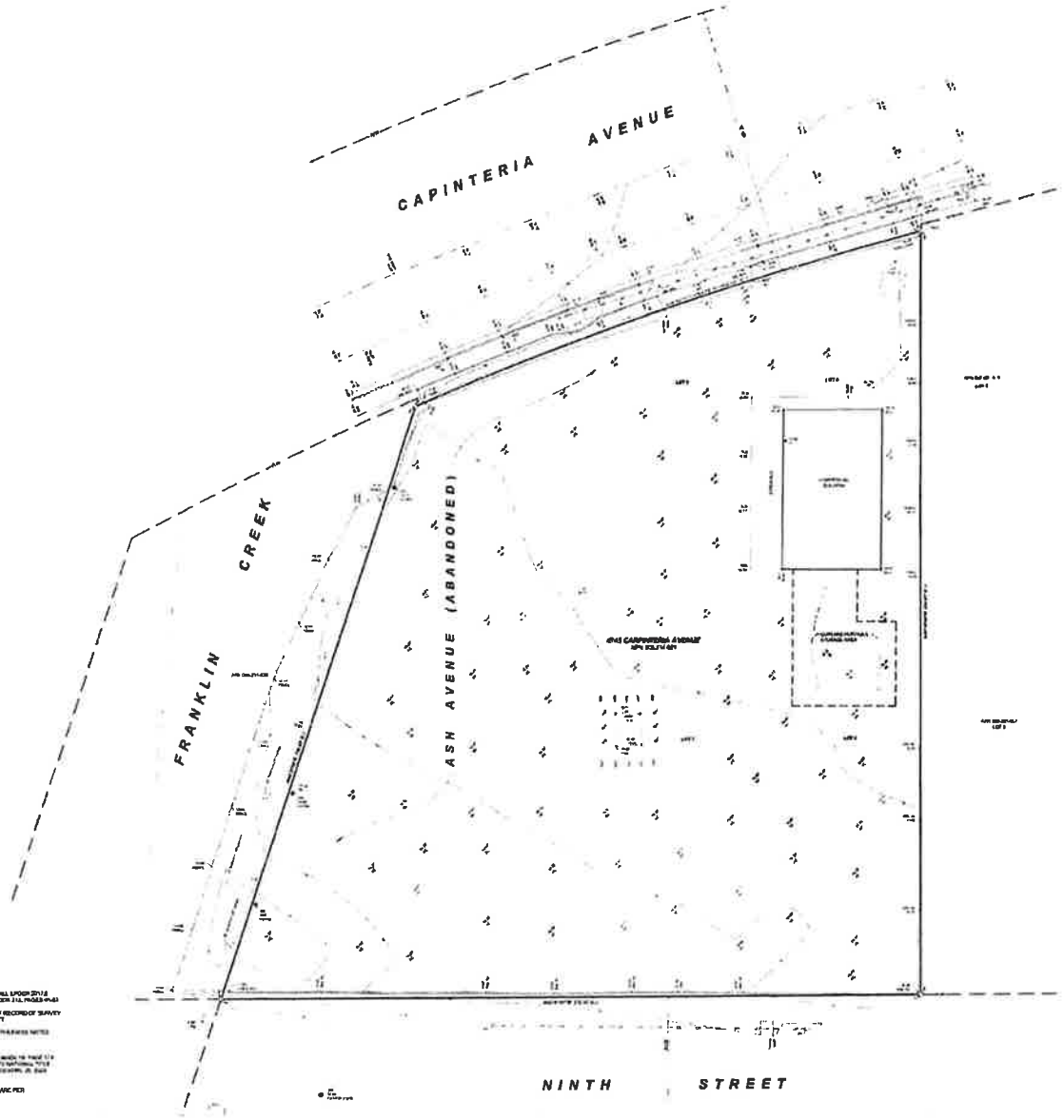
4745 Carpinteria Ave.
Carpinteria, CA

PROJECT

Preliminary Landscape Plan - 3rd Floor

SHEET CONTENTS

L1.2



NOTES:

(1) HORIZONTAL BASIS OF COORDINATES ARE RADIAL EPOCH 2011.0 STATIONS A AND B OF RECORD OF SURVEY BOOK 213, PAGES 41-43

(2) VERTICAL DATUM IS NAVD88 PER STATION B OF RECORD OF SURVEY BOOK 213, PAGES 41-43, ELEVATION = 13.15 FEET

(3) ○ = 1/2 INCH REBAR NOT FOUND OR SET UNLESS OTHERWISE NOTED

(4) ⊕ = FOUND MONUMENT AS NOTED

(5) [illegible]

(6) ALL SURROUNDING PARCELS & TOWN NORTH ARE PER CURRENT ASSESSED PARCEL MAPS

LEGEND

TOPOGRAPHIC MAP
for 4745 CARPINTERIA AVE/APN 005-021-008
– CITY OF CARPINTERIA –
– COUNTY OF SANTA BARBARA –
– STATE OF CALIFORNIA –

–SEPTEMBER 2023–

PETERS CARRIGAN LAND SURVEYING, LLP

SCALE 1" = 10'

DMHA
ARCHITECTURE + INTERIOR DESIGN

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

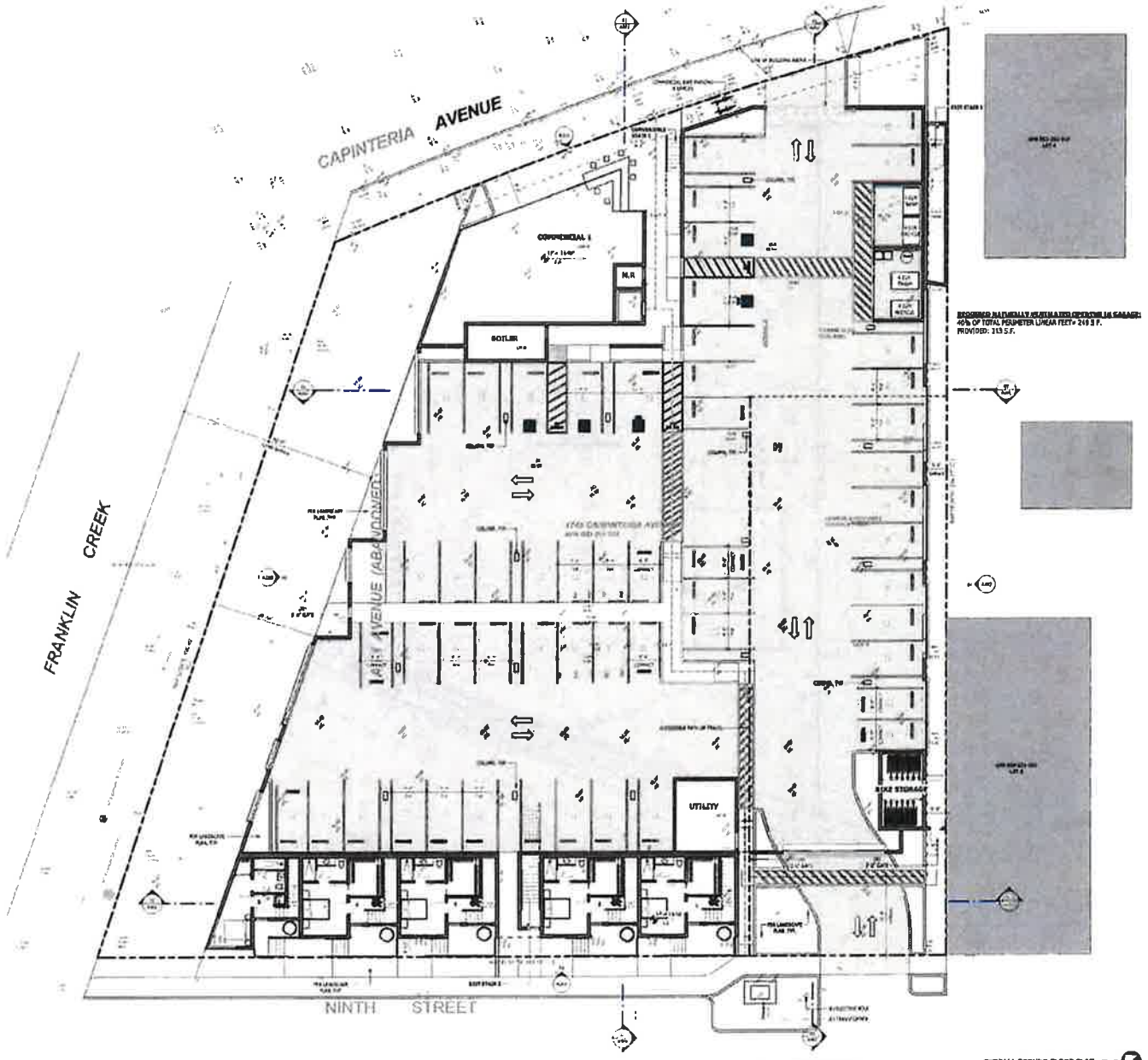
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 23C109

NO.	DESCRIPTION	DATE
	Development Application Submittal	09.14.2023

A100

EXISTING SURVEY



DMHA
ARCHITECTURE + INTERIOR DESIGN

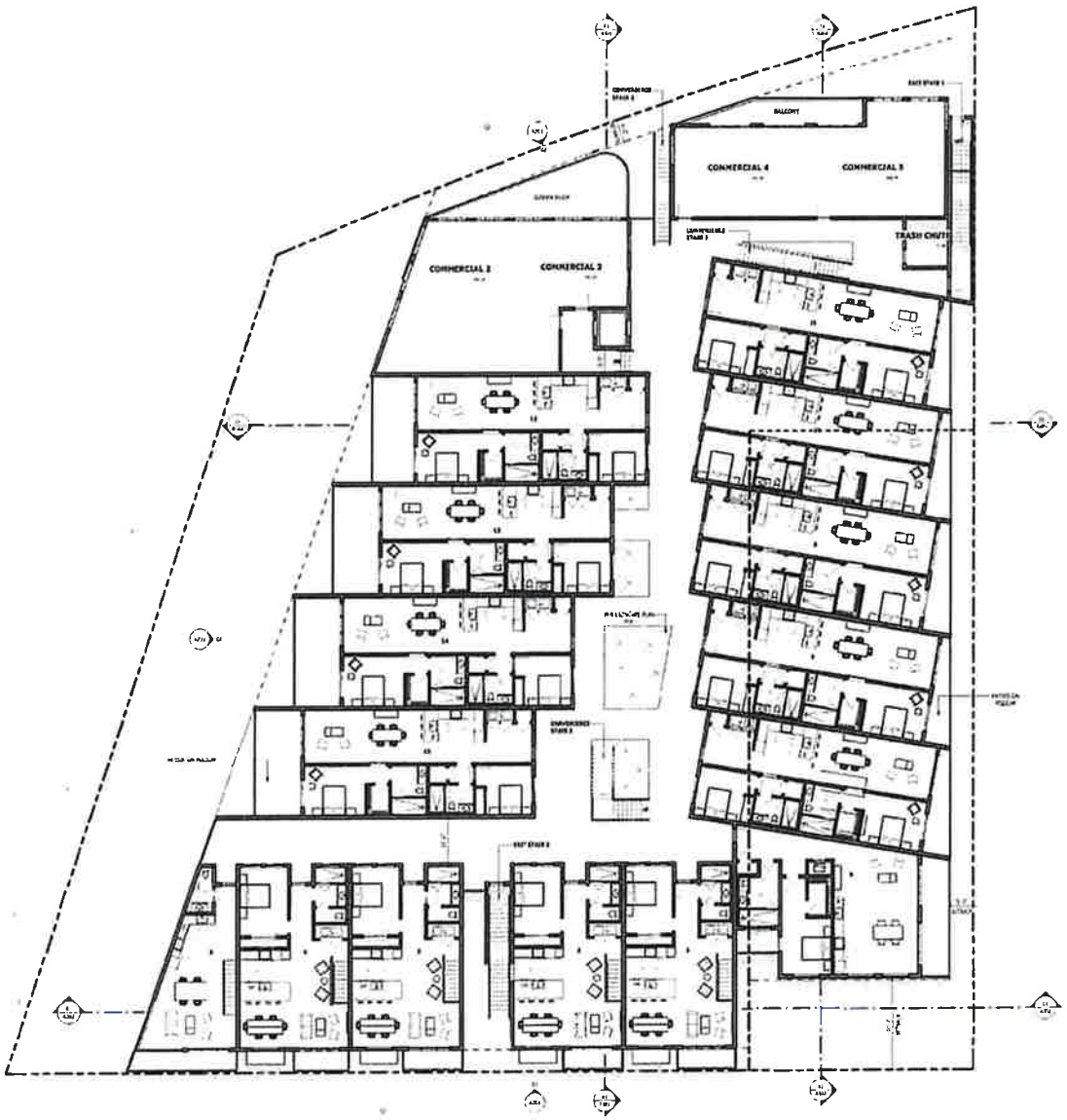
NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development
4745 Carpinteria Ave, Carpinteria, CA 93013

PROJECT #: 22C100

NO.	DESCRIPTION	DATE

A101
OVERALL GROUND FLOOR PLAN



SECOND LEVEL FLOOR PLAN- 8TH ST 01

DMHA
ARCHITECTURE + COMMUNITY DESIGN

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

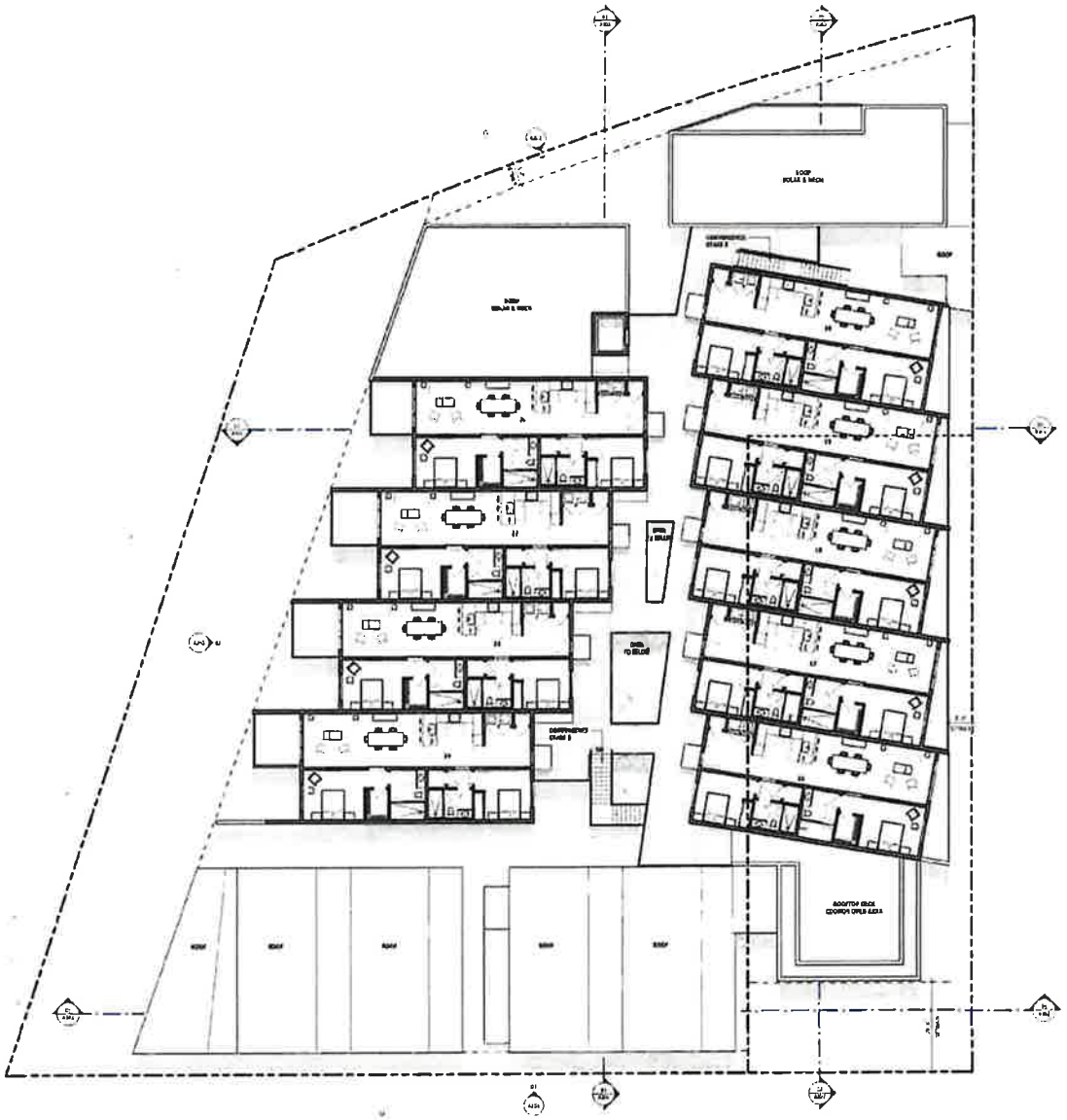
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C100

NO.	DESCRIPTION	DATE
	Development Application Submittal	10.14.2025

A102

OVERALL SECOND FLOOR PLAN



OVERALL THIRD LEVEL FLOOR PLAN 01

DMHA
ARCHITECTURE + PLANNING + DESIGN
805 965 7777
11 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

PLANNING SUBMITTAL

4745 Carpinteria Avenue Mixed Use Development

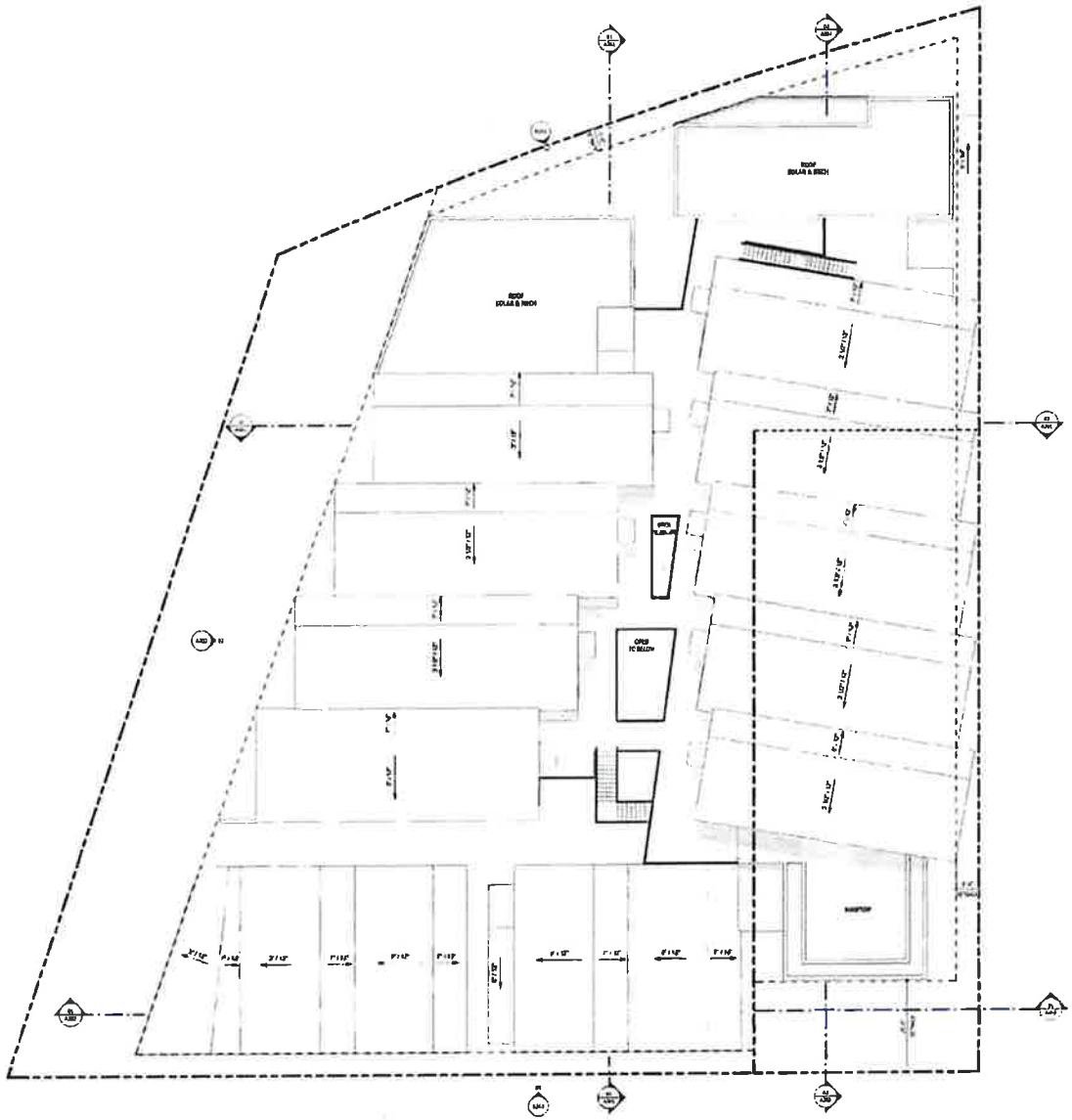
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	04.05.2023

A103

OVERALL THIRD FLOOR PLAN



ROOF PLAN 01

DMHA
ARCHITECTURE + INTERIOR DESIGN

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

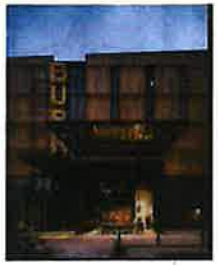
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C109

NO.	DESCRIPTION	DATE

A104

ROOF PLAN



HYDRAULIC SINGLE SWING DOOR SYSTEM

WIRE MESH AT PATRIO

NORTH ELEVATION 02

UNIT DOOR CANOPY

SOUTH ELEVATION 01

DMHA

ARCHITECTURE + INTERIOR DESIGN

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C188

NO	DESCRIPTION	DATE
	Development Application Submittal	04.11.2023

A201

EXTERIOR ELEVATIONS

WEST ELEVATION 02

EAST ELEVATION 01

DMHA
ARCHITECTURE + INTERIOR DESIGN

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 23C108

NO.	DESCRIPTION	DATE

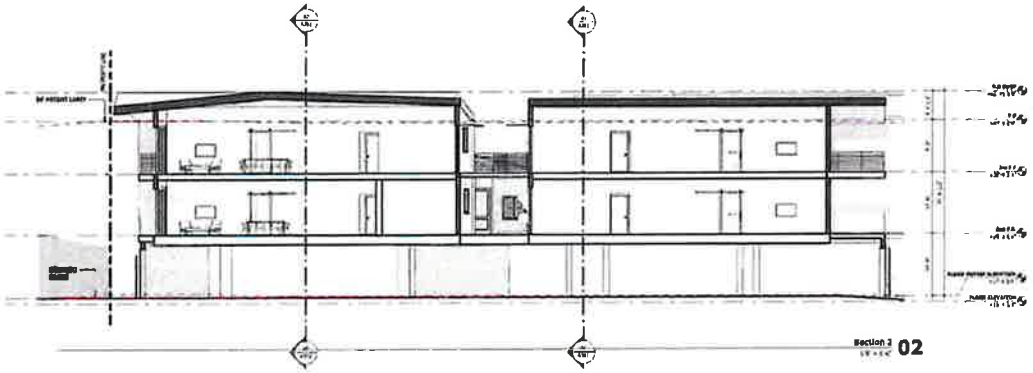
A202

EXTERIOR ELEVATIONS

INSULATION SCHEDULE

See Title 24 Drawings For Energy + Envelope Compliance
Energy Thermal Insulation As Shown On The Drawings, With The Following Minimums:

1. Exterior Walls And Rain Screens Insulated And Unfaced Batts: R-13 High Density Batt
2. Walls Between Heated & Un Heated Spaces: R-13 High Density Batt
3. Bathroom Walls: R 11 Sound Batt
4. Roof Elsewhere with In Attic R38.0 Blown R-49 (1" Urethane Thermal Value ECC ESR 1988 + 8.7"R Batt Insulation Between Manufactured's Deck with Air Barrier Air Impermeable)
5. Mechanical / Electrical Closets R 11 Sound Batts
6. Drop Ceilings Under Mechanical Units R 11 Sound Batt
7. Insulate At Pool Closet For Sound
8. Provide Batt Insul Insulation On Exposed, Between At Window And Exterior Ship Frame And Rough Framing



Section 3 02

Section 1 01

DMHA
ARCHITECTURE + INTERIOR DESIGN
130 State Street, Suite 202
Santa Barbara, CA 93101

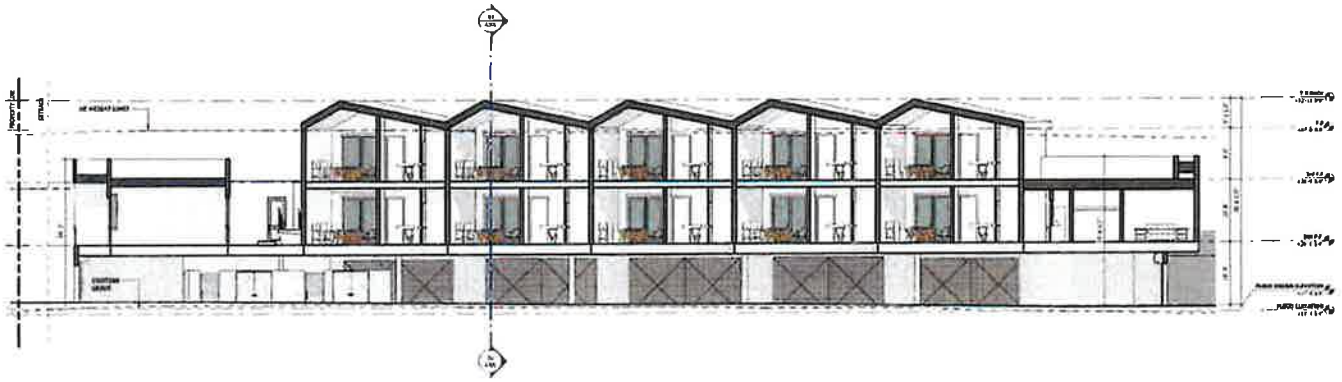
NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	04.04.2023

A301
BUILDING SECTIONS



Section 4 02

Section 3 01

DMHA
ARCHITECTURE + INTERIOR DESIGN

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE

A302

BUILDING SECTIONS

PLANNING SUBMITTAL

COMMON OPEN AREA: METAL STAIRS AND RAILING

EXTERIOR MASSING AND MATERIAL

DMHA
ARCHITECTURE + INTERIOR DESIGN
805.965.7777
114 E. Cota Street, Suite #102
Santa Barbara, CA 93101

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development
4745 Carpinteria Ave, Carpinteria CA 93013

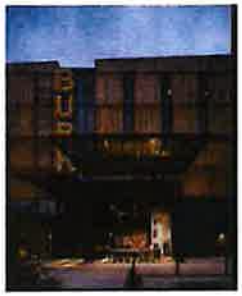
PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	07/15/2022

A701

ARCHITECTURAL LOOK AND FEEL

COMMERCIAL AREA- EXTERIOR



COMMERCIAL AREA- SEATING AND DOOR SYSTEM

DMHA

ARCHITECTURE + INTERIOR DESIGN

805 965 9899
110 Calle Cesar Chavez #110
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 221408

NO	DESCRIPTION	DATE
	Development Application Submittal	04.15.2022

A702

ARCHITECTURAL LOOK AND FEEL

9TH ST VIEW- FROM SOUTH EAST

DMHA
ARCHITECTURE + INTERIOR DESIGN
805 965 7777
111 East Canon Perdido #102
Santa Barbara, CA 93101

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 32C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	04.19.2021

A901

9TH ST VIEW

9TH ST VIEW- ACROSS THE STREET

DMHA

ARCHITECTURE + INTERIOR DESIGN

1 N. C Street, Suite 210
Santa Barbara, CA 93101

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	04.10.23

A902

9TH ST VIEW

9TH ST VIEW- FROM SOUTH WEST

DMHA
ARCHITECTURE + INTERIOR DESIGN
[illegible]
[illegible] Cota Cove Chapel #102
Santa Barbara, CA 93103

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
[illegible]	[illegible]	[illegible]

A903

9TH ST VIEW

COMMERCIAL VIEW- FROM CARPINTERIA AVE

DMHA

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE

A904

COMMERCIAL VIEW

COMMERCIAL VIEW- FROM CARPINTERIA AVE

DMHA
ARCHITECTURE + INTERIOR DESIGN

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

PROJECT #: 22C106

NO. DESCRIPTION DATE

A905

COMMERCIAL VIEW

EAST SIDE VIEW

DMHA
ARCHITECTURE + INTERIOR DESIGN

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE

A907

EAST SIDE VIEW

WEST SIDE AND 9TH ST VIEW

DMHA
ARCHITECTURE + INTERIOR DESIGN

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

PROJECT # : 22C106

NO.	DESCRIPTION	DATE

A908

WEST SIDE VIEW

Attachment D
Exhibit 1:
Minutes from the August 31, 2023 Preliminary Review ARB Meeting

4745 Carpinteria Avenue Mixed Use Development
23-2221-DP/CDP/ARB

February 5, 2024

CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date: August 31, 2023

ACTION MINUTES

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

ROLL CALL

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

Boardmembers absent: Patrick O'Connor

OTHERS PRESENT: Approximately 40 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

1) Projects: 5030 Carpinteria Avenue, LLC, Project 23-2236-CDP/ARB
Address: 5030 Carpinteria Avenue
Applicant: Jon-Ryan Schlobohm
Planner: Marysol Smith

Request of Jon-Ryan Schlobohm, applicant, to consider Project 23-2236-CDP/ARB for preliminary review of an exterior remodel of an existing commercial multi-tenant building, including various building and site improvements. Proposed interior work is limited to a partial reorganization of the floor plan and other suite improvements. The property is a 12,632 square foot parcel zoned Central Business District (CB) and shown as APNs 004-041-007 and -008, addressed as 5030 Carpinteria Avenue.

Recusals: None

Ex Parte Communications Disclosure: None

Staff Comments: Marysol Smith briefly presented the scope of the project, which includes primarily exterior changes, deferring a detailed description to the Applicant. The project meets all zoning requirements. She described items for ARB consideration, including preservation and enhancement of the downtown area, exterior colors and materials, landscaping, and lighting.

Applicant Comments: Jon-Ryan Schlobohm, agent, introduced the project by saying the project's main goal is to enhance the building and bring more activity to downtown Carpinteria. Mr. Schlobohm showed the Board some additional potential design features not included on the submitted plans. He noted the air conditioning unit would be moved to the top of the building with screening.

Public Comment: One Public Comment letter was submitted on August 31, 2023 by Patrick O'Connor as a private citizen. A copy of the letter is on file with the Community Development Department. Mr. O'Connor wrote that he is generally supportive of the project and would support preliminary approval. He asked for clarification regarding the elevations and plan drawings, if the interior improvements included any structural modifications, and if the Downtown "T" Committee had been consulted

regarding the renovation. He suggested that the vertical brick feature on the building's front should be removed, and noted that the awning and pathway are nice improvements.

An anonymous speaker asked if the plans shown were the first set of plans drawn for the project, which Chair Stein confirmed they were. The speaker said they liked the design.

Boardmember Discussion:
Chair Stein asked why galvanized metal had not been chosen as a material on the western face. Mr. Schlobohm responded that wood and brick was chosen to maintain the nostalgic, old-town character. He recommended that a high-quality wood be used for the wooden features.

Boardmember Little asked for clarification on the intention for the sidewalk between the parking lot and building. Mr. Schlobohm said that the sidewalk would run the entire length of that side, and the parking lot would be "pinched in" four feet to accommodate that sidewalk, which would provide pedestrian access to two tenant spaces. Nick Bobroff also noted that the parking spaces will be re-angled as well. Boardmember Little also asked if there was a plan to brighten the skylights in the existing hallway, and Mr. Schlobohm said there was not a plan to change the skylights, but that the hallway could be painted a lighter color.

Boardmember Johnson commented that the open trellises above the storefronts would not protect the entrances, to which Mr. Schlobohm noted the intent was to let light through. He suggested that the of the trellis members not be so small so as to minimize the potential for boards warping over time, and said that he liked the wall planters and exterior lighting. He also asked if there would be a gutter on the Carpinteria Avenue overhang, and Mr. Schlobohm confirmed there would be.

Vice Chair Blakemore said she really likes the wall sconce planters, but would be hard to maintain and the heat might kill plants in them— in-ground planting may be better. She said in the future, it would be good to include landscaping to screen the trash enclosure. She also reminded the applicant to use an agave sub-species that is less "pokey". Overall, Vice Chair Blakemore really liked the proposal.

ACTION: Motion by Boardmember Stein, seconded by Boardmember Blakemore, to recommend preliminary/final approval of the project with comments.

VOTE: 4-0

2) Project: Klentner Mixed-Use Development, Project 23-2221-DP/CDP
Address: 4745 Carpinteria Avenue
Applicant: Michael Stroh, DMHA Architects, for Justin Klentner
Planner: Nick Bobroff

Request of Michael Stroh, DMHA Architects, agent/architect for Justin Klentner, to consider project 23-2221-DP/CDP for preliminary review of a new commercial / residential mixed-use development. The contemplated proposal calls for removing all existing site improvements and constructing a three-story mixed-use building comprised of 4,202 square feet of commercial space, 24 apartment units (2 one-bedroom units and 22 two-bedroom units), and a 53-space ground level parking garage. Total project square footage would be approximately 56,999 square feet and reach a maximum height of approximately 36 feet. The project seeks to utilize state

density bonus provisions in exchange for setting aside a percentage of the apartment units for low-income affordable housing. The property is identified as APN 003-251-021, and addressed as 4745 Carpinteria Avenue (presently occupied by "Sun Coast Rentals").

Ex Parte Communications Disclosure: None.

Staff Comments: Nick Bobroff presented the project. He gave a general project description, and presented images and renderings provided by the architect. Images of the story poles, viewed from all angles, were also displayed. Mr. Bobroff explained the lot's overlapping zoning and land use designations, which include commercial and residential. He also clarified how the proposed project uses State Density Bonus law to add 6 additional units, bringing the unit total to 24, up from the 18 that would be allowed per zoning. The density bonus also reduces parking requirements, and grants concessions for height and lot coverage. He reminded the Board that the City is required to harmonize the Coastal Act with Density Bonus and other State housing directives. The proposed project aligns with goals for infill development and mixed-use to add housing units in the City's downtown.

Mr. Bobroff explained this project was previously seen by the ARB, Planning Commission and City Council in December 2022 at an early conceptual level, and had a formal ARB conceptual review in May 2023. He presented a recap of previous ARB suggestions for the project, including softening the architecture toward a more residential feel. Images were displayed to highlight how the applicant changed the design from the conceptual review to the present preliminary review.

Applicant Comments: Michael Stroh and Ryan Mills of DMHA Architecture, and Katie Klein of Parryi Landscape introduced themselves to the Board. Mr. Stroh explained the changes made in response to the December 2022 early conceptual review, notably in regards to massing on 9th Street and Franklin Creek. He also explained the changes made since the May 2023 conceptual review, which further align the design with nearby buildings and add animation to the elevations. Mr. Stroh and Mr. Mills reviewed the 3D renderings of the streetscapes with the Board in detail, emphasizing their efforts to minimize the buildings' bulk as seen from the street. Ms. Klein then reviewed the landscape architecture for the creekside buffer area and smaller green spaces within the building complex, noting that green areas and trees were implemented wherever possible.

Justin Klentner, project applicant, noted that he was not against undergrounding utility poles and wires. However, he sees the project as a "give and take" scenario where Carpinteria needs the housing units, and not everything desired can be completed at once. He noted that he has lived in Carpinteria for a long time, and understands the importance of infill development and improving the area for both current residents and residents of the proposed project. Answering a question from Boardmember Little, Mr. Klentner explained that there is not enough right-of-way width on 9th Street to create head-in parking, but that parallel parking spots, sidewalk infill and improved landscaping could be implemented. He noted that the project has not truly "maximized" the size and density of the project per State law and that the project could be larger, but that he chose the proposed size and density in accordance with local style and character. He also said he is open to further working on the design to make it more "Carp Cottage" style.

Public Comment:
Glenn Butelo, a resident of Arbor Trailer Park, expressed concerns with the project's impact on parking.

Beth Anderson, a resident of Arbor Trailer Park, was primarily concerned with gas barbeques on decks and the rooftop patio. The architects noted that gas barbeques are prohibited by State law on patios and balconies.

John Gonzalez, tenant at neighboring 4749 Carpinteria Ave for 42 years, expressed concerns with the noise and traffic flow at the proposed Carpinteria Ave driveway entrance. He also wondered about trash collection traffic, and the ability of vehicles to safely enter and exit his driveway that abuts the project property line.

Carol Kernahan, a resident of Arbor Trailer Park, was unhappy with the proposed balconies, which would look into her bedroom window and block the view of the sunrise. She requested information on State density bonus law, and questioned why density bonus allowances would be "pushed" in a small town. Ms. Kernahan inquired why the third floor unit roofs are peaked. She hoped that Carpinteria Avenue's transition toward a Linden Ave-like design does not eliminate housing. She noted that she appreciates the large setbacks of the Village Gardens buildings across Carpinteria Ave, another three story multifamily development.

Chuy Curez expressed agreement with prior comments on the project's height.

Karen Aragaki, a nearby resident, was concerned with parking availability on nearby streets and feels the City needs to take charge of the ongoing parking issue. She preferred the original "donut" configuration of the project (common open space provided in the interior of the site), and was concerned with privacy issues caused by the balconies.

Joseph Viens liked the project and the creekside greenbelt. He was concerned with street safety and how tourists will impact traffic and safety in the area, especially with the proposed project's commercial spaces. He felt that Carpinteria Avenue cannot support the tourist traffic, and that street parking issues will increase.

Kathleen Lord expressed that neighborhood compatibility is missing in this project. She noted that having balconies looking into neighbors' windows is not being neighborly.

Catherine Decker, at 4755 Carpinteria Ave, expressed concerns that the project's Carpinteria Avenue garage door will open and close at night and be very loud.

Carlena McKnerney felt the project is too big and too tall, and would prefer the residential be comprised of one bedroom apartments and studios.

Public Comment letters were submitted by five people and are summarized below. Copies of the letters are on file with the Community Development Department. All were submitted on August 31, 2023.

Patrick O'Connor digitally submitted comments on the project as a private citizen. He wrote that he supports the project and the housing it provides, but would not recommend preliminary approval with

its current design. He feels the applicant has appropriately addressed feedback for size and bulk of the third story and along 9th Street, although the proposed intensity and density of the project is concerning. The mixed zoning of the parcel, he noted, introduces complications, but over 80% of the parcel is zoned CPD and yet the majority of the project will be residential. He felt that the lot coverage and open space calculations were taking advantage of the less strict requirements for commercial space and was not attuned to the primarily residential use of the proposed project. He wrote that he understands the limitations placed on the City by State density bonus law, but that the project's "scale, intensity, and neighborhood effects warrant a more nuanced view." He stated he does not support the exceedance of PRD lot coverage requirements using density bonus law. He recommended a reduction of lot coverage and increased open space along the 9th Street side.

Connie Thompson expressed disapproval for the project proposed at over two stories.

Van Latham wrote that after seeing the story poles, the project feels too massive for the site, and that the scale should match the "small town nature of Carpinteria."

Steve McMahon wrote that the project has the right idea of minimizing traffic and being close to services, but that it has "too much profit built in" and should be "tapered down" where adjacent to other properties. McMahon added that the City should engage the developer in a transportation mitigation measure such as shuttles or e-bike charging stations.

Carol Kernahan submitted a list of questions and comments for the Board, including questions about the number of parking spaces designated for commercial versus residential, truck loading spaces, the types of businesses that will be allowed in the commercial spaces, and the enforcement of the 25 MPH speed limit on 9th Street.

Boardmember Discussion:
Chair Stein asked about the percentage of the lot zoned specifically for residential, which Mr. Bobroff answered was approximately 13%. Chair Stein opined that in the CPD zone, although mixed-use is permitted, the City is not obligated to approve a residential-commercial mixed use project. He asked if the utility poles and wires would be removed and undergrounded, and the applicant said they were not currently proposed to be removed. Chair Stein also expressed his dislike for larger housing projects that take advantage of state law, citing the small-town identity of Carpinteria. He felt that the project is not suited to Carpinteria, and that its main goal is to make a profit, rather than to fit in the neighborhood. He said the design is not neighborhood-compatible in style and size, and that it should be reduced in all respects. He also noted that the construction period for the project would further impact parking in the area.

Boardmember Little wondered about the impact of two bedroom versus one bedroom units on parking demand. He commented that the design does not feel very "beachy," and wondered if the roof pitch or second story massing could be changed to improve 9th Street residents' view of the mountains.

Boardmember Johnson asked if the public would have access to the proposed Creekside path on private property, and Mr. Bobroff clarified that discussion is happening between the County, Public Works, and the applicant to design a trail along the creek, potentially in both the flood control area and private property. Boardmember Johnson asked if Fire and Emergency access were ok, and Mr. Klentner confirmed that the design allows fire trucks and crew to appropriately access the site. Boardmember Johnson felt that the project cannot be adequately represented by story poles, and that a

three-story building cannot fit the "Carp cottage scale" no matter the design. He suggested the third story plate be reduced by one foot. He praised the "serrated" and angled units and liked the interior courtyard, although the second story residents will not receive much direct sunlight. He suggested that more variation be introduced in the east and west sides of the project, perhaps by stepping in some portions, as "cookie cutter" designs do not fit Carpinteria style. Material or color variation could also help introduce variation. He further suggested the Carpinteria Ave staircase be made more grand and inviting. He expressed appreciation for the applicants in taking on a larger project with affordable housing.

Vice Chair Blakemore inquired if the actual amount of landscaping would match the landscape plans or the architectural drawings, and the applicant confirmed it would match the landscape plans. Vice Chair Blakemore questioned the parking garage layout and maneuverability within the garage. She agreed that the design feels too "cookie cutter" for Carpinteria, but applauded the landscape architecture. She felt that the project is too "aggressive" and "maxed out" for the available space. She noted that the designated low-income unit above the 9th Street garage door and below the rooftop deck is poorly situated, and would be impacted by activities both above and below the unit.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Little, to recommend preliminary approval of the project with comments.

VOTE: 2-2* (Blakemore and Stein opposed).

*At the applicant's request, the split 2-2 motion was left in place to allow the applicant to decide whether to proceed to the Planning Commission without a recommendation from the ARB or to return to the ARB at a later date with revised plans.

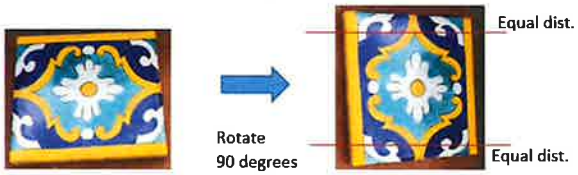
OTHER BUSINESS: None

CONSENT CALENDAR: None

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: None

- Dow Building Staircase Rebuild Tile Selection: In April of this year, the Architectural Review Board reviewed and approved the tile design to be used as part of the staircase reconstruction project at the Dow Building at 4916 Carpinteria Avenue (Building Permit No. 13744). In the field, it was discovered that the tile size purchased is too large for the dimensions of the new staircase and would either have to be cut (changing the design of the tile) or new tile would have to be purchased. The applicant requested guidance from the Board on how to best solve the problem. The Board agreed with staff that the best option would be to rotate the purchased tile by 90 degrees and cut each tile symmetrically (on the sides without the yellow stripe) to fit the designated space. The resulting visible tile design after installation should be symmetrical.



- Pacific Shores Exterior Siding Update (4840 Sandyland): Pacific Shores, a five-unit two-building complex, is requesting to comprehensively update siding, trim and building colors to replace existing deteriorating siding. They propose to update the building colors to a dark grey with accents in a soft white color. The siding would be upgraded to board and batt on top of the belly band and smooth lap siding on the bottom. The Board expressed support for the exterior improvements. They recommended the gutters, along the trim boards, also be updated to white to match the trim. Boardmember Little suggested that if the rooftop-mounted satellite dishes are no longer utilized, they be removed.

ADJOURNMENT

Chair Stein adjourned the meeting at 8:14 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, September 14, 2023.

_____
Chair, Architectural Review Board

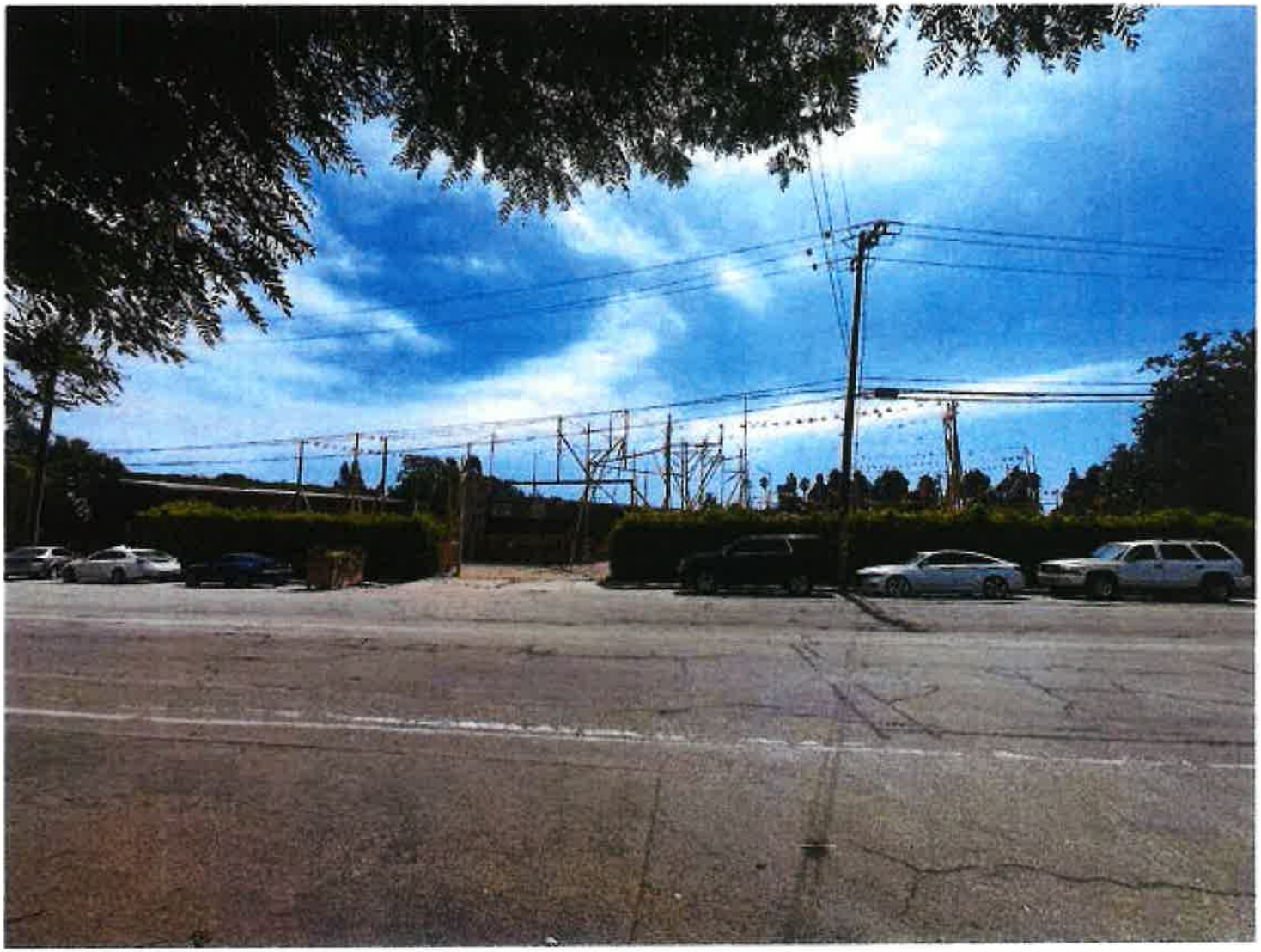
ATTEST:

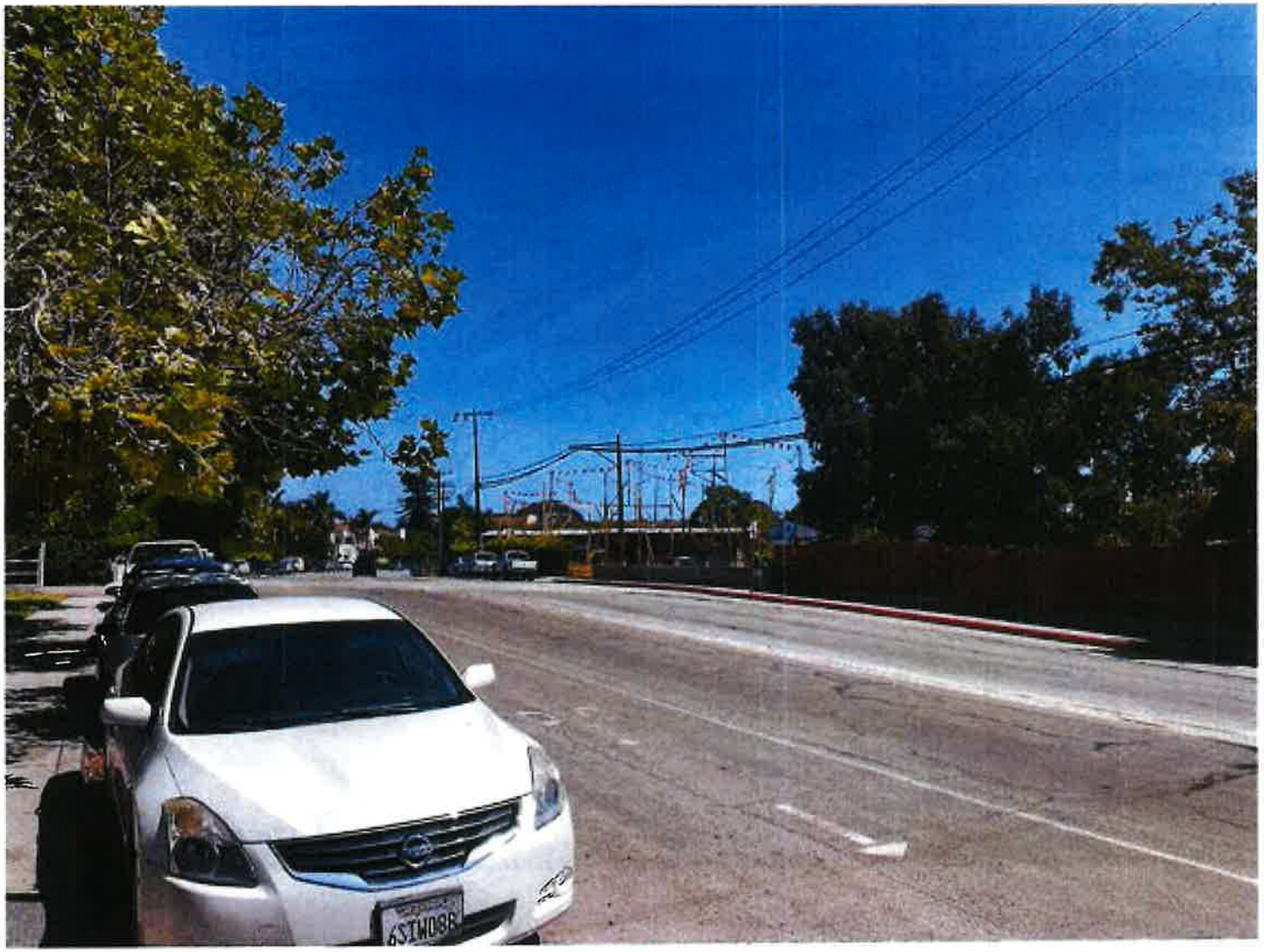
_____
Secretary, Architectural Review Board

Attachment D
Exhibit 2:
August 18 Story Pole Photographs for the Preliminary Review ARB Meeting

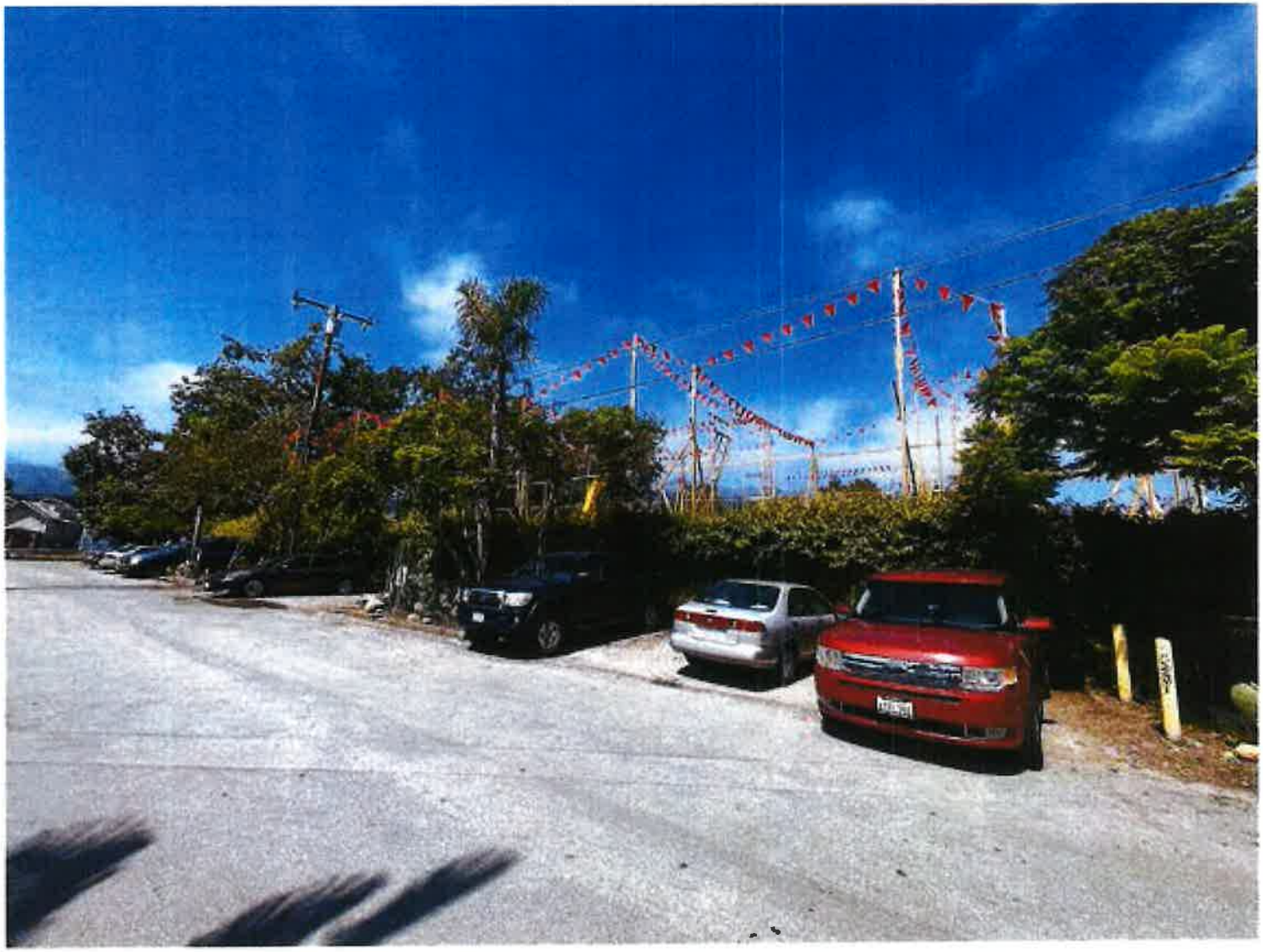
4745 Carpinteria Avenue Mixed Use Development
23-2221-DP/CDP/ARB

February 5, 2024





NOT A
THROUGH
STREET



Attachment D
Exhibit 3:
Reduced Plan Set from the August 31, 2023 Preliminary Review ARB Meeting

4745 Carpinteria Avenue Mixed Use Development
23-2221-DP/CDP/ARB

February 5, 2024

4745 CARPINTERIA AVE

PROPOSED MIXED USE DEVELOPMENT

GENERAL NOTES

[illegible]

CODE COMPLIANCE

[illegible]

VICINITY MAP

SHEET INDEX

[illegible]

PROJECT SCOPE

[illegible]

PROJECT INFORMATION

[illegible]

PROJECT DIRECTORY

[illegible]

LOCAL JURISDICTION STAMPS & NOTES

DMHA

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
[illegible]	[illegible]	[illegible]

G001

COVER SHEET

DMHA
ARCHITECTURE + INTERIOR DESIGN

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

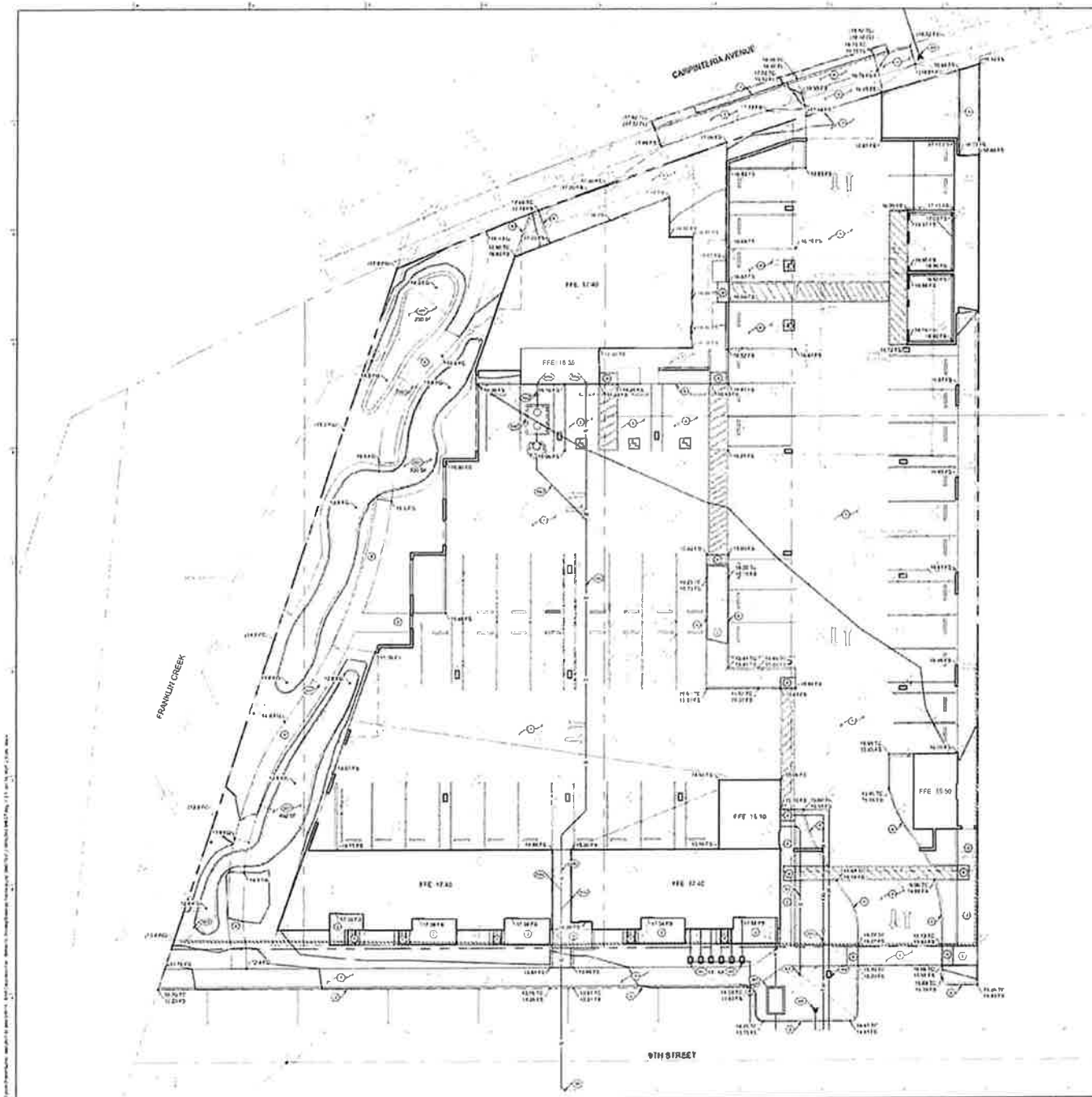
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE

G011

SITE PHOTOS



GENERAL NOTES:

ALL GRADING ACTIVITIES SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR TO NOTIFY ALL PARTIES OF CONSTRUCTION AND VERIFY ALL CLEARANCES. MATERIAL DEPTH AND LOCATION SHALL BE IDENTIFIED BY CONTRACTOR. IF THERE ARE ANY DISCREPANCIES BETWEEN PLAN WITH ANY OF THESE ITEMS ENGINEER OF WORK SHALL BE NOTIFIED IMMEDIATELY.

RIGHT OF WAY CONSTRUCTION NOTES:

(1) CONSTRUCT CONCRETE CURB AND GUTTER PER SBMC STANDARD PLAN 120-2 TYPE A-6
(2) CONSTRUCT CONCRETE CURB PER SBMC STANDARD PLAN 120-3 TYPE A-6
(3) CONSTRUCT CONCRETE DRIVEWAY APPROACH PER SBMC STANDARD PLAN 105-2
(4) CONSTRUCT CONCRETE DRIVEWAY APPROACH PER SBMC STANDARD PLAN 105-3

SITE CONSTRUCTION NOTES:

(1) CONSTRUCT CONCRETE DRIVEWAY SECTION
(2) CONSTRUCT CONCRETE WALKWAY SECTION
(3) CONSTRUCT PAVING PER GEOTECHNICAL REPORT
(4) CONSTRUCT 6" CONCRETE CURB AND GUTTER
(5) CONSTRUCT 6" INTEGRAL CONCRETE CURB
(6) CONSTRUCT 6" CONCRETE CURB
(7) CONSTRUCT CONCRETE STAIRS
(8) CONSTRUCT ACCESSIBLE PARKING STALL
(9) PAINT "TRUCK ACCESS ONLY" MARKING

STORM DRAIN CONSTRUCTION NOTES:

(SD1) CONSTRUCT DETENTION BASIN
(SD2) CONSTRUCT STANDARD HOOD INLET OUTLET
(SD3) CONSTRUCT 12" DUCTILE IRON PIPE CULVERT

ELECTRICAL NOTES:

(E1) ELECTRICAL SERVICE LOCATION PER ELECTRICAL PLANS
(E2) CONNECT TO EXISTING TRANSFORMER

SANITARY SEWER CONSTRUCTION NOTES:

(S1) INSTALL PLUG IN WYE AND CONNECT LATERAL TO SANITARY MAIN PER CARPINTERIA SEWER DISTRICT PLATE 102
(S2) INSTALL 6" SDR 26 SANITARY SEWER LATERAL AT A MINIMUM SLOPE OF 1.00% PER SBMC 15.16.110 AND 105
(S3) INSTALL SEWER CLEANOUT PER CARPINTERIA SEWER DISTRICT PLATE 110
(S4) CONNECTION OF CONNECTION AT BUILDING - SEE MECHANICAL PLANS
(S5) INSTALL GREASE INTERCEPTOR AND CONNECT TO MANHOLE

WATER CONSTRUCTION NOTES:

(W1) INSTALL WATER SERVICE LINE FROM WATER MAIN TO METER LOCATION PER CARPINTERIA VALLEY WATER DISTRICT STANDARDS DETAILS. SEE PLUMBING PLANS FOR SUBMETER DETAILS AND LOCATION
(W2) INSTALL 3/4 INCH METER AND SERVICE LINE FOR COMMERCIAL SERVICE ON METER MAIN PER CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAILS W-101, W-111 AND W-120
(W3) INSTALL 3/4 INCH METER AND SERVICE LINE FOR HOUSE SIDE OF DUPLEX WITH CLOSE PROXIMITY TO WATER MAIN PER CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAILS W-101, W-111 AND W-120
(W4) INSTALL 3/4 INCH BACKFLOW PREVENTER AT METER PER CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAILS W-101, W-111 AND W-115
(W5) INSTALL 6 INCH FIRE LINE WITH FIRE DEPARTMENT CONNECTION PER CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAILS W-101, W-111 AND W-116
(W6) INSTALL FIRE HYDRANT PER CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAIL W-111

EARTHWORK INFORMATION:

SITE AREA: 0.9 AC
AREA DISTURBED: 0.9 AC

CUT QUANTITY: 700 CUBIC YARDS
FILL QUANTITY: 350 CUBIC YARDS
NET QUANTITY: 350 CUBIC YARDS (IMPORT)

NOTE: THE ABOVE QUANTITIES ARE FOR PLANNING AND PERMITTING PURPOSES ONLY. SHRINKAGE, CONSOLIDATION AND OVEREXCAVATION FACTORS, LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS, AND REMOVING FOUNDATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISHED GRADES OR PAVEMENT SUBGRADES AS INDICATED ON THE PLANS AND SHOULD NOT ACCOUNT FOR ALL TIME AND LOSSES. THE CONTRACTOR SHALL PERFORM AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A LUMP SUM BID PRICE FOR EARTHWORK. THIS BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS EARTH MATERIALS.

DIGALERT
UNDERGROUND SERVICE ALERT

HORIZONTAL SCALE: 1" = 10'

Ashley Vance ENGINEERING, INC.
310 East Gutierrez Street
Santa Barbara, CA 93101
(805) 963-1532
www.ashleyvance.com

PLANS REVIEW SET NOT FOR CONSTRUCTION

4745 CARPINTERIA
4745 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

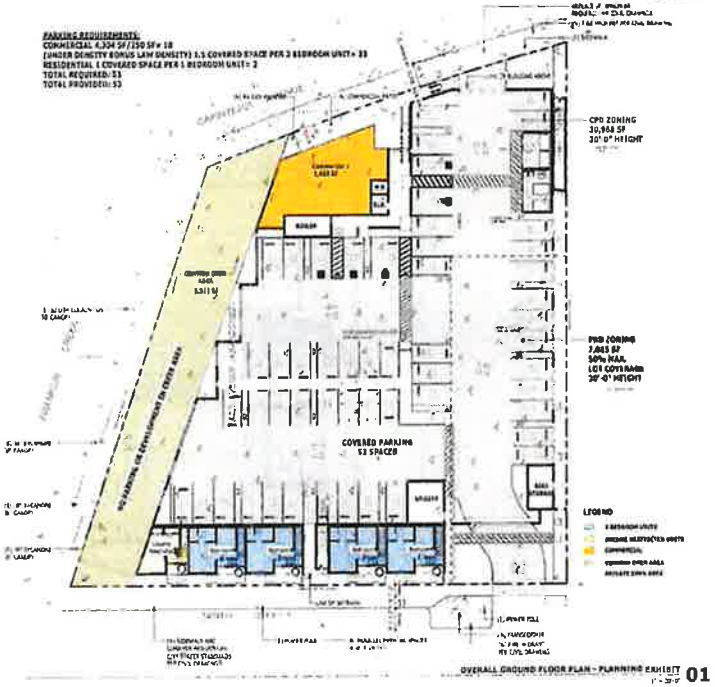
PRELIMINARY PLANS - NOT FOR CONSTRUCTION

GRADING AND DRAINAGE PLAN

C-2.1

OVERALL SECOND LEVEL FLOOR PLAN - PLANNING EXHIBIT 02

OVERALL THIRD LEVEL FLOOR PLAN - PLANNING EXHIBIT 03



OVERALL GROUND FLOOR PLAN - PLANNING EXHIBIT 01

DMHA

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 2TC188

NO.	DESCRIPTION	DATE

G012

PLANNING EXHIBIT

ARBORIST'S DISCLOSURE AND CERTIFICATION OF PERFORMANCE

Arborists are professionals who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's work, such as property boundaries, property ownership, site liens, disputes between neighbors, and even local laws. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. All parties should disclose to the arborist in a timely way all the considerations and attorney of the information provided.

Trees can be hazardous, but their condition can be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risk is to eliminate all trees.

I, Bill Spiewak, certify:
- That I have personally inspected the trees and/or the property referred to in this report and have stated my findings accurately.
- The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and commonly accepted arboricultural practices.

Signed: Bill Spiewak

Bill Spiewak
Board Certified Master Arborist #WE-5281B
International Society of Arboriculture

CONCLUSIONS

- Installation of the riparian starter buffer should not impact the existing Sycamore or eucalyptus trees.
- The riparian buffer appears to provide a buffer to right-of-way encroachment but it is more than the existing asphalt removed parking lot.
- Added Tree Protection Measures when building the riparian buffer plants.
- The area around the trees in the nature strip should be maintained as. Cumbolee plants and sod and debris around the trees of trees should be removed. Apply 3" to 4" of bryan wood mass over the support only to prevent soil compaction.

TREE PROTECTION MEASURES

1. Prior to any work on the subject property, the City tree ordinance shall be reviewed with all persons involved in the project.
2. Demolition of the asphalt parking lot must be done with care so as not to damage surrounding roots or adjacent trees when removing either the asphalt road panels of the sidewalk.
3. Avoid using equipment that damages the tree trunk of underlying soil/root roots.
4. After removing asphalt within the drip line and stem of the equivalent trees, mulch bringing of the edge of the work area to prevent a low site plan. Only remove materials the layer of buffer and enter the protected zone.
5. Any temporary irrigation in the area of work adjacent the roots and within TPZs should be removed after planting work.
6. Backfill in areas adjacent to the protected trees shall be the soil areas to ground or turned to avoid soil with a poorly grained. Do not dig in the shallow.
7. Where excavation for the retaining wall is required, hand dig when working under the trees.
8. Prune any pruned wood, soil roots, limbs and grasses with a sharp tool, proportionate to the tree growth. Use a hand pruner, hand saw, hedging shears or reciprocating saw to cut roots cleanly.
9. All cut wounds have been recommended to cut for adhesion or preventing decay and should not be used.
10. When roots are cut, the newly exposed area grains must be kept moist to encourage and new callousing to new root growth and also to prevent the loss of water from the soil.
11. Use smaller plants or bare root seed to avoid damage to roots or the sycamore as

REFERENCES

- ANSI (American National Standards Institute) A300, Part 5 - Management of Trees and Shrubs During Site Planning, Site Development and Construction, 2012
- Best Management Practices: Managing Trees During Construction, Second Edition International Society of Arboriculture, Champaign, Illinois, 2010
- Harris, R. W. and Matheny, N. P. and Clark, J. R., 1999. Arboriculture: Integrated Management of Landscape Trees, Shrubs, and Vines, Fourth Edition. Prentice Hall
- Matheny and Clark, Trees and Development: A Technical Guide to Preservation of Trees During Land Development, ISA, 1998

SITE PLAN

OBSERVATIONS

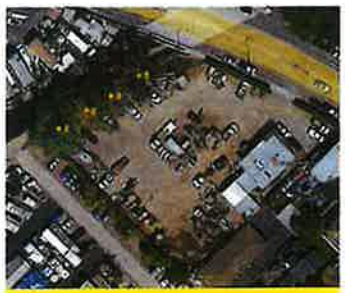
1. There is a mature area of sand along the north between the northern property line of the subject property for the southerly end of Linden Creek for the northwards. The area varies from 10 to 20 wide and is lined with irrigated turf on both sides.
2. Riparian Drive, is a wide, two lane, open drainage, high-volume water from the Carpinteria Basin, through multiple agricultural properties and residential neighborhoods, then out to the Salt Marsh and finally the Pacific Ocean.
3. The parcel is for development, southward of the vacant area, is an impervious area, paved or in compacted, asphalt material, including a network of pipelines. To my knowledge, this has never to be within of 8 in property for more than forty five years.
4. The subject City adjacent unimproved parcel for mature forested property. Currently, debris from the ground including trees, stems, logs, and leaves piled. To get of high flood tree stump crop removal.
5. There are four mature trees are growing within the vacant area and including three native Sycamore trees (Platanus racemosa) and one non-native Tree Coral (Eucalyptus camaldulensis). See here, in one used for details on each tree.
6. The arborist is of interest with a proposed but unchanged development, called Windermere. This arborist performed no activities in the vicinity. There existing remnants of the riparian city vegetation with a near-high processing quality.
7. I also observed development or some of the trees and surrounded undesirable plants as building small improvement trees and to small over topping.
8. The project calls for creation of a narrow, riparian buffer garden within the northwestern property to be outside of the potential property.
9. The riparian buffer will include mixed riparian plants, a pathway and bio-retention basins that will keep them dry.
10. It is likely that homeowners for this luxury and attractive views, although the arborist finds the location of the six story maximum of the proposed condominiums, suggests that one / bedrooms to not be misplaced.

TREE INVENTORY

#	Species	DBH	Critical Root Zone	Comments	Impacts Before	Recommendations
1	Sycamore	19"	Good	moderate pathogenic condition, deadwood present, some dead on west, combined points of base, undesirable dominant upright & open structure	Yes	clean up around base of tree, remove unwanted pre and all debris
2	Sycamore	11"	Good	at the turf meet a more one trunk, with a wounding at base of trunk, base 18 cm, small 11 cm	none	cleaning and prune of dead wood, clean up around base of tree
3	Sycamore	8"	Fair	historical pathogenic infection, multi-stem and dead leader at 3	Yes	clean up around base of tree
4	Myoporum	15"	Good		Yes	clean up around base of tree

PHOTOS

PHOTOS



Google Image view, Sept 01 in Carpinteria

Google image of the site. Trees #1 to #4 are identified

BILL SPIEWAK

May 28, 2021

TREE ASSESSMENT AND PROTECTION PLAN for 4745 Carpinteria Ave, Carpinteria, CA 93013

Prepared for:
Vern and Brad Consultant
c/o Jason Klemm
157 N Alfred St
West Hollywood, CA 90048
(415) 827-6911 | [redacted]

BACKGROUND

The subject property owner is proposing to develop the parcel into residential units. Adjacent to the north property line is a strip of vacant land that runs between Franklin Creek and the property to the southwest. There is a four trees in this area. I was retained to inspect the trees and provide a report with my assessment of potential impacts to the trees from the proposed landscape project. I met on the site during May 28, 2021. My conclusions are on page 1.

TABLE OF CONTENTS

BACKGROUND	1
OBSERVATIONS	2
TREE INVENTORY	2
SITE PLAN	3
CONCLUSIONS	4
TREE PROTECTION MEASURES	4
REFERENCES	4
ARBORIST'S DISCLOSURE AND CERTIFICATION OF PERFORMANCE	5
PHOTOS	6

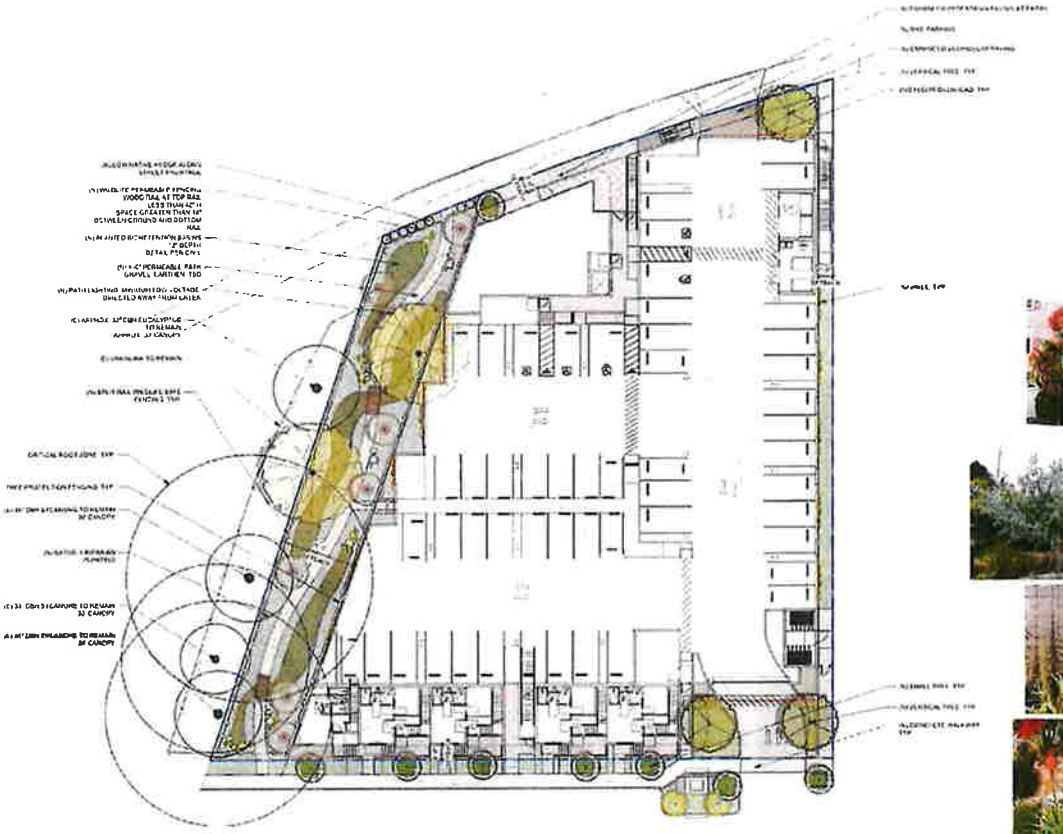
PARRY

Project Manager
Kelly Klein
805.963.0651
kklein@parry.com

4745 Carpinteria Ave
Carpinteria, CA

Arborist Report

L0.1



ABBREVIATIONS:

ea	EACH
ft	FEET
ga	GALLONS AREA
gpm	GALLONS PER MINUTE
min	MINIMUM
o.c.	ON CENTER
sf	SQUARE FEET
sq ft	SQUARE FEET

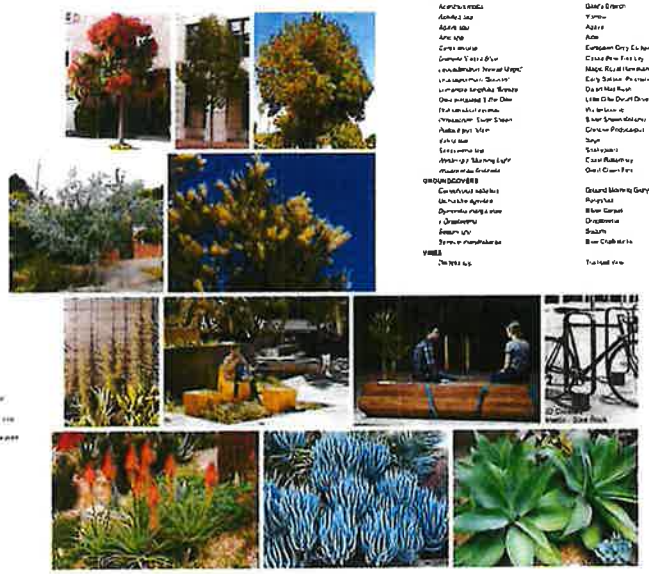
LANDSCAPE AREA:

GROUND FLOOR	8,047 SF
SECOND FLOOR	7,432 SF
THIRD FLOOR	6,551 SF
TOTAL LANDSCAPE AREA	13,479 SF

GREEN ARTERIES NOTE:
PER CITY OF CARPINTERIA PRESERVATION PROGRAM FOR DEVELOPMENT PERMIT FOR THESE SMALL RESIDENTIAL PROJECTS, ONLY USE TALL EVERGREEN SMALL STEM SHRUBS FOR SCREENING AND HEDGE PERIMETER FENCING SHALL BE IMPLEMENTED. ADDITIONALLY, THE BUFFER AREA SHALL BE PLANTED/RESTORED WITH APPROPRIATE NATIVE/RIPARIAN PLANTINGS

PRELIMINARY PLANT PALETTE

BOTANIC NAME	COMMON NAME
VERTICAL TREES	
Cupressus sempervirens	Italian Cypress
Washingtonia robusta	Mexican Fan Palm
Sequoiadendron giganteum	Giant Sequoia
SMALL UPRIGHT TREES	
Agonis flexuosa	Peppermint Tree
Citrus sp.	Citrus
Olea europaea 'Fruitless'	Fruitless Olive
Leptospermum laevigatum	Australian Tea Tree
SMALL TREES / LARGE SHRUBS	
Acacia baileyana	Bailey Acacia
Cercis occidentalis	Western Redbud
Dodonaea viscosa purpurea	Purple Hopseed
Prunus ilicifolia	Hollyleaf Cherry
NATIVE TREES	
Aesculus californica	California Buckeye
Platanus racemosa	Western Sycamore
NATIVE SHRUBS	
Arctostaphylos sp.	Manzanita
Ceanothus sp.	Ceanothus
Cercocarpus betuloides	Mountain Mahogany
Encelia californica 'Santa Cruz Island'	Bush Sunflower
Eriogonum giganteum	St. Catherine's Lace
Heteromeles arbutifolia	Toyon
Salvia sp.	Sage
Sambucus mexicana	Blue Elderberry
Xylococcus bicolor	Mission Manzanita
SHRUBS	
Agapanthus africanus	Lily of the Nile
Agave attenuata	Foxtail Agave
Aloe sp.	Aloe
Arbutus 'Marina'	Marina Strawberry Tree
Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita
Arctostaphylos 'Howard McMinn'	Howard McMinn Manzanita
Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita
Arctostaphylos 'Sunset'	Sunset Manzanita
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Bush
Ceanothus 'Concha'	Concha Ceanothus
Ceanothus 'Dark Star'	Dark Star Ceanothus
Ceanothus 'Frosty Blue'	Frosty Blue Ceanothus
Ceanothus 'Julia Phelps'	Julia Phelps Ceanothus
Ceanothus 'Ray Hartman'	Ray Hartman Ceanothus
Ceanothus thyrsiflorus repens	Creeping Blue Blossom
Cistus x purpureus 'Alan Fradd'	Alan Fradd Rockrose
Cistus x purpureus 'Jessamine'	Jessamine Rockrose
Dietes bicolor	Fortnight Lily
Dietes vegeta	Fortnight Lily
Echeveria 'Imbricata'	Hen and Chicks
Epilobium canum 'Everett's Choice'	Everett's Choice California Fuchsia
Epilobium canum 'Select'	Select California Fuchsia
Epilobium canum 'Silver Select'	Silver Select California Fuchsia
Epilobium canum 'Solidarity Pink'	Solidarity Pink California Fuchsia
Epilobium canum 'Western Hills'	Western Hills California Fuchsia
Erigeron karvinskianus	Santa Barbara Daisy
Escallonia 'Pink Elf'	Pink Elf Escallonia
Escallonia 'Red Elf'	Red Elf Escallonia
Escallonia 'Red Hedger'	Red Hedger Escallonia
Escallonia 'Woodside'	Woodside Escallonia
Festuca mairei	Atlas Fescue
Festuca 'Siskiyou Blue'	Siskiyou Blue Fescue
Festuca 'Tomales Bay'	Tomales Bay Fescue
Festuca 'Uncinata Glauca'	Blue Fescue
Garrya elliptica 'James Roof'	James Roof Coast Silktassel
Grevillea 'Canberra Gem'	Canberra Gem Grevillea
Grevillea 'Noellii'	Noelli Grevillea
Grevillea 'Robyn Gordon'	Robyn Gordon Grevillea
Hebe 'Autumn Glory'	Autumn Glory Hebe
Hebe 'Wiri Blush'	Wiri Blush Hebe
Hebe 'Wiri Dawn'	Wiri Dawn Hebe
Hebe 'Wiri Mist'	Wiri Mist Hebe
Hebe 'Wiri Prince'	Wiri Prince Hebe
Heteromeles arbutifolia	Toyon
Lavandula angustifolia 'Hidcote'	Hidcote English Lavender
Lavandula angustifolia 'Munstead'	Munstead English Lavender
Leonotis leonurus	Lion's Tail
Leucadendron 'Safari Sunset'	Safari Sunset Conebush
Leucadendron 'Silvan Red'	Silvan Red Conebush
Leucadendron 'Strawberry Ice'	Strawberry Ice Conebush
Leucadendron 'Summit Red'	Summit Red Conebush
Leucadendron 'Yellow Queen'	Yellow Queen Conebush
Leucospermum 'Scarlet Ribbon'	Scarlet Ribbon Pincushion
Leucospermum 'Veldfire'	Veldfire Pincushion
Leucospermum cordifolium	Nodding Pincushion
Leucospermum 'Yellow Delight'	Yellow Delight Pincushion
Leucospermum 'Yellow Pincushion'	Yellow Pincushion
Limonium perezii	Sea Lavender
Muhlenbergia rigens	Deer Grass
Myrsine africana	African Boxwood
Nassella pulchra 'Canyon Blue'	Purple Needlegrass
Nassella pulchra 'Pitas Point'	Pitas Point Purple Needlegrass
Pennisetum 'Fairy Tails'	Fairy Tails Fountain Grass
Pennisetum 'Karley Rose'	Karley Rose Fountain Grass
Pennisetum 'Rubrum'	Purple Fountain Grass
Phormium 'Apricot Queen'	Apricot Queen New Zealand Flax
Phormium 'Bronze Baby'	Bronze Baby New Zealand Flax
Phormium 'Dazzler'	Dazzler New Zealand Flax
Phormium 'Jack Spratt'	Jack Spratt New Zealand Flax
Phormium 'Maori Queen'	Maori Queen New Zealand Flax
Phormium 'Sundowner'	Sundowner New Zealand Flax
Phormium 'Tom Thumb'	Tom Thumb New Zealand Flax
Phormium 'Yellow Wave'	Yellow Wave New Zealand Flax
Rhamnus californica 'Eve Case'	Eve Case Coffeeberry
Rhamnus californica 'Mound San Bruno'	Mound San Bruno Coffeeberry
Ribes viburnifolium	Catalina Perfume
Rosa californica	California Wild Rose
Rosa 'Iceberg'	Iceberg Rose
Rosa 'Meidomonac'	Meidomonac Rose
Rosa 'Radrazz'	Knock Out Rose
Rosa 'Simplicity'	Simplicity Rose
Rosa 'Sunsprite'	Sunsprite Rose
Rosa 'The Fairy'	The Fairy Rose
Salvia 'Bee's Bliss'	Bee's Bliss Sage
Salvia 'Hot Lips'	Hot Lips Sage
Salvia 'Mesa Azure'	Mesa Azure Sage
Salvia 'Pozo Blue'	Pozo Blue Sage
Salvia 'Purple Majesty'	Purple Majesty Sage
Salvia 'Waverly'	Waverly Sage
Salvia 'Wendy's Wish'	Wendy's Wish Sage
Salvia 'White Chimes'	White Chimes Sage
Santolina chamaecyparissus	Lavender Cotton
Senecio mandraliscae	Blue Chalksticks
Westringia 'Wynyabbie Gem'	Wynyabbie Gem Coast Rosemary
GROUNDCOVERS	
Carissa macrocarpa 'Tuttle'	Tuttle Natal Plum
Ceanothus 'Yankee Point'	Yankee Point Ceanothus
Drosanthemum floribundum	Rosea Ice Plant
Lantana 'New Gold'	New Gold Lantana
Myoporum parvifolium 'Putah Creek'	Putah Creek Myoporum
Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary
Trachelospermum jasminoides	Star Jasmine
VINES	
Distictis buccinatoria	Blood-red Trumpet Vine
Macfadyena unguis-cati	Cat's Claw Vine
Pandorea jasminoides 'Lady Di'	Lady Di Bower Vine
Pandorea pandorana 'Snowbells'	Snowbells Wonga Wonga Vine
Parthenocissus tricuspidata 'Veitchii'	Boston Ivy
Rosa 'Climbing Iceberg'	Climbing Iceberg Rose
Trachelospermum jasminoides	Star Jasmine



PARRYT

4745 Carpinteria Ave
Carpinteria, CA

Preliminary Landscape Plan - Ground Floor

L1

PRELIMINARY PLANT PALETTE

NATIVE TREES

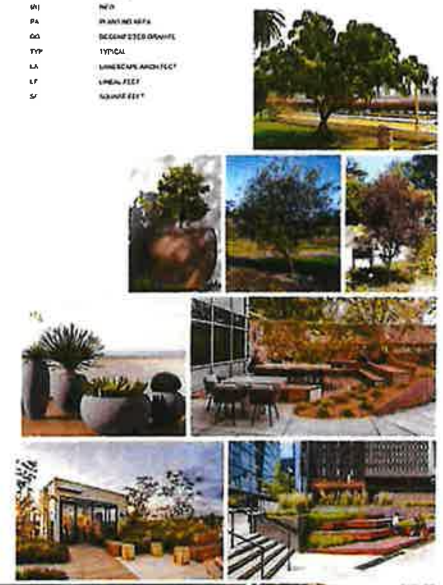
NATIVE SHRUBS

SHRUBS

GROUNDCOVERS

ABBREVIATIONS:

PA	PLANTING AREA
DG	DECOMPOSED GRANITE
TYP	TYPICAL
LA	LANDSCAPE ARCHITECT
LF	LINEAL FEET
SF	SQUARE FEET



PARRY

4745 Carpinteria Ave.
Carpinteria, CA

Preliminary Landscape Plan - 2nd Floor

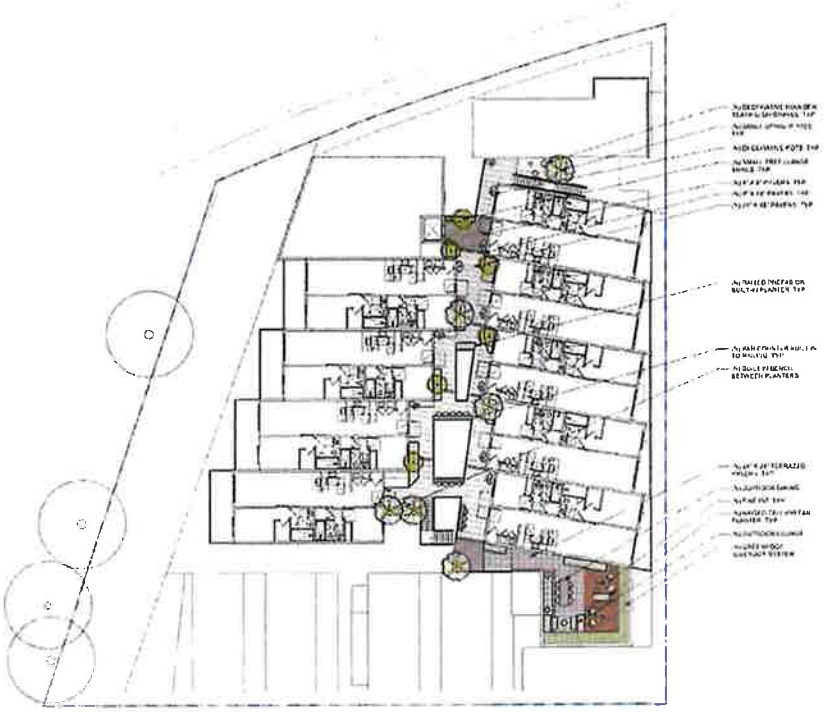
L1.1

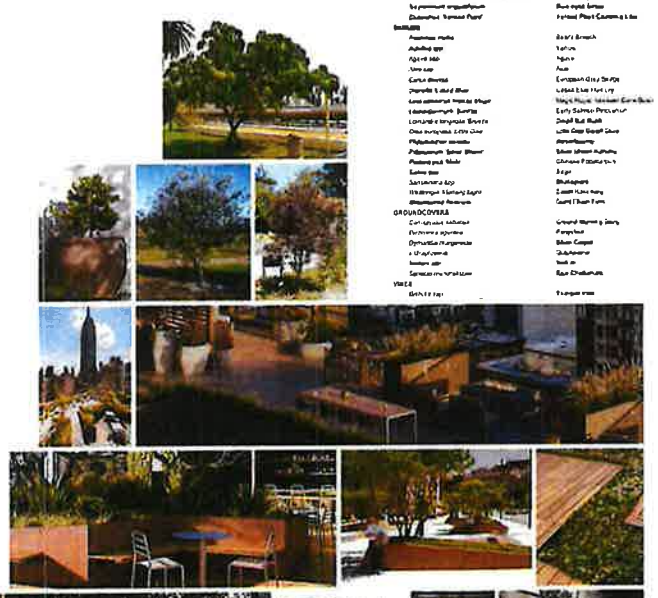
ABBREVIATIONS:

DG	DECOMPOSED GRANITE
SYP	SYPHON
LA	LANDSCAPE AREA
LF	LINEAR FEET
SF	SQUARE FEET

PRELIMINARY PLANT PALETTE

BOTANICAL NAME	COMMON NAME
VERTICAL TREES	
Cupressocyparis leylandii	Leylandii Tree
Metrosideros excelsa	New Zealand Christmas Tree
Pyrus calleryana 'Aristocrat'	Flowering Pear
SMALL UPRIGHT TREES	
Agonis flexuosa	Peppermint Tree
Cercis occidentalis	Redbud
Olea europaea 'Fruitless'	Fruitless Olive
Tristaniopsis laurina	Water Gum
SMALL TREES / LARGE SHRUBS	
Acacia baileyana	Purple Leaf Acacia
Bougainvillea 'Barbara Karst'	Barbara Karst Bougainvillea
Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush
Leptospermum 'Compacta'	Compact Tea Tree
ACCENT TREES	
Cycas revoluta	Sago Palm
Phoenix canariensis	Canary Island Date Palm
ACCENT SHRUBS	
Aeonium haworthii	Pinwheel
Agave attenuata	Foxtail Agave
Agave 'Blue Glow'	Blue Glow Agave
Aloe 'Hercules'	Hercules Aloe
Aloe vera	Aloe Vera
Carex divulsa	Berkeley Sedge
Carex tumulicola	Foothill Sedge
Chondropetalum tectorum	Cape Rush
Dianella caerulea 'Cassa Blue'	Cassa Blue Flax Lily
Dianella revoluta 'Little Rev Blue'	Little Rev Blue Flax Lily
Festuca mairei	Atlas Fescue
Festuca rubra 'Molate'	Molate Red Fescue
Helictotrichon sempervirens	Blue Oat Grass
Juncus patens 'Elk Blue'	Elk Blue California Gray Rush
Leucadendron 'Safari Sunset'	Safari Sunset Conebush
Leucospermum 'Scarlet Ribbon'	Scarlet Ribbon Pincushion
Muhlenbergia rigens	Deer Grass
Phormium 'Jester'	Jester New Zealand Flax
Phormium tenax 'Purpureum'	Purple New Zealand Flax
Rhamnus californica 'Eve Case'	Eve Case Coffeeberry
Rhaphiolepis indica 'Clara'	Clara Indian Hawthorne
Salvia clevelandii 'Winnifred Gilman'	Winnifred Gilman Cleveland Sage
Salvia leucophylla 'Point Sal'	Point Sal Purple Sage
Salvia mellifera 'Terra Seca'	Terra Seca Black Sage
Salvia x 'Hot Lips'	Hot Lips Salvia
Senecio mandraliscae	Blue Chalksticks
Westringia fruticosa 'Grey Box'	Grey Box Coast Rosemary
GROUNDCOVERS	
Carpobrotus chilensis	Sea Fig
Ceanothus 'Yankee Point'	Yankee Point California Lilac
Drosanthemum floribundum	Rosea Ice Plant
Festuca 'Siskiyou Blue'	Siskiyou Blue Fescue
Lantana montevidensis 'Purple'	Purple Trailing Lantana
Rosmarinus officinalis 'Prostratus'	Dwarf Rosemary
Trachelospermum jasminoides	Star Jasmine
VINES	
Distictis buccinatoria	Blood-red Trumpet Vine
Macfadyena unguis-cati	Cat's Claw Vine
Pandorea jasminoides 'Variegata'	Variegated Bower Vine





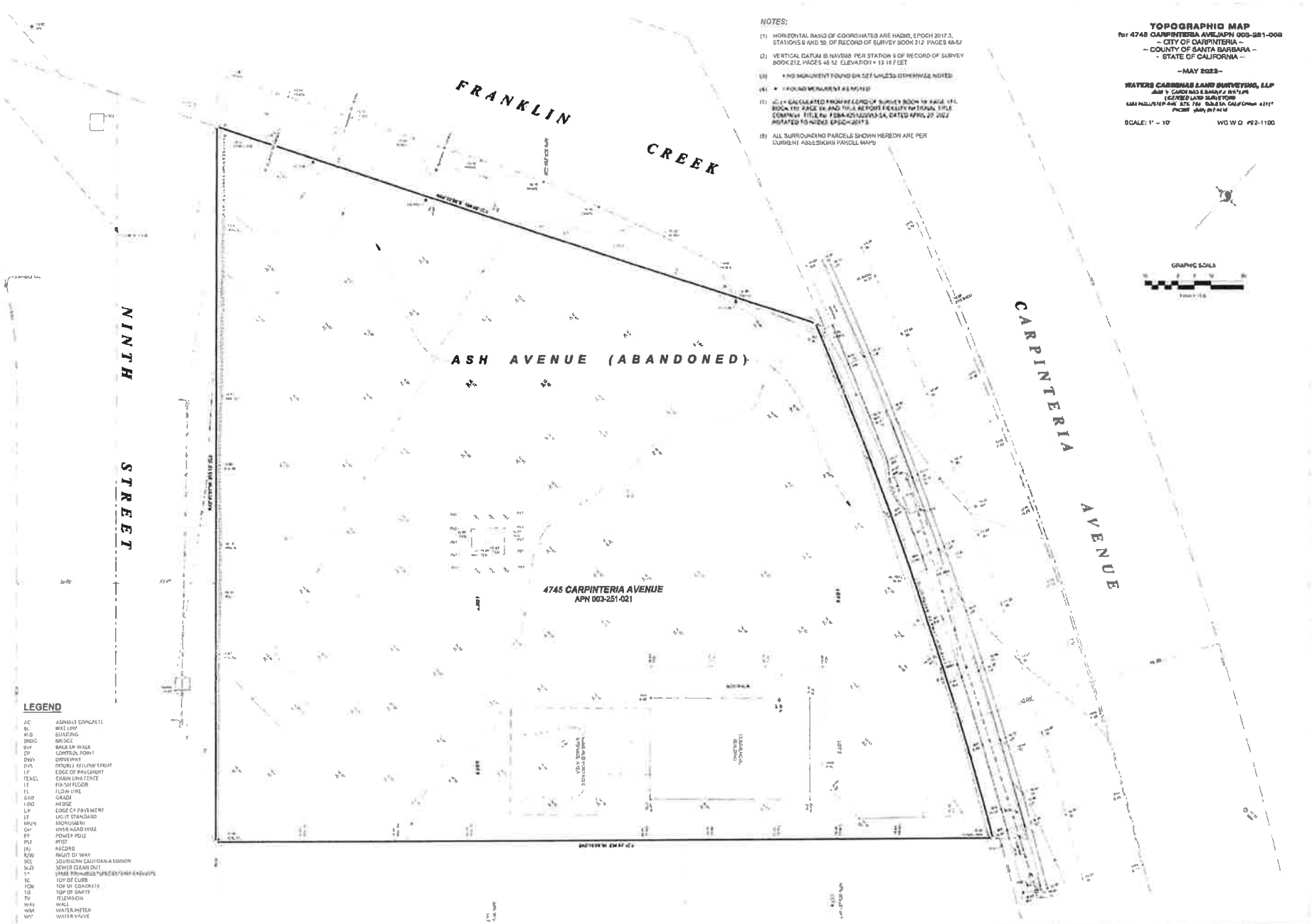
PARRY!

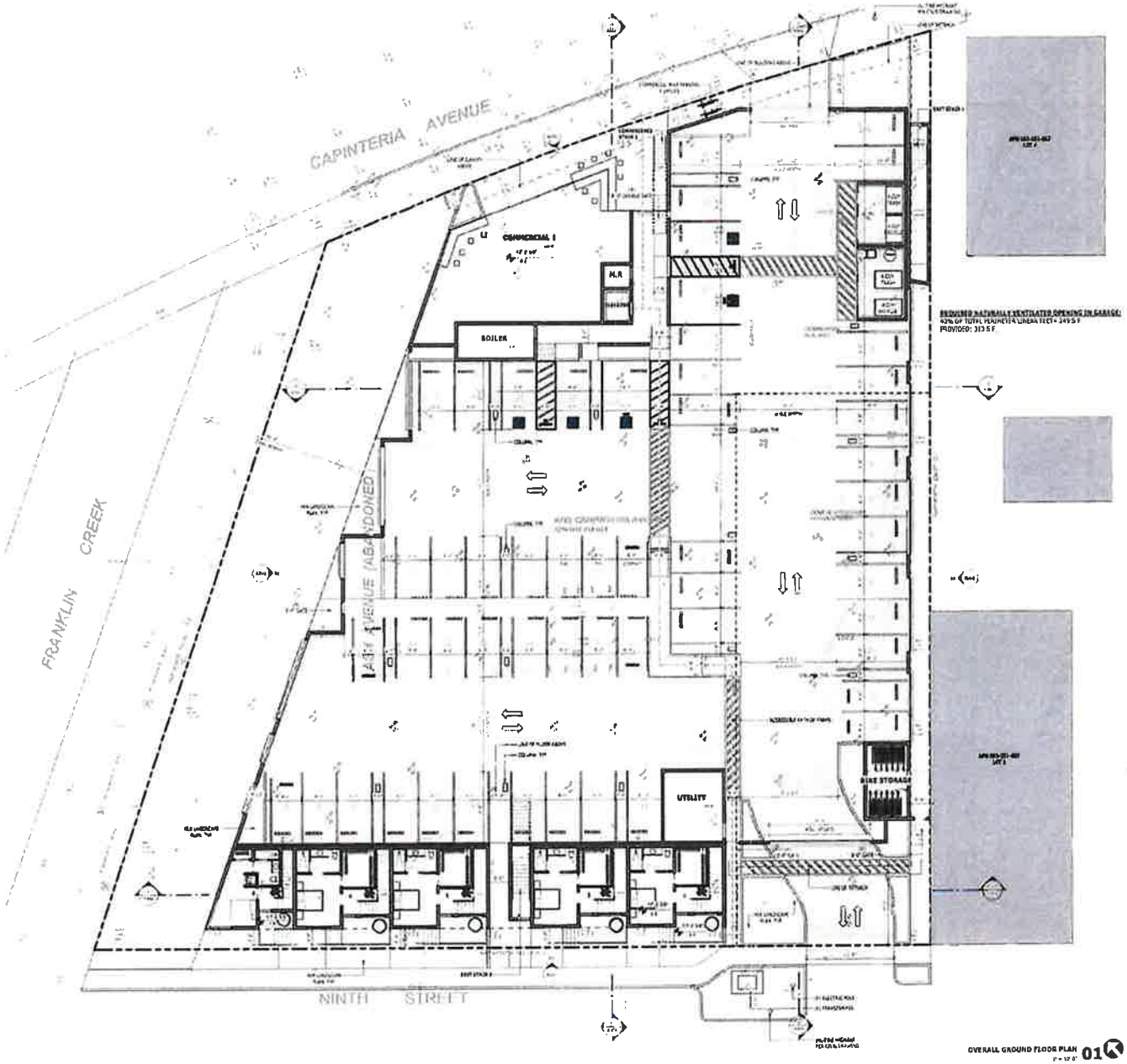
Project Manager

4745 Carpinteria Ave.
Carpinteria, CA

Preliminary Landscape Plan - 3rd Floor

L1.2


FRANKLIN CREEK
NINTH STREET
ASH AVENUE (ABANDONED)
CARPINTERIA AVENUE
4745 CARPINTERIA AVENUE
APN 003-251-021
NOTES:
(1) HORIZONTAL BASIS OF COORDINATES ARE NAD83, EPOCH 2017.5, STATIONS 8 AND 32, OF RECORD OF SURVEY BOOK 212 PAGES 46-52
(2) VERTICAL DATUM IS NAVD88 PER STATION 9 OF RECORD OF SURVEY BOOK 212, PAGES 46-52 ELEVATION = 13.18 FEET
(3) = NO MONUMENT FOUND OR SET UNLESS OTHERWISE NOTED
(4) = FOUND MONUMENT AS NOTED
(5) ALL CALCULATED FROM RECORD OF SURVEY BOOK 19, PAGE 171, BOOK 110, PAGE 94, AND TITLE REPORT FURNISHED BY FIDELITY NATIONAL TITLE COMPANY TITLE No. FSBA-6251222003-SA, DATED APRIL 27, 2022 ROTATED TO NAD83, EPOCH 2017.5
(6) ALL SURROUNDING PARCELS SHOWN HEREON ARE PER CURRENT ASSESSORS PARCEL MAPS
TOPOGRAPHIC MAP
for 4748 CARPINTERIA AVE/APN 003-251-008
– CITY OF CARPINTERIA –
– COUNTY OF SANTA BARBARA –
- STATE OF CALIFORNIA –
–MAY 2023–
WATERS CARRIMAS LAND SURVEYING, LLP
LICENSED LAND SURVEYORS
SCALE: 1" = 10'
WG W O #22-1100
GRAPHIC SCALE
LEGEND
AC ASPHALT CONCRETE
BL BRICK LINE
BLD BUILDING
BRDG BRIDGE
BW BACK OF WALK
CP CONTROL POINT
DWY DRIVEWAY
DYA DETAILED YELLOW STRIPE
EP EDGE OF PAVEMENT
FENCE CHAIN LINK FENCE
FF FINISH FLOOR
FL FLOW LINE
GRD GRADE
HDG HEDGE
LP EDGE OF PAVEMENT
LT LIGHT STANDARD
MON MONUMENT
OH UTILITY OVERHEAD WIRE
PP POWER POLE
PST POST
REC RECORD
R/W RIGHT OF WAY
SCE SOUTHERN CALIFORNIA EDISON
SCO SEWER CLEAN OUT
TC TOP OF CURB
TCN TOP OF CONCRETE
TG TOP OF GRATE
TV TELEVISION
WAL WALL
WM WATER METER
WV WATER VALVE



OVERALL GROUND FLOOR PLAN 01

DMHA

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

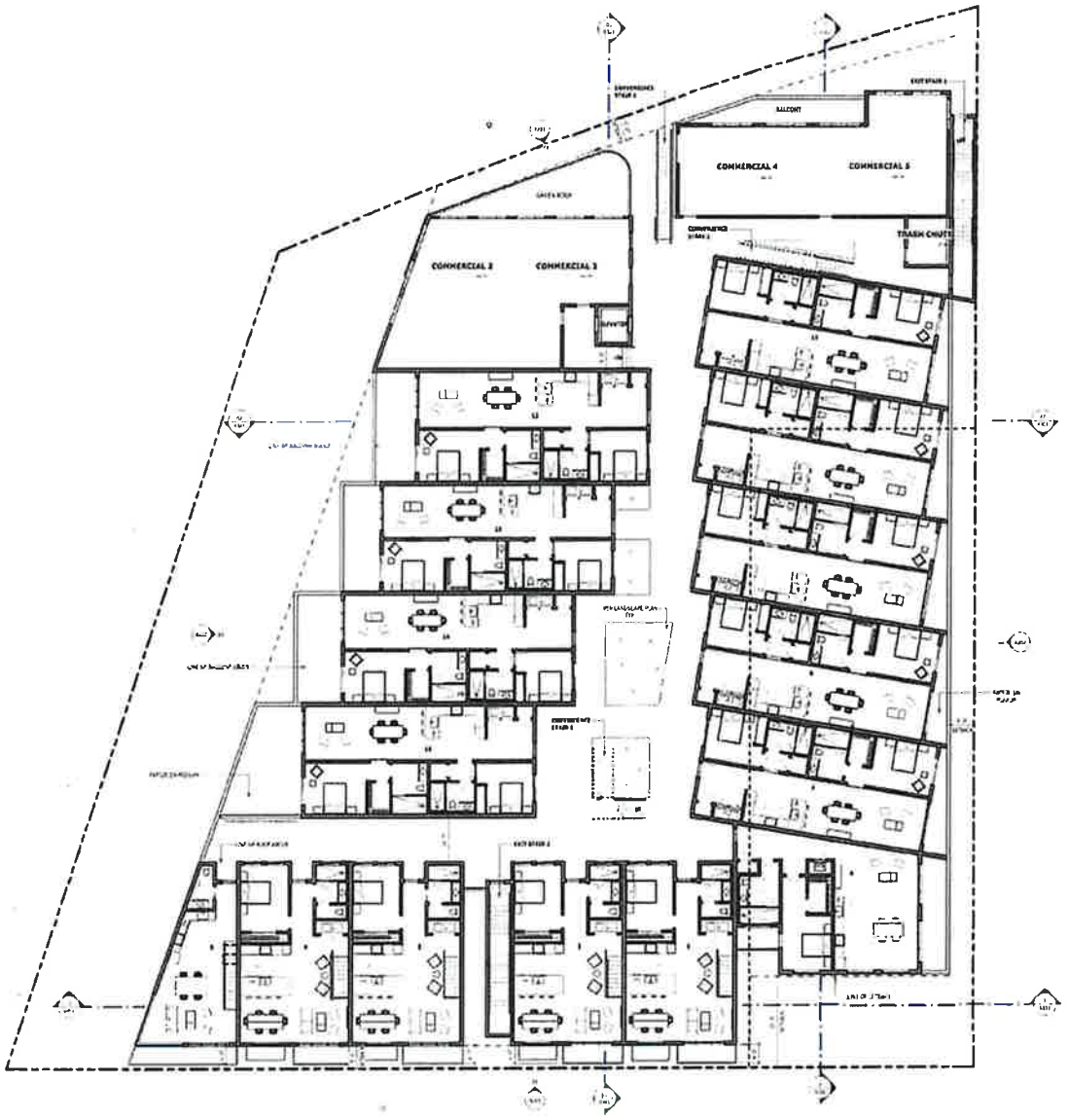
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE

A101

OVERALL GROUND FLOOR PLAN



SECOND LEVEL FLOOR PLAN- 9TH ST 01

DMHA

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

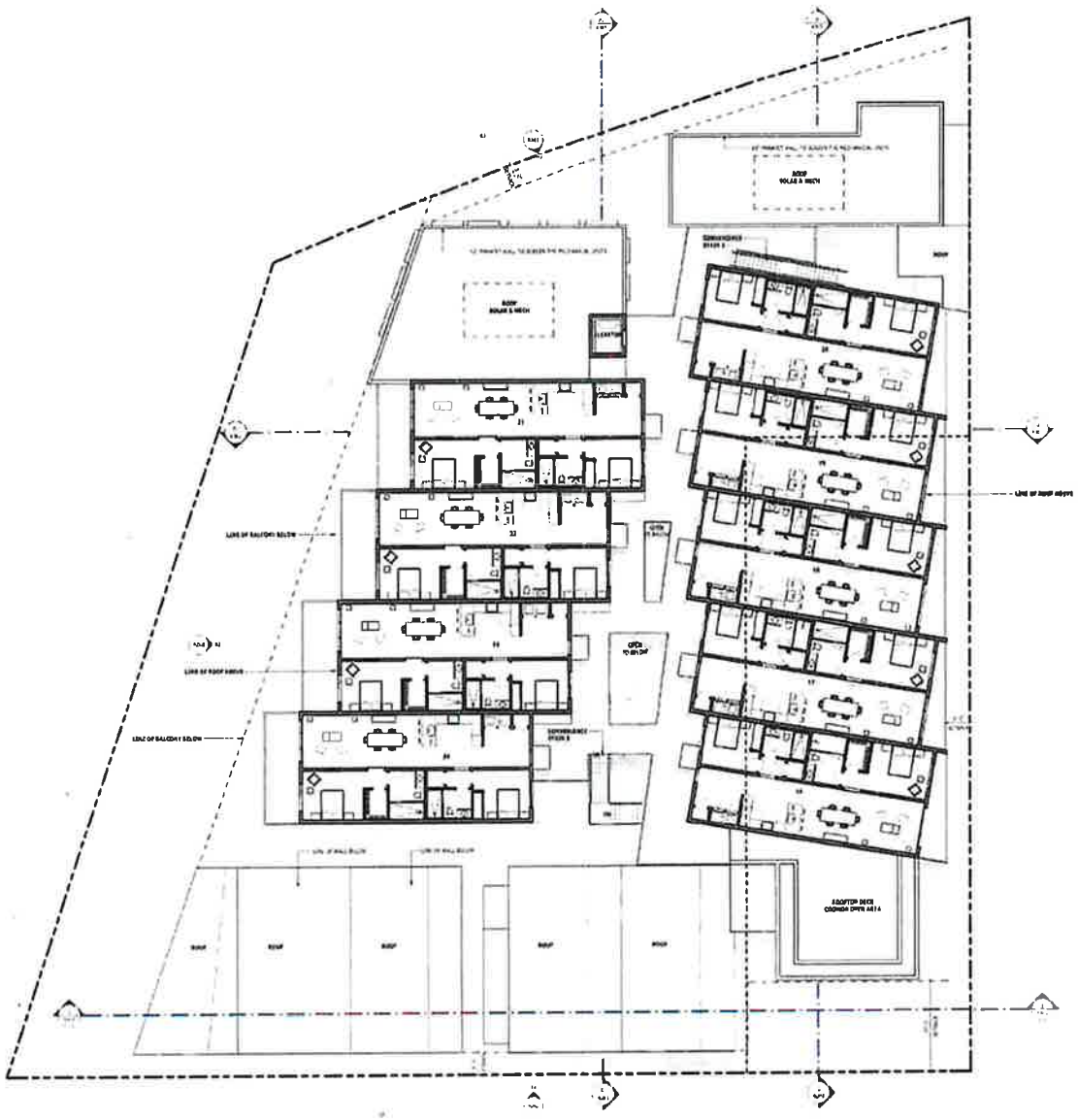
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C180

NO.	DESCRIPTION	DATE

A102

OVERALL SECOND FLOOR PLAN



OVERALL THIRD LEVEL FLOOR PLAN 01

DMHA

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

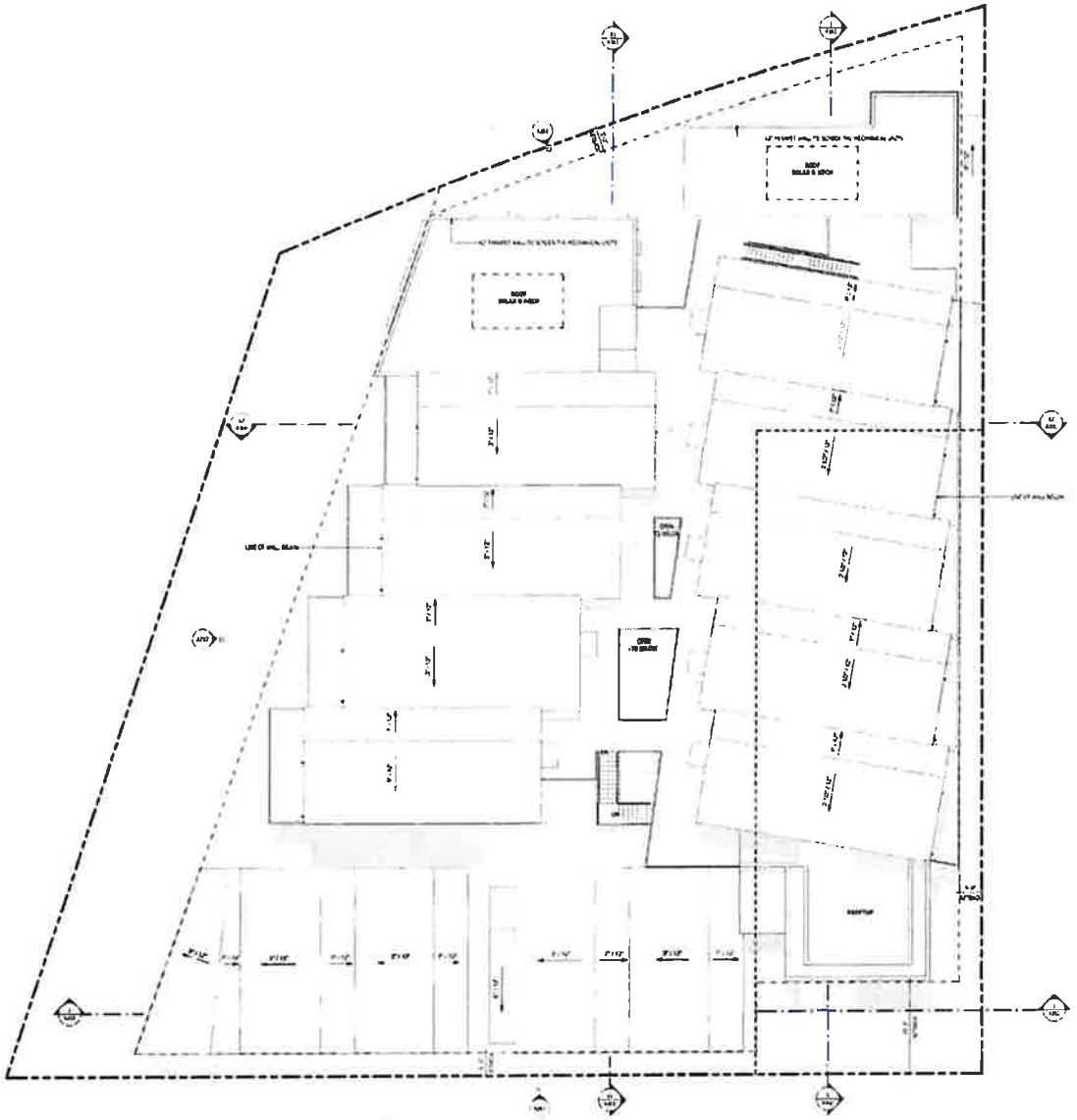
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
1		

A103

OVERALL THIRD FLOOR PLAN



ROOF PLAN 01

DMHA

ARCHITECTURE + INTERIOR DESIGN

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

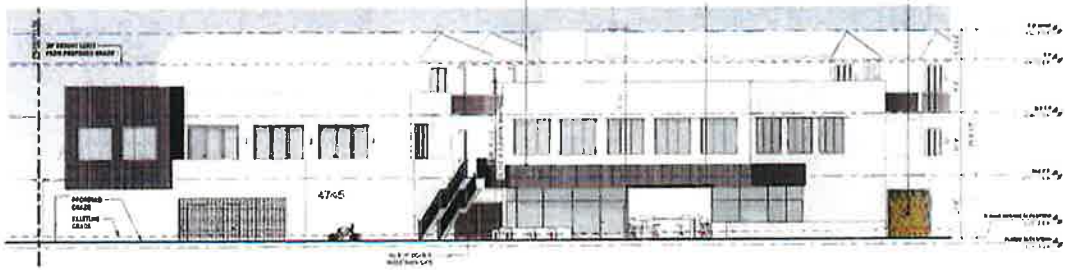
NO.	DESCRIPTION	DATE

A104

ROOF PLAN

HIGH GLOSS SINGLE SWING DOOR SYSTEM

WIRE MESH AT PARKING



NORTH ELEVATION- CARPINTERIA AVE 02

UNIT DOOR CANOPY

SOUTH ELEVATION- 9TH STREET 01

DMHA

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria Ca 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
1	[illegible]	[illegible]

A201

EXTERIOR ELEVATIONS

WEST ELEVATION 02

EAST ELEVATION 01

DMHA

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
1	Completeness Addendum & Revised Supplemental Materials	04/19/2023 04/28/2023

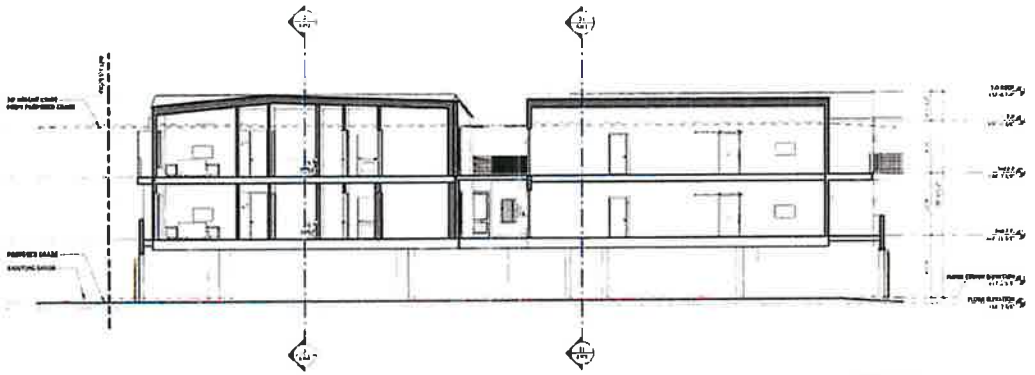
A202

EXTERIOR ELEVATIONS

INSULATION SCHEDULE

See Title 24 Drawings For Energy + Envelope Compliance.
Provide Thermal Insulation As Shown On The Drawings, With The Following Minimums:

1. Exterior Walls And Walls Between Heated And Unheated Spaces: R-23 High Density Batt
2. Walls Between Heated & Un-Heated Spaces: R-23 High Density Batt
3. Bathroom Walls: R-11 Sound Batt
4. Roof, Complete with no Attic: R38.8 Batt & Rigid (+ Isolate Classic Unit: ICC ES# 1626 + 5.75 Batt Insulation Between Rafters/Joists to Achieve Air Impermeability)
5. Mechanical / Electrical Closets: R-11 Sound Batt
6. Duct Casings Under Mechanical Units: R-11 Sound Batt
7. Caulking At Pipe Chases For Sound.
8. Provide Batt Wool Insulation Or Equivalent Between All Window And Exterior Door Frame And Rough Opening



Section 3 02

Section 1 01

DMHA

ARCHITECTURE + INTERIOR DESIGN

NOT TO BE CONSTRUCTED

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 23C108

NO.	DESCRIPTION	DATE

A301

BUILDING SECTIONS

Section 4 2

Section 3 1

DMHA

ARCHITECTURE + INTERIOR DESIGN

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

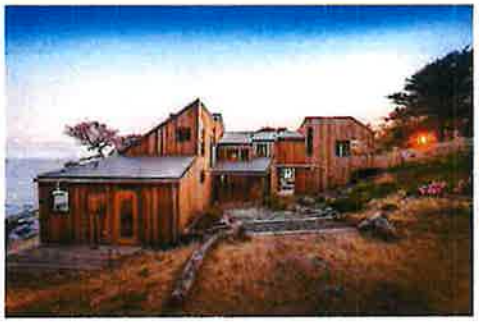
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 23C108

NO.	DESCRIPTION	DATE

A302

BUILDING SECTIONS



COMMON OPEN AREA- METAL STAIRS AND RAILING

EXTERIOR CLADDING AND MATERIAL

DMHA

ARCHITECTURE + PLANNING

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

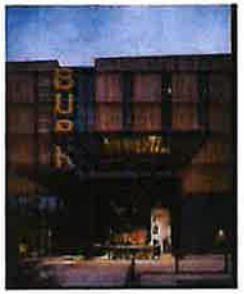
PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	09.19.23

A701

ARCHITECTURAL LOOK AND FEEL

COMMERCIAL AREA- EXTERIOR



COMMERCIAL AREA- SEATING AND DOOR SYSTEM

NOT FOR CONSTRUCTION

DMHA

ARCHITECTURE + INTERIOR DESIGN

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C100

NO.	DESCRIPTION	DATE

A702

ARCHITECTURAL LOOK AND FEEL

MANUFACTURER: RATNER
TYPE: ROLLING SECURITY GRILLE DOOR
MODEL: DURAGRILLE
FINISH: BRONZE ANODIZED

GARAGE ROOL UP- GRILLE DOOR 19

GUARDRAIL:
1 1/2" O.D., 1.5" SCH. 40 STEEL PIPE AS ASTIR GUARD RAIL/RAILING WITH WIRE MESH INFILL
FINISH: BLACK

HANDRAIL:
1 1/2" O.D., 1.5" SCH. 40 STEEL PIPE AS ASTIR GUARD RAIL/RAILING WITH WIRE MESH INFILL
FINISH: BLACK

METAL RAILING/GAURDRAIL WITH WIREMESH INFILL 12

MANUFACTURER: STEP STONE INC
MODEL: BYDGE PROFILE
STYLE: LIGHT SANDBLAST- 1804
FINISH: FRENCH GRAY

PRECAST CONCRETE STAIR TREAD 08

STANDING SEAM METAL ROOF
MANUFACTURER: MS METAL
MODEL: IMAGE II
COLOR: MATT BLACK 306
NUMBER: NA
FINISH: BONDERIZED

STANDING STEAM ROOF 04

MANUFACTURER: TBD
STYLE: TBD
COLOR: OAK

WOOD SIDING AT COMMERCIAL AREA 18

MANUFACTURER: TBD
STYLE:TBD
FINISH WHITE OAK

WOOD SIDING AT 9TH ST AND WEST SIDE UNITS 15

CLAD ALUMINUM SIDING DOOR AND WINDOW
MANUFACTURER: SIERRA PACIFIC
FINISH: BLACK
GLASS FINISH: TEMPERED- CLEAR

EXTERIOR SWING DOOR AND WINDOW 11

PERFORATED METAL RISER
STYLE: NA
NUMBER: NA
FINISH: BLACK STEEL

EXTERIOR STAIR AT COMMERCIAL- RISER 07

METAL CANOPY
- UNIT E ENTRY AT LEVEL 3
- 8TH ST WINDOWS AT 2ND FLOOR

FINISH: POWDER COATED BLACK

EXTERIOR METAL DOOR AND WINDOW CANOPY 03

TYPE SW

BEGA 33053 OUTDOOR LIGHTING
TYPE: RECESSED WALL LUMINARIES
WIDTH: 6 5/8"
HEIGHT: 2 3/4"
LIGHT BAR: LED- 3000K
FINISH: DARK BRONZE

TYPE SW

WPGS1 LED
TYPE: WALL SCONCE
LIGHT BAR LED- 3000K
WIDTH: 9"
HEIGHT: 8"
FINISH: DARK BRONZE

TYPE SS

WALL 493/LED 13W
TYPE: WALL DOWN LIGHT
REFLECTOR: ANODIZED ALUMINUM
LIGHT BULB: LED- 3000K
FINISH: POWDER COATED UL BLACK

EXTERIOR DOWNLIGHTS- TYPE SW, SW 17

EXTERIOR DOWNLIGHTS- TYPE SS 14

MANUFACTURER: CROWN
STYLE: HYDRAULIC SINGLE SWING
FINISH: BLACK
GLASS FINISH: TEMPERED- CLEAR

COMMERCIAL- HYDRAULIC SINGLE SWING DOOR 10

MANUFACTURER: STEPSTONE INC
STYLE: LIGHT SANDBLAST
NUMBER: 1804
FINISH: FRENCH GRAY - 404

EXTERIOR PAVER 06

BOARD FORMED CONCRETE WALL

EXTERIOR BOARD FORMED CONCRETE 02

CONCRETE STAIRS

CONCRETE STAIR 16

METAL SIDING

EXTERIOR METAL SIDING AT COMMERCIAL 13

MANUFACTURER: TILE TECH PAVER
STYLE: PEDITALSYSTEM- PORCELAIN
FINISH: GRAY

COMMON OPEN AREA- ROOF DECK- PEDESTAL PAVER 09

MANUFACTURER: IRA GOULT VERDER TBD
FINISH CLEAR CEDAR

UNDER EAVE- CEDAR T&G 05

MANUFACTURER: LA HACIENDA
NUMBER: HACIENDA E-82
FINISH: SMOOTH- TROWEL FINISH

EXTERIOR WALLS - ELEVATOR TOWER EXTERIOR STUCCO 01

NOT FOR CONSTRUCTION

DMHA
ARCHITECTURE · INTERIOR DESIGN

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
1	[illegible]	[illegible]

A706

EXTERIOR MATERIAL BOARD

KEYPLAN 02

9TH ST VIEW - FROM SOUTH EAST 01
NOT TO SCALE

DMHA
ARCHITECTURE + INTERIOR DESIGN

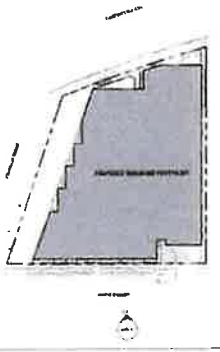
NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22CL08

NO.	DESCRIPTION	DATE
1	Development Application to Planning	08/19/2022
	Completeness Submittal	06/23/2023

A901
9TH ST VIEW



KEYPLAN 02

9TH ST VIEW- ACROSS THE STREET 01

DMHA

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

PROJECT #: 22C108

NO.	DESCRIPTION	DATE

A902

9TH ST VIEW

KEYPLAN 02

9TH ST VIEW- FROM SOUTH WEST 01
NOT TO SCALE

DMHA

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

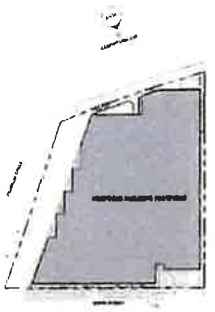
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Planning Application Submittal	04/14/2023
	Planning Level Submittal	06/23/2023

A903

9TH ST VIEW



KEYPLAN 02

COMMERCIAL VIEW- FROM CARPINTERIA AVE 01

DMHA
ARCHITECTURE + INTERIOR DESIGN

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

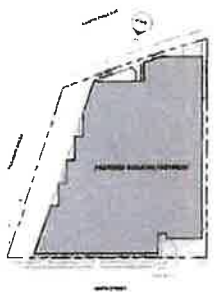
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 23C108

NO.	DESCRIPTION	DATE
1	[illegible]	[illegible]

A904

COMMERCIAL VIEW



KEY PLAN 02

COMMERCIAL VIEW- FROM CARPINTERIA AVE 01
NOT TO SCALE

DMHA
ARCHITECTURE + INTERIOR DESIGN

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

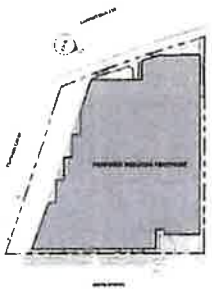
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C100

NO.	DESCRIPTION	DATE

A905

COMMERCIAL VIEW



KEYPLAN 02

COMMERCIAL VIEW- FROM CARPINTERIA AVE 01

DMHA

ARCHITECTURE + INTERIOR DESIGN

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE

A906

COMMERCIAL VIEW

KEYPLAN 02

COMMERCIAL VIEW- FROM CARPINTERIA AVE 01
NOT TO SCALE

DMHA

[redacted]

4745 Carpinteria Avenue Mixed Use Development

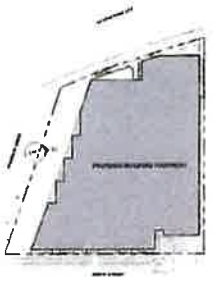
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE

A907

EAST SIDE VIEW



KEYPLAN 02

WEST SIDE VIEW 1

DMHA
ARCHITECTURE + INTERIOR DESIGN

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE

A908

WEST SIDE VIEW

KEYPLAN 02

OVERALL SOUTH WEST - TOP VIEW 01

DMHA

ARCHITECTURE + INTERIOR DESIGN

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE

A909

OVERALL SOUTH WEST VIEW

KEYPLAN 02

OVERALL SOUTH EAST SIDE- TOP VIEW 01

DMHA
ARCHITECTURE + INTERIOR DESIGN

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

PROJECT #: 22C100

NO.	DESCRIPTION	DATE

A910

OVERALL SOUTH EAST VIEW

OVERALL TOP VIEW 01

DMHA

ARCHITECTURE + INTERIOR DESIGN

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 23C100

NO.	DESCRIPTION	DATE
	Development Application Submittal	09/29/2023

A911

OVERALL SITE VIEW

Attachment E
Exhibit 1:
Minutes from the October 26, 2023 Continued Preliminary Review ARB Meeting

4745 Carpinteria Avenue Mixed Use Development
23-2221-DP/CDP/ARB

February 5, 2024

CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date: October 26, 2023

ACTION MINUTES

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

ROLL CALL

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

Boardmembers absent: Richard Johnson

OTHERS PRESENT: Approximately 13 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

1) Projects: Davis Residence Remodel, Project 23-2228-ARB/CDP
Address: 5459 Shemara Street
Applicant: Gabriel Zamora, Architect, for Emma Davis
Planner: Marysol Smith

Request of Gabriel Zamora, architect, for Emma Davis to consider Project 23-2228-ARB/CDP for preliminary/final review of a request to comprehensively remodel the exterior of an existing single family residence and to construct a new covered front porch and a new trellis over the garage. The project also includes an interior remodel and comprehensive site improvements. The property is an 8,712 square foot parcel zoned Single Family Residential (8-R-1) shown as APN 001-272-009 and addressed as 5459 Shemara Street.

Ex Parte Communications Disclosure: None

Staff Comments:
Marysol Smith described the proposed scope of work. Staff requested feedback from the Board on the proposed garden border wall in the front yard, the covered front porch and trellis, and on the expansion of hardscaping in the front yard.

Applicant Comments: Gabriel Zamora, Architect, highlighted the driving factors for the project. The intent of the project is to help open the house up more to the gardens, calling for slightly more privacy in the front yard, which they home would be achieved by the proposed border wall and plantings. The house-side of the border wall would be infilled the minimum necessary to meet the existing grade of the yard, which slopes downward towards the sidewalk. Careful attention to existing front yard treatments in the neighborhood guided their proposal. Although the neighborhood features a variety of treatments, several properties have different types of border walls at different heights. Mr. Zamora further clarified that the new hardscaping in the front yard would have a similar paver style to what is already installed over the driveway and would be installed to allow for permeability.

Public Comment: None.

Boardmember Discussion:
Boardmember O'Connor commented that the project was nicely designed and is compatible with the neighborhood. He supports the project as proposed.

Boardmember Little expressed support for the feature in front of the garage as it helps soften the look. He shared he has experience building rock walls and observed that the rock wall proposed would be dry stacked. He recommends instead to incorporate some mortar to help improve stability. Overall he supports the project.

Boardmember Blakemore noted that the project would use both Santa Barbara Sandstone and Bouquet Canyon Flagstone. She recommends considering an alternative flagstone variety, such as Sweetwater, Cherokee or Fossil Creek, for enhanced compatibility with the color of the Santa Barbara Sandstone. The water use/irrigation calculations need to be restudied. The Zoysia Turf is not a low water use plant and the water feature in the backyard was not accounted for in the hydrozone table. She confirmed that the plant selection for the top of the border wall in the front yard is appropriate (it is a type of salvia that will stay low). She requested that the specifications for the pavers be shared with Staff, with input from the Board, to ensure the design is compatible. Boardmember Blakemore expressed support for the project and identified the project as an asset to the neighborhood.

Boardmember Stein agreed with all the previous comments. The design of the border wall can be found to be appropriate given the plant selection. He had no objection to the additional permeable paving in the front yard. Overall he supports the project and finds it to be compatible with the neighborhood.

ACTION: Motion by Boardmember Little, seconded by Boardmember Blakemore, to recommend preliminary/final approval with their comments attached.

VOTE: 4-0 (Boardmember Johnson Absent)

2) Projects: Klentner Mixed-Use Development, Project 23-2221-DP/CDP
Address: 4745 Carpinteria Avenue
Applicant: Michael Stroh, DMHA Architects, for Justin Klentner
Planner: Nick Bobroff / Brian Banks

Request of Michael Stroh, DMHA Architects, agent/architect for Justin Klentner, to consider project 23-2221-DP/CDP for continued preliminary review of a new commercial / residential mixed-use development. The contemplated proposal calls for removing all existing site improvements and constructing a three-story mixed-use building comprised of 4,202 square feet of commercial space, 24 apartment units (4 one-bedroom units and 20 two-bedroom units), and a 53-space ground level parking garage. Total project square footage would be approximately 57,188 square feet and reach a maximum height of approximately 36 feet. The project seeks to utilize state density bonus provisions in exchange for setting aside a percentage of the apartment units for low-income affordable housing. The property is identified as APN 003-251-021, and addressed as 4745 Carpinteria Avenue (presently occupied by "Sun Coast Rentals").

Ex Parte Communications Disclosure: None

Staff Comments:
Nick Bobroff described the proposed scope of work. He presented a summary of project revisions in response to the previous ARB comments at the August 31, 2023 preliminary review meeting, including revisions to the unit mix, elevations and landscaping along the Franklin Creek property line. Images were displayed to highlight the revisions, including how the applicant responded to the Carpinteria Avenue and 9th Street frontages.

Mr. Bobroff noted that along the Carpinteria Avenue frontage, the square footage of the commercial tenant spaces were slightly adjusted downward to allow for a larger, more prominent entry stair to the second floor, and that the vehicle gate on the Carpinteria Avenue driveway was also recessed farther back into the garage.

On the Ninth Street elevation, Mr. Bobroff noted how each of the townhome units was offset from the neighboring unit to further animate the 9th Street frontage, which also created an opportunity for each unit to be clad in different color siding, to help with more of a residential character to the façade.

On the side elevations, he noted that further animation was introduced by slightly varying the offsets between units and using more variety in the layouts and dimensions of the units' decks and that subtle roof overhangs have also been reintroduced.

Mr. Bobroff also presented more information on the project's proposed colors, materials and architectural details in response to previous ARB comments.
Finally, Mr. Bobroff explained how the proposed revisions to the landscape scheme, principally related to changes to the layout and location of the proposed onsite bioretention facilities to create a larger buffer from the dripline of the large sycamore trees along the creek.

Applicant Comments: Michael Stroh and Ryan Mills of DMHA Architecture, Katie Klein of Parryi Landscape, and the project applicant, Justin Klentner, introduced themselves to the Board. Mr. Stroh explained the changes made in response to the August 31, 2023 Preliminary ARB review comments. Mr. Stroh related that two additional one-bedroom units were incorporated to replace two two-bedroom units and that the overall size of the commercial units was reduced, which allowed for a more open frontage and stairway on the Carpinteria Avenue frontage.

Ryan Mills summarized the evolution of the 9th Street portion of the project including slightly pushing-back some of the units from the street, in addition to revisions to colors/materials, decks, and awnings to create a variety along the frontage and to allow for additional landscape areas. Mr. Mills then summarized the principal changes along the Carpinteria Ave portion of the project, which included reducing the ground floor commercial units and pushing-back from the sidewalk which allowed for a greater opening on the frontage and stairway in response to previous ARB comments.

Ms. Klein then provided a brief overview of the proposed landscape revisions, including how incorporation of proposed trees and their location will help screen the Creekside (west) elevation and the incorporation of evergreen species to ensure that there would not be bare trees in the winter.

Public Comment:
Betty Songer, a resident on Calle Pacific, asked questions related to how the number of affordable units was determined, the length of time the affordable units would be restricted, and what the rental rates would be for the proposed units.

Amrita Salm, expressed concern that the project is large and that neighborhood compatibility is an issue. She further expressed that the project feels "suburban" and the scale of the project removes the "small town feeling" of the area. She also questioned if the project was proposed as condominiums or rental units and what the rental rates would be.

Gary Campopiano, a resident of 8th Street, commented that the project's type of housing was needed, but the height of the project was concerning. He further expressed that parking in the immediate area is "a nightmare" that would be exacerbated by the proposed project.

John Nicoli, Manager of the Arbor Trailer Park, expressed concern about the loss of parking on 9th Street. He also commented that the City needs to find a comprehensive solution to the 9th Street parking situation and the project should not move forward without a solution. Mr. Nicoli commented that he did appreciate meeting with the applicant to discuss the project and related impacts to the 9th Street residents, but that there should be a "team effort" with the applicant, City and 9th Street residents.

Bob Franco, a resident at 4745 Carpinteria Ave, related that he grew up in the neighborhood and expressed concerns that the project would result in a loss of mountain views and access to sunlight, especially to the residents of 9th Street. He further commented that the project is out of proportion and is offensive to the character of the community. As a side comment, he noted that it was difficult to hear the proceedings and the speaker volume needs to be amplified for the public to be able to clearly hear the meeting.

John Gonzalez, a resident at 4749 Carpinteria Ave and immediately adjacent to the project, expressed concerns about the project's impact on traffic safety on Carpinteria Ave, specifically related to cars existing from the development on to Carpinteria Ave, which he related is already a problem due to the curve and traffic speeds.

Catherine Decker, a resident at 4677 Carpinteria Ave, noted that there are currently 16 cars that currently park on 9th Street and the project would result in a loss of parking on the street. She expressed that assigned parking would be beneficial. Ms. Decker commented that she felt the applicant did make some nice adjustments to the project.

Kathleen Lord commented that the 9th Street portion of the project could be designed as more of a transition from larger portions of the project the to the existing neighborhood and for the applicant to think not just about the neighborhood, but the community and that architectural style is less important than the massing. Ms. Lord also commented that the project would benefit the community more if it proposed more one-bedroom or studio units rather than two-bedroom units.

Gail Marshall commented that Carpinteria has a certain ambiance that the proposed project doesn't have, and that Carpinteria is a small City and proposed projects should be small as a result. She questioned how the project could be made smaller while still complying with the State's housing

mandates (such as lowering plate heights) and how the General Plan update would impact new development projects.

Three Public Comment Letters/Emails were submitted and summarized below. Copies of the letters were presented to the ARB members at the hearing and on file with the Community Development Department.

John Gobbel wrote that he was opposed to the project in its current form and that the City should not provide any special allowances above the current zoning standards which would "overdevelop" the City and that the project should be scaled down out of concerns related to lack of parking, lack of water availability, pollution, and traffic congestion. Finally, Mr. Gobbel expressed that a beach cottage or Spanish style architecture would be more in keeping with classic Carpinteria architecture.

Salley Graham, a resident on the 4700 block of 9th Street, wrote to protest the size and scale of the project. She questioned if any consideration had been given to the current 9th Street residents with respect to the availability of parking and expressed that parking is already difficult and will become even more of a challenge as a result of the project. Finally, Ms. Graham expressed concern that the project would result in the loss of views of mature trees and open sky and how that would impact the lives of neighbors.

Van Latham, a resident at 1750 Santa Monica Road, wrote to express concern about the project. He related that the story poles "did tell the story" and that the project is too massive/tall, especially for the 9th Street residents. He also lamented the loss of a business that caters to working class citizens and replaced by "upscale" retail and housing.

City Attorney Comments: At the invitation of the Director, City Attorney Mack Carlson presented a brief overview of State Housing laws, including State Densit Bonus law and related limits on ARB and staff's discretion when reviewing housing projects. Mr. Carlson highlighted applicable housing laws and context because the project is afforded certain protections under the Housing Accountability Act and State Density Bonus law. Mr. Carlson related that the ARB has narrow grounds to deny or request modifications/conditions that would result in lesser unit density, but the ARB does still does have latitude to consider the design elements and make recommendations so long as the comments do not seek to condition the project to reduce housing density. Finally, Mr. Carlson answered questions that certain public commenters had related to affordability thresholds and how the affordable rent is calculated and restricted/monitored.

Mr. Carlson and Mr. Bobroff answered several questions from the ARB members related to the state housing laws and how they are applied to the project.

Boardmember Discussion:
Boardmember O'Connor complimented the applicant on the changes to the Carpinteria Avenue entrance, the proposed undergrounding of the power lines on the 9th Street side of the project, and the staggering of the 9th Street units. Boardmember O'Connor expressed that the lot coverage calculation is flawed and that the 50 ft creek buffer should be accounted for, while also noting that the project is meeting "the letter of the law." Boardmember O'Connor commented that the applicant does not have to use the less restrictive calculation and that is what creates the "tension" with the project density.

Boardmember Little noted that the project revisions on the 9th Street frontage including the setbacks and offsetting, awnings, and textures was a "huge improvement" although he wondered if the roof heights could be reduced by even as little as 1 ft, it could soften the impact of the project. He commented that while he did like the idea to open the Carpinteria Avenue stairway, the design does not feel very "beachy," and still looks too commercial. Boardmember Little noted that the ARBs "hands are tied" with respect to size and density and that makes it difficult and while he expressed that housing is needed, he questioned if there is a way to reduce the size and make the Carpinteria Avenue side "beachier" it would be greatly appreciated.

Vice Chair Blakemore commented that she completely agreed with Boardmember Little's comments and they we are "between a rock and a hard place" considering what State housing laws allow. Vice Chair Blakemore commented that she appreciated the project revisions and that the architecture is much better, however she commented that the Carpinteria Avenue frontage is skewing more contemporary and could be softened to make it more "Carpinteria." She further expressed concerns about parking, especially the size and arrangement within the parking garage that might not actually work as designed. Finally, Vice Chair Blakemore commented that the landscaping was very nice.

Chair Stein noted that the project "had come a long way" however he expressed frustration that what the State Law allows is not realistic for a small City like Carpinteria with such limited room. Chair Stein commented that traffic on Carpinteria Avenue is a concern, as are the public comments related to neighborhood compatibility. He wondered if there was still a way to reduce the 9th Street side, but appreciated the colors and how the elevations have been broken up. He further commented that the appreciated the eclectic look along Carpinteria Avenue and everything along the corridor cannot look the same. Chair Stein noted the location is a good spot for housing but more one-bedroom units are needed and neighborhood compatibility remains a concern.

ACTION: Motion by Boardmember Little, seconded by Vice Chair Blakemore, to recommend preliminary approval of the project with comments.

VOTE: 2-2* (Little and O'Conner opposed).

*After the initial motion, the applicant advised that he is willing to continue to refine the architectural design to address the ARB's comments if the project can proceed to the Planning Commission for a decision on the overall project scope and its consistency with applicable ordinance regulations and land use policies. A discussion commenced with the applicant Team, the ARB members, the Planning Director, and City Attorney as to options to revise or propose a new motion.

2nd ACTION: A Revised Motion by Chair Stein, seconded by Vice Chair Blakemore, recommend preliminary approval with the ARB's comments, with specific emphasis on scaling-down the mass of 9th Street frontage and the noting the ARB's concern about the size, bulk, and scale of future projects that the Planning Commission should consider.

2nd VOTE: 3-1 (O'Conner opposed).

OTHER BUSINESS:

CONSENT CALENDAR:

3. Action Minutes of the Architectural Review Board Meeting of August 17, 2023

ACTION: Motion by Boardmember O'Conner, seconded by Boardmember Blakemore, to adopt the Minutes as proposed.

VOTE: 4-0-1 (Johnson absent)

4. Action Minutes of the Architectural Review Board Meeting of August 31, 2023

ACTION: Motion by Boardmember Blakemore, seconded by Boardmember Little, to adopt the Minutes as proposed.

VOTE: 3-0-1 (O'Conner abstain; Johnson absent)

5. Action Minutes of the Architectural Review Board Meeting of September 14, 2023

ACTION: Motion by Boardmember O'Conner, seconded by Boardmember Blakemore, to adopt the Minutes as amended.

VOTE: 3-0-1 (Stein abstain; Johnson absent)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

- Stern Exterior and Landscape Changes (5476 Cameo Rd): This project involves a comprehensive exterior remodel as well as re-landscaping the property. There would be no additions or changes to the roofline. The exterior walls would be finished in smooth trowel plaster and would feature overlaid Ipe slat walls in select areas. The side yard gates would match with Ipe on metal framing. The Board expressed support for the project's scope, color and materials, and landscaping.

Attachment E
Exhibit: 2
Reduced Plans from the October 26, 2023 Continued Preliminary Review ARB Meeting

4745 Carpinteria Avenue Mixed Use Development
23-2221-DP/CDP/ARB

February 5, 2024

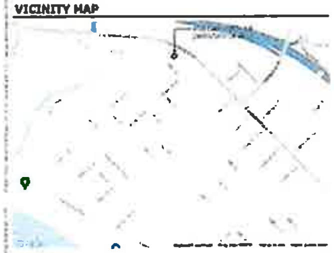
4745 CARPINTERIA AVE

PROPOSED MIXED USE DEVELOPMENT

GENERAL NOTES

CODE COMPLIANCE

VICINITY MAP



SHEET INDEX

PROJECT SCOPE

PROJECT INFORMATION

PROJECT DIRECTORY

LOCAL JURISDICTION STAMPS & NOTES

DMHA

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 23C180

NO. DESCRIPTION DATE

G001

COVER SHEET

DMHA

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22CL08

NO.	DESCRIPTION	DATE
	Development Applications Submittal	04/14/2023

G011

SITE PHOTOS

LOT COVERAGE AT PRD ZONE:
4,843 SF/7,805 SF = 62%
INCENTIVE USED = PRD ZONE LOT COVERAGE

EACH TYPICAL SECOND LEVEL UNIT SHOWN:
23'-10"X 50'-11" = 1,211 SF
TOWNHOUSE: 1,154 SF

PER STATE DENSITY BONUS LAW:
THIS PROJECT SET ASIDE 17% OF THE 18 BASE UNITS FOR LOW-INCOME HOUSEHOLDS, WHICH WOULD EQUATE TO 3 INCOME-RESTRICTED UNITS, AND WOULD GRANT THE PROJECT UP TO A 30.5% DENSITY BONUS (5 ADDITIONAL UNITS), WHICH WOULD EQUAL 23 UNITS.
INCENTIVE USED: HEIGHT (3RD STORY) + PRD ZONE LOT COVERAGE

LEGEND

OVERALL SECOND LEVEL FLOOR PLAN- PLANNING EXHIBIT 02

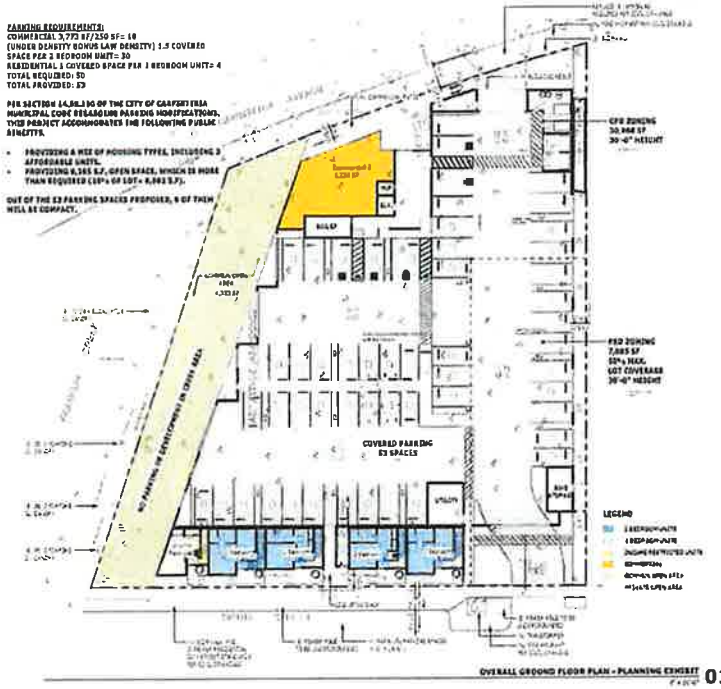
EACH THIRD LEVEL UNIT SHOWN:
23'-10"X50'-11" = 1,211 SF

REQUIRED COMMON OPEN AREA:
10% OF LOT: 6,082 SF.
PROVIDED COMMON OPEN AREA:
6,365 SF

PRIVATE OPEN AREA:
3,403 SF

LEGEND

OVERALL THIRD LEVEL FLOOR PLAN -PLANNING EXHIBIT 03



PARKING REQUIREMENTS:
COMMERCIAL 3,773 SF/250 SF= 16
(UNDER DENSITY BONUS LAW DENSITY) 1.5 COVERED SPACE PER 2 BEDROOM UNIT= 30
RESIDENTIAL: 1 COVERED SPACE PER 1 BEDROOM UNIT= 4
TOTAL REQUIRED: 50
TOTAL PROVIDED: 53

PER SECTION 14.50.130 OF THE CITY OF CARPINTERIA MUNICIPAL CODE REGARDING PARKING MODIFICATIONS, THIS PROJECT ACCOMMODATES THE FOLLOWING PUBLIC BENEFITS.

- PROVIDING A MIX OF HOUSING TYPES, INCLUDING 3 AFFORDABLE UNITS.
- PROVIDING 6,365 S.F. OPEN SPACE, WHICH IS MORE THAN REQUIRED (10% OF LOT = 6,082 S.F).

OUT OF THE 53 PARKING SPACES PROPOSED, 9 OF THEM WILL BE COMPACT.

CPD ZONING
30,868 SF
30'-0" HEIGHT

PRD ZONING
7,805 SF
50% MAX. LOT COVERAGE
30'-0" HEIGHT

COVERED PARKING
53 SPACES

50' PARKING IN DRIVEWAYS IN OPEN AREA

LEGEND

OVERALL GROUND FLOOR PLAN - PLANNING EXHIBIT 01

DMHA

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

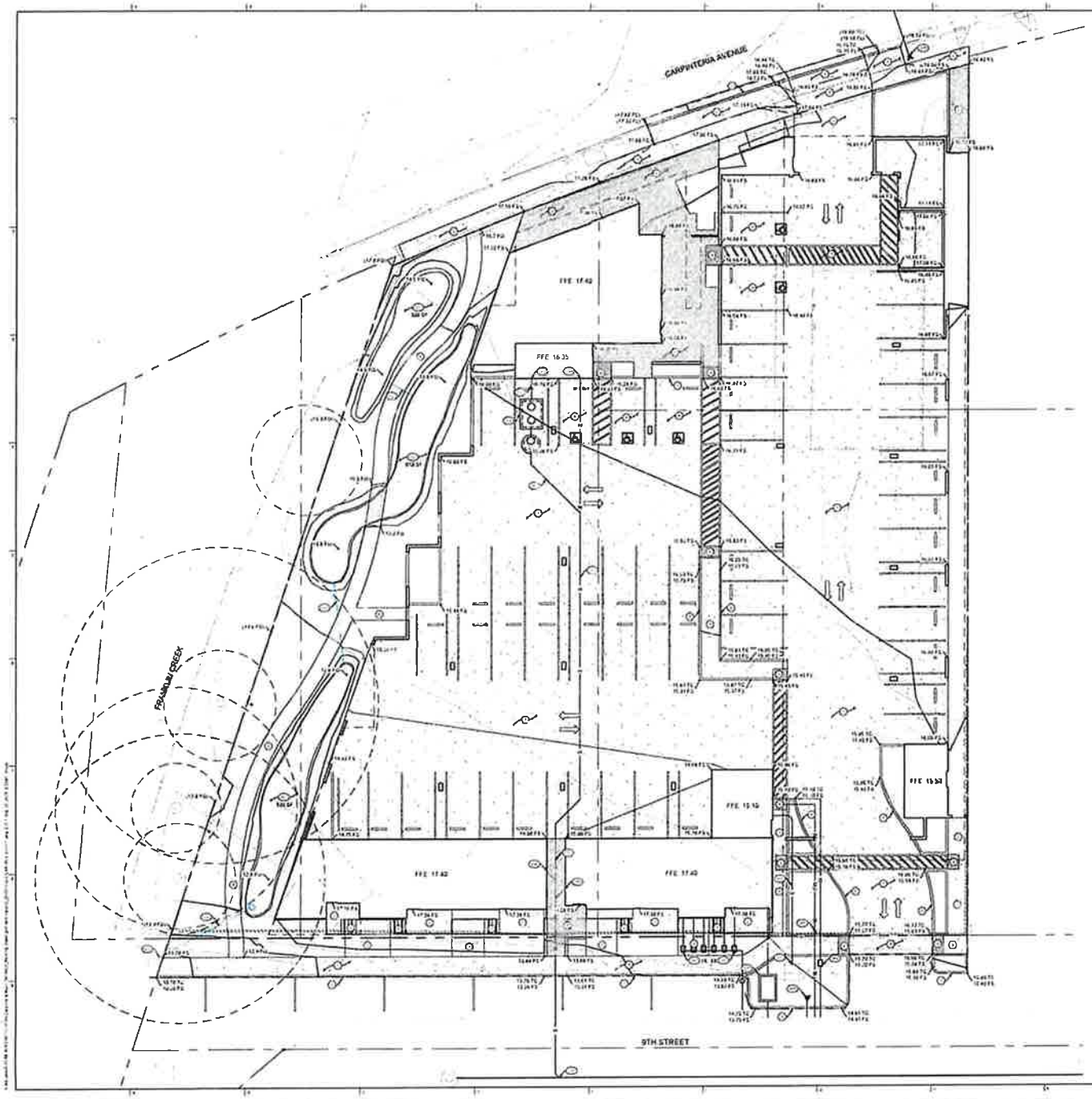
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C309

NO.	DESCRIPTION	DATE
	Initial planning submittal + Town Hall	10/26/22
1	Incompleteness Response	04/19/23
2	2nd Incompleteness Resp	09/01/23

G012

PLANNING EXHIBIT



GENERAL NOTES:

ALL EXISTING UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR TO POTHOLE ALL POINTS OF CONNECTION AND VERIFY ALL CLEARANCES. MATERIAL, DEPTH AND LOCATION SHALL BE AS REQUIRED BY JURISDICTION. IF THERE ARE ANY DISCREPANCIES FROM PLANS OR ANY OF THESE NOTES, CONTRACTOR SHALL BE NOTIFIED IMMEDIATELY.

RIGHT OF WAY CONSTRUCTION NOTES:

1. CONSTRUCT CONCRETE CURB AND GUTTER PER SPPWC STANDARDS PLAN 120 TYPE 4.06
2. CONSTRUCT CONCRETE CURB PER SPPWC STANDARDS PLAN 120.1 TYPE 4.18
3. CONSTRUCT CONCRETE SIDEWALK PER SPPWC STANDARD PLAN 113.2
4. CONSTRUCT CONCRETE DRIVEWAY APRON PER SPPWC STANDARD PLAN 113.3

SITE CONSTRUCTION NOTES:

1. CONSTRUCT CONCRETE DRIVEWAY SECTION
2. CONSTRUCT CONCRETE WALKWAY SECTION
3. CONSTRUCT PAVER WALKWAY SECTION
4. CONSTRUCT GRAVEL WALKWAY SECTION
5. CONSTRUCT 6INCH CONCRETE CURB
6. CONSTRUCT 8INCH CONCRETE CURB
7. CONSTRUCT CONCRETE STAIRS
8. CONSTRUCT ACCESSIBLE PARKING STALL
9. INSTALL TRUNCATED DOME WARNING STRIP

STORM DRAIN CONSTRUCTION NOTES:

1. CONSTRUCT BIORETENTION BASIN
2. CONSTRUCT STABILIZED ROCK RIP-RAP OUTLET
3. CONSTRUCT 12" CLASS 100 PVC CULVERT

ELECTRICAL NOTES:

1. ELECTRICAL SERVICE CONDUIT PER ELECTRICAL PLANS
2. CONNECT TO EXISTING TRANSFORMER

SANITARY SEWER CONSTRUCTION NOTES:

1. INSTALL SEWER WYE AND CONNECT 6" LATERAL TO EXISTING MAIN PER CARPINTERIA SEWER DISTRICT PLATE 104
2. INSTALL 6" SEWER SANITARY SEWER LATERAL PER CARPINTERIA SEWER DISTRICT PLATES 104 AND 106
3. INSTALL SEWER CLEANOUT PER CARPINTERIA SEWER DISTRICT PLATE 115
4. SEWER POINT OF CONNECTION AT BUILDING. SEE MECHANICAL PLANS
5. INSTALL GREASE INTERCEPTOR AND OBSERVATION MANHOLE

WATER CONSTRUCTION NOTES:

1. INSTALL METER AND SERVICE LINE FOR RESIDENTIAL SERVICE ON METER MANIFOLD PER CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAILS. SEE PLUMBING PLANS FOR SUB-METER DETAILS AND LOCATION
2. INSTALL 3INCH METER AND SERVICE LINE FOR COMMERCIAL SERVICE ON METER MANIFOLD PER CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAILS W-101, W-111 AND W-129
3. INSTALL 3/4-INCH METER AND SERVICE LINE FOR HOUSE SERVICE ON METER MANIFOLD PER CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAILS W-101, W-111 AND W-129
4. INSTALL 3INCH INCH DCVA REDUCED PRESSURE BACKFLOW PREVENTER AND SERVICE LINE FOR LANDSCAPE SERVICE PER CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAILS W-101 W-111 AND W-115
5. INSTALL 4INCH FIRE LINE SERVICE PER CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAIL W-114.
6. INSTALL FIRE HYDRANT AND CONNECTION PER CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAIL W-112.

EARTHWORK INFORMATION:

SITE AREA	0.87 AC
AREA DISTURBED	0.85 AC
CUT QUANTITY	200 CUBIC YARDS
FILL QUANTITY	550 CUBIC YARDS
NET QUANTITY	350 CUBIC YARDS IMPORT

NOTE: THE ABOVE QUANTITIES ARE FOR PLANNING AND PERMITTING PURPOSES ONLY. SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS, LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS AND TRENCHING FOR UTILITIES AND FOUNDATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORKS QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISHED GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES. THE CONTRACTOR SHALL PERFORM AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A LUMP SUM BID PRICE FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS EARTH MATERIALS.

DIGALERT

HORIZONTAL SCALE: 1" = 10'

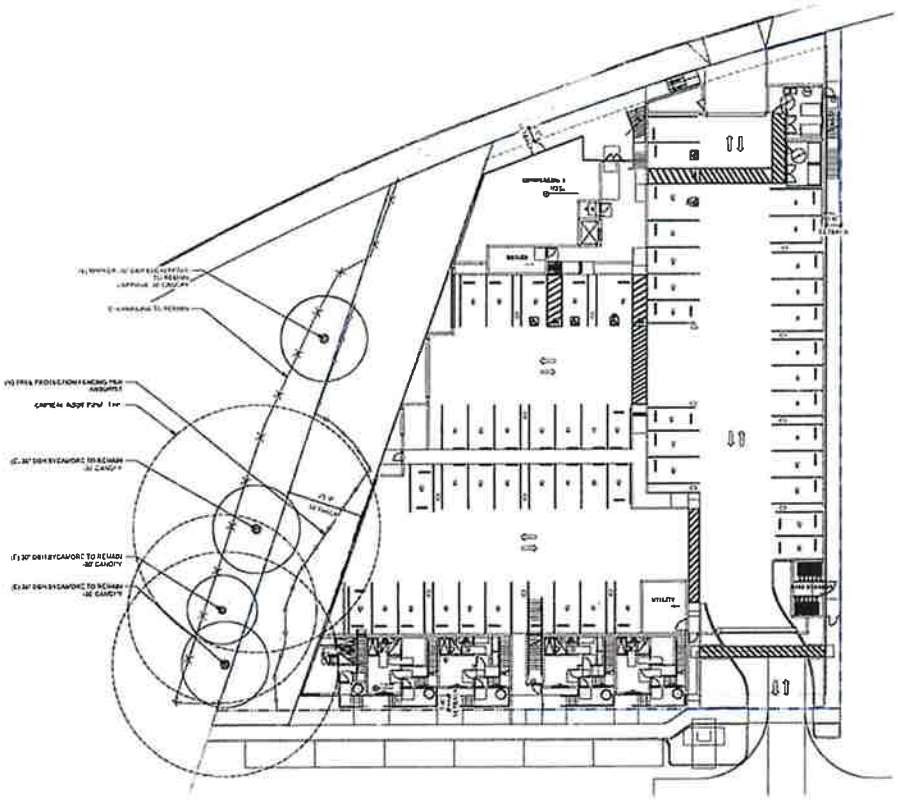
PRELIMINARY PLANS - NOT FOR CONSTRUCTION

Ashley Vance ENGINEERING, INC.
CIVIL • STRUCTURAL

4745 CARPINTERIA
4745 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

GRADING AND DRAINAGE PLAN

C-2.1



TREE PROTECTION NOTES:

THE GOALS/OBJECTIVES OF TREE PROTECTION MEASURES INCLUDE:

- AVOIDING OR MINIMIZING PHYSICAL LOSS OF SOIL AND ROOTS THAT CAN AFFECT THE HEALTH AND STABILITY OF TREES
- AVOIDING COMPACTION OF SOIL IN ROOT ZONES THAT DAMAGES SOIL STRUCTURE AND CAN IMPACT THE GROWTH OF ROOTS
- AVOIDING PHYSICAL DAMAGE TO THE TRUNK AND CROWN OF TREES
- MINIMIZING CHANGES IN WATER FLOW TO ROOT ZONES
- DIRECTING ROOTS AND USES AWAY FROM INFRASTRUCTURE AS POTENTIAL CONFLICTS
- REFER TO THE PROJECT ARBORIST FOR MORE SPECIFIC TREE PROTECTION MEASURES
- TREE PROTECTION MEASURES WILL USUALLY REQUIRE THE FORMATION OF A TREE PROTECTION ZONE FOR THE TREES TO BE PROTECTED. THIS IS NORMALLY DONE WITH FENCING THAT RESTRICTS UNNECESSARY ROOT CUTTING, STOCKPILING OF SOIL OR DEBRIS AND STORAGE OF EQUIPMENT OR VEHICLES

IT IS NOT UNCOMMON FOR TREE CONFLICTS TO EVOLVE ON A CONSTRUCTION SITE BEYOND WHAT WAS ANTICIPATED. THE PROJECT ARBORIST SHOULD MANAGE THESE ISSUES TO THE BEST EXTENT FEASIBLE FOR THE SITUATION. ADDITIONAL MITIGATION MAY BE NECESSARY.

TREE TOTALS:

WITHIN LIMIT OF WORK
TOTAL TREES TO REMAIN [#]
TOTAL TREES TO REMOVE [#]
TOTAL TREES [#]

NOTE: ALL EXISTING TREES OUTSIDE OF THE LIMIT OF WORK TO REMAIN

ABBREVIATIONS:

abbreviation	description
(E)	EXISTING
(N)	NEW
PA	PLANTING AREA
DG	DECOMPOSED GRANITE
TYP	TYPICAL
LA	LANDSCAPE ARCHITECT
LF	LINEAL FEET
SF	SQUARE FEET

0 5 10 20

PERMIT

Project Manager:
Kate Cher
805.243.3317
kate@surfy.com

4745 Carpinteria Ave
Carpinteria, CA

PROJECT

SHEET DESCRIPTION
Tree Disposition +
Demolition Plan

L0.1

ARBORIST'S DISCLOSURE AND CERTIFICATION OF PERFORMANCE

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees and their surroundings may change, and arborists cannot predict future events. Even healthy trees with sound structure can fail during storms. Arborists cannot guarantee that trees will be healthy or safe under all circumstances. A tree's condition and risk rating may change over time. Therefore, no tree can be considered permanently safe. Remedial maintenance may be required to preserve the health and structure of trees.

Proper pruning and other tree maintenance may require a permit. Before pruning or removing a tree, a property owner is responsible for identifying all trees that may be affected by the work and determining whether a permit is required. Arborists are not attorneys, and arborists cannot determine property boundaries, ownership, or other legal matters. Arborists will endeavor to meet all legal requirements when performing services, but clients should not rely on the arborist to determine which laws or regulations may apply to a situation. Clients are responsible for making all legal determinations, such as whether a permit is required, before any work is performed.

Trees can be unpredictable in their response to pruning, cabling, bracing, and other treatments. Arborists cannot be responsible for the response of trees to tree care performed by others. When trees are cabled, braced, or otherwise supported, the supports may fail. Supports may reduce the likelihood that trees or parts of trees will fail, but arborists cannot guarantee that failure will not occur. Arborists cannot guarantee that pests will be controlled or eliminated by recommended treatments. Only some of a tree's defects may be detectable at any given time, and inspection of trees cannot always detect conditions that could lead to structural failure. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that trees will be healthy or safe under all circumstances. A reasonable period of time, based on the facts and circumstances of each assignment, must be allowed for any recommendations to be performed. Recommendations cannot be guaranteed to be performed.

Sincerely,

Bill Spiewak

Bill Spiewak
Registered Consulting Arborist #361
American Society of Consulting Arborists

Board Certified Master Arborist #WE-1111B
International Society of Arboriculture
Qualified Tree Risk Assessor

CONCLUSIONS

1. Avoid storing materials, parking, or operating equipment within the dripline of any tree to be preserved.
2. Do not attach any signs, nails, or wires to trees.
3. Tree protection fencing shall be installed before any demolition or construction activities begin and shall remain in place throughout the duration of the project. Fencing shall be maintained in an upright position and shall not be removed or relocated without approval from the project arborist.
4. Any pruning required for construction clearance must be performed by a qualified arborist in accordance with ANSI A300 pruning standards.
5. Trees to be removed must be clearly identified before any work begins.
6. Grading, excavation, or trenching within the dripline of any protected tree must be reviewed and approved by the project arborist in advance.
7. Any roots encountered during excavation shall be cleanly cut with sharp tools. Roots larger than 2 inches in diameter should not be severed without consulting the project arborist.
8. Irrigation should be maintained during construction to keep protected trees healthy, but avoid overwatering.
9. Fertilization of protected trees may be beneficial to offset construction impacts and should be performed as directed by the project arborist.
10. Mulch should be applied within the dripline of protected trees to a depth of 3 inches, leaving a mulch-free zone around the trunk.
11. Any additional tree removals or pruning beyond what is shown on the approved plans must be reviewed by the project arborist before work is performed.

TREE PROTECTION MEASURES

1. Prior to any work on site, all trees to be protected shall be fenced with chain link fencing at the dripline or as far out as practical. Fencing shall be maintained throughout the duration of construction and shall not be removed without approval from the project arborist.
2. Signs shall be posted on the fencing stating that it is a tree protection zone and that construction personnel are not allowed to enter, store materials, or operate equipment within the protection zone.
3. Any excavation within the dripline of a protected tree shall be performed by hand or with air excavation tools under the supervision of the project arborist. Roots encountered shall be cleanly cut with sharp tools.
4. Trenching for irrigation, drainage, or utilities shall not occur within the dripline of protected trees unless approved by the project arborist. If approved, trenching shall be performed by hand or with air excavation tools.
5. Grade changes within the dripline of protected trees shall be minimized. Fill soil shall not be placed against the trunk of any tree.
6. Stockpiling of soil, debris, or construction materials shall not occur within the dripline of protected trees.
7. Equipment shall not be driven or parked within the dripline of protected trees except on existing paved surfaces.
8. Any roots encountered during excavation shall be cleanly cut with sharp tools. Roots larger than 2 inches in diameter should not be severed without consulting the project arborist.
9. Backfill around roots shall be free of debris and compacted to the minimum density necessary to support the intended use.
10. Irrigation should be maintained during construction to keep protected trees healthy, but avoid overwatering.
11. Fertilization of protected trees may be beneficial to offset construction impacts and should be performed as directed by the project arborist.

REFERENCES

- Matheny, N. P., and Clark, J. R. 1994. A photographic guide for the evaluation of hazard trees in urban areas. 2nd ed. International Society of Arboriculture, Champaign, IL.
- Mattheck, C., and Breloer, H. 1994. The body language of trees: A handbook for failure analysis. HMSO, London.
- Matheny, N. P., and Clark, J. R. 1998. Trees and development: A technical guide to preservation of trees during land development. International Society of Arboriculture, Champaign, IL.
- Smiley, E. T., Fraedrich, B. R., and Hayes, R. 2011. Tree risk assessment. International Society of Arboriculture, Champaign, IL.
- Smiley, E. T., Matheny, N. P., and Lilly, S. 2011. Tree risk assessment best management practices. International Society of Arboriculture, Champaign, IL.
- Smiley, E. T., Matheny, N. P., and Lilly, S. 2017. Best management practices: Tree risk assessment. 2nd ed. International Society of Arboriculture, Champaign, IL.
- Smiley, E. T., Matheny, N. P., and Lilly, S. 2018. Best management practices: Tree risk assessment. 2nd ed. International Society of Arboriculture, Champaign, IL.

SITE PLAN

OBSERVATIONS

1. There is a mature row of trees along the northern and eastern boundaries of the subject property to the southeast and Franklin Creek to the northeast. The trees range from 15 to 30 inches and are in overall fair health and condition.
2. Franklin Creek is a complex and dynamic drainage that moves water from the Carpinteria foothills through multiple segments of open channel and underground culverts before it empties into the Pacific Ocean.
3. The ground surface at the base of the trees is covered by a combination of mulch, leaf litter, and exposed soil. Some areas show signs of compaction from foot traffic.
4. There are no visible signs of recent pruning, topping, or other tree maintenance activities.
5. The trees appear to be adapted to the site conditions and do not show obvious signs of stress such as chlorosis, dieback, or excessive epicormic growth.
6. There are no visible signs of pests or pathogens affecting the trees.
7. The trees provide a moderate amount of shade to the adjacent property and contribute to the overall aesthetic quality of the area.
8. The sycamore trees are native to California and are well adapted to the local climate and soil conditions.
9. The trees are not currently protected by any local ordinance or regulation that would require a permit for removal or pruning.
10. The trees do not appear to be in conflict with any existing or proposed utility lines or infrastructure.
11. The trees are not currently causing any damage to the adjacent property, but their proximity to the property line should be monitored.

TREE INVENTORY

#	Type	DBH	Ht.	Condition	Comments	Impact Level	Recommendations
1	Sycamore	18"	35'	Good	Leaning northeast, codominant at base, some dieback in crown, otherwise vigorous and healthy	Low	Monitor annually
2	Sycamore	22"	40'	Good	Codominant at base, included bark, otherwise vigorous and healthy	Low	Monitor annually
3	Sycamore	16"	30'	Fair	Suppressed by adjacent trees, thin crown, some dieback	Low	Monitor annually
4	Sycamore	20"	38'	Good	Multiple stems from base, otherwise vigorous and healthy	Low	Monitor annually
5	Sycamore	14"	28'	Fair	Suppressed by adjacent trees, thin crown, some dieback	Low	Monitor annually
6	Sycamore	24"	42'	Good	Codominant at base, included bark, otherwise vigorous and healthy	Low	Monitor annually
7	Sycamore	12"	25'	Fair	Suppressed by adjacent trees, thin crown, some dieback	Low	Monitor annually
8	Sycamore	26"	45'	Good	Codominant at base, included bark, otherwise vigorous and healthy	Low	Monitor annually
9	Sycamore	10"	22'	Fair	Suppressed by adjacent trees, thin crown, some dieback	Low	Monitor annually
10	Sycamore	28"	48'	Good	Codominant at base, included bark, otherwise vigorous and healthy	Low	Monitor annually

BillSpiewak

TREE ASSESSMENT AND PROTECTION PLAN for 4745 Carpinteria Ave Carpinteria, CA 93013

Prepared for
Wagner-Zorn Development
c/o Alex Hamilton
132 N Brent St
West Hollywood, CA 90048

August 14, 2023

BACKGROUND

The subject property owner is proposing to develop the parcel into residential units. Adjacent to the north property line is a single-vacant land that runs between Franklin Creek and the property to the south. There are four trees in this area. I was retained to inspect the trees and provide a report on the assessment of potential impacts to them from the proposed landscape project. I met on the site on May 24, 2023 and performed a visual assessment. Since my initial report in May 2023, it is unclear if the entire north bank adjacent to the trees were removed further from the trees. This report is only relevant to the trees on the site as they existed on May 24, 2023.

TABLE OF CONTENTS

BACKGROUND	1
OBSERVATIONS	2
TREE INVENTORY	2
SITE PLAN	3
TREE PROTECTION MEASURES	4
REFERENCES	5
ARBORIST'S DISCLOSURE AND CERTIFICATION OF PERFORMANCE	5
PHOTOS	6

Silver Dollar Eucalyptus #4 – leaning south, root ball rising

Sycamore #1 – new hole trunk splits into three leaders. Minor weight to lean this will overhang the subject property. May need pruning in future.

Sycamore #2 – root pushing patio, and cut taking

Sycamore #3 – root pushing patio, sycamore saplings and overgrown trees

PHOTOS

Google Image of the site. Trees #1 to #4 are circled.

PARRY!

Project Manager
Katie Klein
805.242.6011
katie@parry.agency

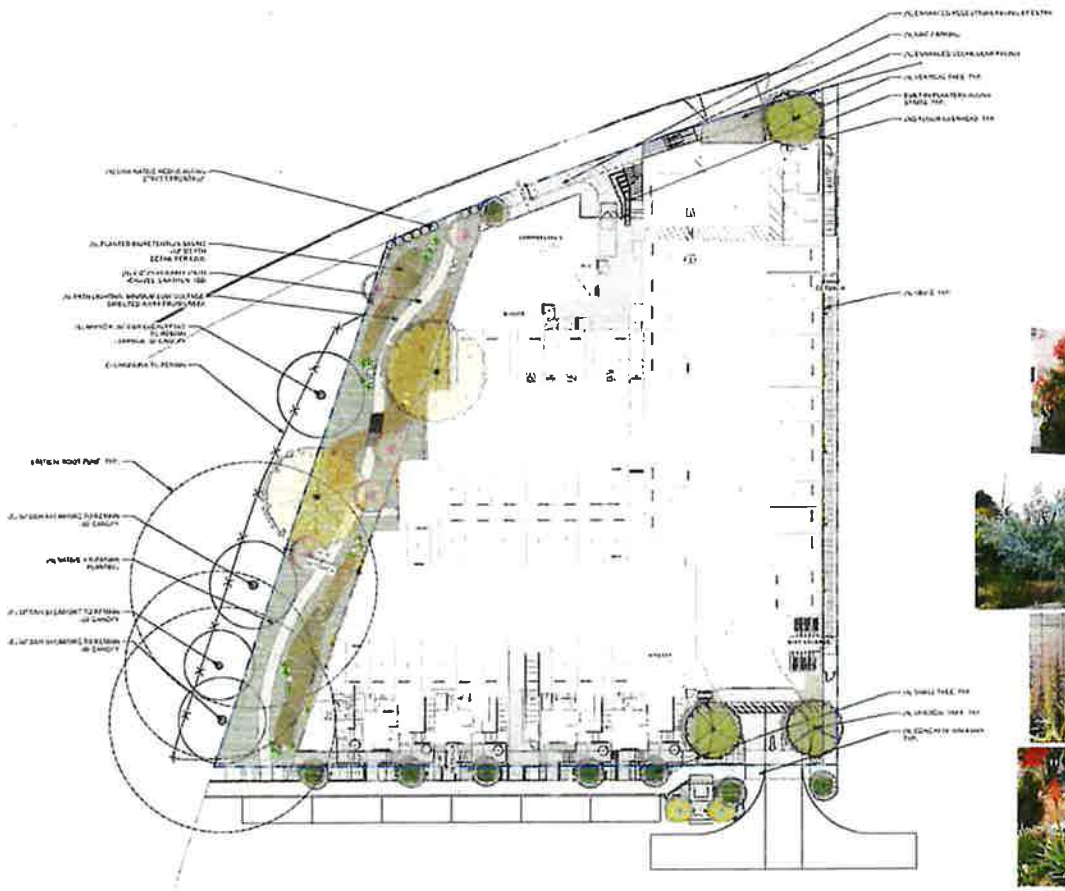
4745 Carpinteria Ave
Carpinteria, CA

PROJECT

Arborist Report

SHEET DESCRIPTION

L0.2



ABBREVIATIONS:

(E)	EXISTING
(N)	NEW
PA	PLANTING AREA
DG	DECOMPOSED GRANITE
IVB	IRRIGATION VALVE BOX
LA	LANDSCAPE ARCHITECT
LF	LINEAR FEET
SF	SQUARE FEET

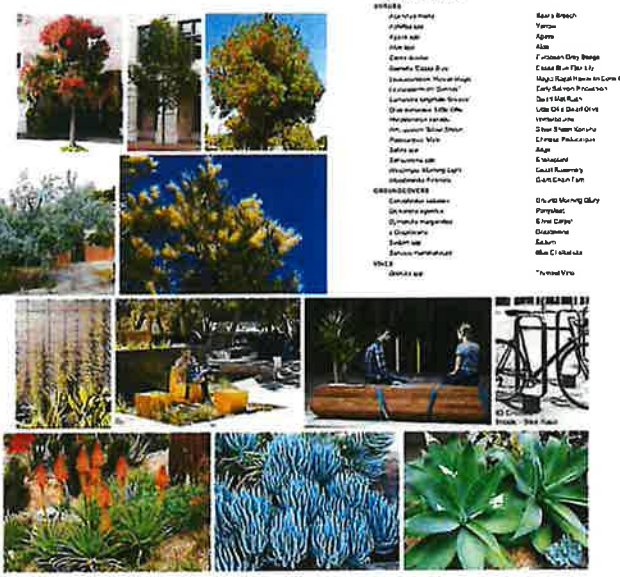
LANDSCAPE AREA:

GROUND FLOOR	8,847 SF
SECOND FLOOR	1,160 SF
THIRD FLOOR	830 SF
TOTAL LANDSCAPE AREA	10,787 SF

CREEK SETBACK NOTE:
PER LEVY OF CARPINTERIA PRESERVATION PROGRAM FINAL EIR/EIS SEPT 2005 THERE SHALL BE NO INVASIVES PLANTED. LOW VOLTAGE LIGHTING SHALL SHIELD AWAY FROM CREEK AND BE DARK SKY FRIENDLY. NO NEW SIGNS IN RIPARIAN BUFFER. ADDITIONALLY, THE BUFFER AREA SHALL BE PLANTED/RESTORED WITH APPROPRIATE RIPARIAN NATIVE PLANTINGS.

PRELIMINARY PLANT PALETTE

BOTANIC NAME	COMMON NAME
VERTICAL TREES	
Archontophoenix cunninghamiana	King Palm
Liquidambar orientalis	Oriental Sweet Gum
Melaleuca nesophila	Pink Melaleuca
Metrosideros excelsa	New Zealand Christmas Tree
Stenocarpus sinuatus	Firewheel Tree
Syagrus romanzoffiana	Queen Palm
SMALL UPRIGHT TREES	
Agonis flexuosa	Peppermint Tree
Cercis occ	Eastern Redbud
Chitalpa tashkentensis	Pink Dawn
Ceratonia siliqua	Carob
SMALL TREES / LARGE SHRUBS	
Acacia stenophylla	River Sheoak
Arbutus marina 'Picturata'	Strawberry Madrone
Dracaena draco	Dragon Tree
NATIVE TREES	
Cercis occidentalis	Western Redbud
Heteromeles arbutifolia	Toyon
Umbellularia californica	California Bay
NATIVE SHRUBS	
Artemisia californica	Coastal Sagebrush
Baccharis pilularis	Dwarf Coyote Brush
Ceanothus spp.	California Lilac
Encelia californica	California Encelia
Eriogonum fasciculatum	California Buckwheat
Heteromeles arbutifolia	Toyon
Lupinus chamissonis	Silver Bush Lupine
Mimulus aurantiacus	Sticky Monkey Flower
Muhlenbergia rigens	Deer Grass
Salvia apiana	White Sage
Salvia mellifera	Black Sage
Rhamnus californica 'Mound San Bruno'	Coffeeberry
Sisyrinchium bellum	Blue-eyed Grass
Zauschneria 'Yerba Buena'	Yerba Buena California Fuchsia
SHRUBS	
Aloe arborescens	Tree Aloe
Artemisia spp.	Sagebrush
Agave attenuata	Foxtail Agave
Agave spp.	Agave
Aloe spp.	Aloe
Convolvulus cneorum	Bush Morning Glory
Dietes bicolor	African Iris
Dietes iridioides	Fortnight Lily
Echium fastuosum	Pride of Madeira
Hesperaloe parviflora	Red Yucca
Leucophyllum frutescens	Texas Ranger
Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage
Leucophyllum zygophyllum 'Cimarron'	Cimarron Sage
Myrsine africana	African Boxwood
Nandina domestica 'Gulf Stream'	Heavenly Bamboo
Pennisetum spp.	Fountain Grass
Salvia spp.	Sage
Santolina spp.	Lavender Cotton
Westringia 'Morning Light'	Coast Rosemary
Westringia fruticosa	Coast Rosemary
GROUNDCOVERS	
Convolvulus sabiaeus	Ground Morning Glory
Gazania rigens	Gazania
Dymondia margaretae	Dymondia
Lantana montevidensis 'Purple'	Purple Trailing Lantana
Myoporum parvifolium 'Putah Creek'	Myoporum
Rosmarinus officinalis 'Prostratus'	Creeping Rosemary
Trachelospermum jasminoides	Star Jasmine
VINES	
Distictis buccinatoria	Blood-red Trumpet Vine



PARRY

4745 Carpinteria Ave
Carpinteria, CA

Preliminary Landscape Plan - Ground Floor

L1

PRELIMINARY PLANT PALETTE

BOTANIC NAME	COMMON NAME
VERTICAL TREES	
Arbutus 'Marina'	Marina Strawberry Tree
Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle
Magnolia grandiflora 'Little Gem'	Little Gem Southern Magnolia
Olea europaea 'Swan Hill'	Fruitless Olive
Quercus virginiana 'Heritage'	Heritage Live Oak
Tristaniopsis laurina 'Elegant'	Water Gum
SMALL UPRIGHT TREES	
Agonis flexuosa	Peppermint Tree
Cercis occidentalis	Western Redbud
Olea europaea 'Fruitless'	Fruitless Olive
Tabebuia impetiginosa	Pink Trumpet Tree
SMALL TREES / LARGE SHRUBS	
Arbutus 'Marina'	Marina Strawberry Tree
Leptospermum scoparium 'Ruby Glow'	New Zealand Tea Tree
Myrtus communis 'Compacta'	Dwarf True Myrtle
Rhaphiolepis indica 'Majestic Beauty'	Majestic Beauty Indian Hawthorn
Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn
Tristaniopsis laurina 'Elegant'	Water Gum
NATIVE TREES	
Cercis occidentalis	Western Redbud
Platanus racemosa	California Sycamore
Umbellularia californica	California Bay
NATIVE SHRUBS	
Arctostaphylos 'Howard McMinn'	Howard McMinn Manzanita
Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita
Ceanothus 'Concha'	Concha Ceanothus
Ceanothus 'Dark Star'	Dark Star Ceanothus
Ceanothus 'Frosty Blue'	Frosty Blue Ceanothus
Ceanothus 'Julia Phelps'	Julia Phelps Ceanothus
Ceanothus 'Yankee Point'	Yankee Point Ceanothus
Heteromeles arbutifolia	Toyon
Leptospermum 'Ruby Glow'	New Zealand Tea Tree
Muhlenbergia rigens	Deer Grass
Salvia clevelandii	Cleveland Sage
Westringia fruticosa 'Mundi'	Coast Rosemary
Xylosma congestum 'Compacta'	Compact Shiny Xylosma
GRASSES	
Acorus gramineus 'Ogon'	Ogon Sweet Flag
Carex divulsa	Berkeley Sedge
Carex pansa	California Meadow Sedge
Festuca mairei	Atlas Fescue
Helictotrichon sempervirens	Blue Oat Grass
Muhlenbergia capillaris 'Regal Mist'	Regal Mist Deer Grass
Pennisetum spathiolatum	Slender Veldt Grass
Stipa tenuissima	Mexican Feather Grass
GROUNDCOVERS	
Carex pansa	California Meadow Sedge
Dichondra repens	Kidney Weed
Festuca mairei	Atlas Fescue
Helictotrichon sempervirens	Blue Oat Grass
Lomandra 'Breeze'	Dwarf Mat Rush
Myoporum parvifolium 'Putah Creek'	Putah Creek Myoporum
Rosmarinus officinalis 'Prostratus'	Dwarf Rosemary
Trachelospermum jasminoides	Star Jasmine
VINES	
Trachelospermum jasminoides	Star Jasmine

ABBREVIATIONS:

abbreviation	description
(E)	EXISTING
(N)	NEW
PA	PLANTING AREA
DG	DECOMPOSED GRANITE
TYP	TYPICAL
LA	LANDSCAPE ARCHITECT
LF	LINEAR FEET
SF	SQUARE FEET

L1.1

PARRY

Project Manager:
Kate Bjorn
805.341.8317
kate@parry.com

4745 Carpinteria Ave.
Carpinteria, CA

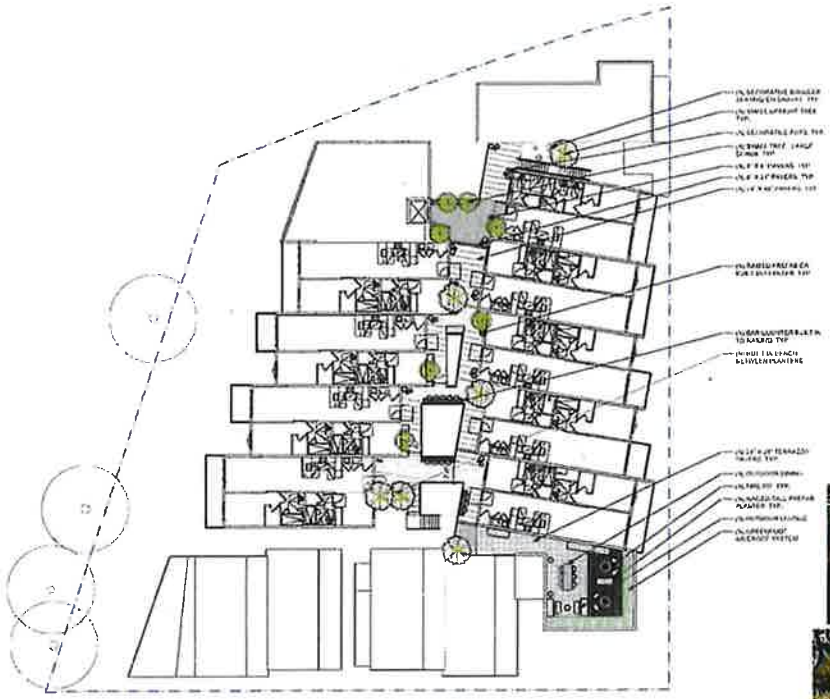
Preliminary Landscape Plan - 2nd Floor

ABBREVIATIONS:

Abbreviation	Description
(E)	EXISTING
(N)	NEW
PA	PLANTING AREA
DG	DECOMPOSED GRANITE
Typ	TYPICAL
LA	LANDSCAPE ARCHITECT
LF	LINEAL FEET
S.F.	SQUARE FEET

PRELIMINARY PLANT PALETTE

BOTANIC NAME	COMMON NAME
VERTICAL TREES	
Arbutus 'Marina'	Marina Strawberry Tree
Magnolia grandiflora 'Little Gem'	Little Gem Magnolia
Olea europaea 'Swan Hill'	Fruitless Olive
Pyrus calleryana 'Chanticleer'	Chanticleer Pear
SMALL UPRIGHT TREES	
Agonis flexuosa	Peppermint Tree
Citrus sp.	Citrus
Olea europaea 'Montra'	Montra Olive
Arbutus unedo	Madrone
SMALL TREES / LARGE SHRUBS	
Agave parryi var. truncata	Artichoke Agave
Dodonaea viscosa 'Purpurea'	Purple Hopseed
Chamelea laurifolia	Rosemary Daphne
MATURE TREES	
Cercis occidentalis	Western Redbud
Platanus racemosa	Western Sycamore
Umbellularia californica	California Bay
MATURE SHRUBS	
Arctostaphylos densiflora	Sonoma Manzanita
Ceanothus cuneatus	Buck Brush
Salvia greggii 'Furman's Red'	Furman's Red Sage
Callistemon viminalis	Dwarf Weeping Bottlebrush
Leptospermum scoparium	New Zealand Tea Tree
Mimulus aurantiacus	Sticky Monkey Flower
Muhlenbergia rigens	Deer Grass
Salvia clevelandii	Cleveland Sage
Westringia fruticosa 'Mundi'	Coast Rosemary
Leymus arenarius	Blue Lyme Grass
Ceanothus 'Frosty Blue'	Frosty Blue California Lilac
SHRUBS	
Aeonium 'Kiwi'	Kiwi Aeonium
Aloe 'Blue Elf'	Blue Elf Aloe
Aloe 'Hercules'	Hercules Aloe
Aloe 'Safari Sunset'	Safari Sunset Aloe
Aloe 'Sunset'	Sunset Aloe
Aloe vera	Aloe Vera
Carex divulsa	Berkeley Sedge
Carex pansa	California Meadow Sedge
Carex tumulicola	Foothill Sedge
Dianella 'Little Rev'	Little Rev Dianella
Dianella 'Silver Streak'	Silver Streak Flax Lily
Echeveria 'Afterglow'	Afterglow Echeveria
Echeveria 'Perle von Nurnberg'	Perle von Nurnberg Echeveria
Festuca mairei	Atlas Fescue
Festuca 'Siskiyou Blue'	Siskiyou Blue Fescue
Festuca 'Tomales Bay'	Tomales Bay Fescue
Festuca 'Tomales Bay Select'	Tomales Bay Select Fescue
Helictotrichon sempervirens	Blue Oat Grass
Kniphofia 'Flamenco'	Flamenco Red Hot Poker
Kniphofia 'Mango Popsicle'	Mango Popsicle Red Hot Poker
Kniphofia 'Pfitzeri'	Pfitzer's Red Hot Poker
Kniphofia 'Primrose Beauty'	Primrose Beauty Red Hot Poker
Kniphofia 'Shining Scepter'	Shining Scepter Red Hot Poker
Kniphofia 'Sunningdale Yellow'	Sunningdale Yellow Red Hot Poker
Kniphofia 'Tawny King'	Tawny King Red Hot Poker
Kniphofia 'Timothy'	Timothy Red Hot Poker
Kniphofia 'Torchlight'	Torchlight Red Hot Poker
Kniphofia 'Wrexham Buttercup'	Wrexham Buttercup Red Hot Poker
Leucadendron 'Safari Sunset'	Safari Sunset Conebush
Leucadendron 'Silvan Red'	Silvan Red Conebush
Leucadendron 'Summit Red'	Summit Red Conebush
Leucadendron 'Yellow Queen'	Yellow Queen Conebush
Leucospermum 'Scarlet Ribbon'	Scarlet Ribbon Pincushion
Leucospermum 'Veldfire'	Veldfire Pincushion
Leucospermum 'Yellow Delight'	Yellow Delight Pincushion
Leucospermum cordifolium	Nodding Pincushion
Leucospermum 'Spider'	Spider Pincushion
Leucospermum 'Succession'	Succession Pincushion
Leucospermum 'Sunstar'	Sunstar Pincushion
Leucospermum 'Veldfire'	Veldfire Pincushion
Leucospermum 'Yellow Delight'	Yellow Delight Pincushion
Lomandra longifolia 'Breeze'	Breeze Mat Rush
Olea europaea 'Little Ollie'	Little Ollie Dwarf Olive
Phormium 'Jester'	Jester New Zealand Flax
Phormium 'Maori Queen'	Maori Queen New Zealand Flax
Phormium tenax	New Zealand Flax
Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary
Salvia 'Bee's Bliss'	Bee's Bliss Sage
Salvia 'Hot Lips'	Hot Lips Sage
Salvia 'Pozo Blue'	Pozo Blue Sage
Salvia 'Waverly'	Waverly Sage
Westringia 'Wynyabbie Gem'	Wynyabbie Gem Coast Rosemary
Westringia fruticosa 'Morning Light'	Morning Light Coast Rosemary
Xylosma congestum 'Compacta'	Compact Shiny Xylosma
GROUNDCOVERS	
Carpobrotus edulis	Ice Plant
Ceratostigma plumbaginoides	Dwarf Plumbago
Dymondia margaretae 'Silver Carpet'	Silver Carpet
Fragaria chiloensis 'Wild Type'	Wild Strawberry
Gazania rigens 'Mitsuwa Yellow'	Mitsuwa Yellow Gazania
Lantana montevidensis 'Purple Trailing'	Purple Trailing Lantana
Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary
Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary
Santolina virens	Green Santolina
Thymus praecox 'Coccineus'	Red Creeping Thyme
Trachelospermum jasminoides	Star Jasmine
VINES	
Distictis buccinatoria	Blood-red Trumpet Vine
Trachelospermum jasminoides	Star Jasmine

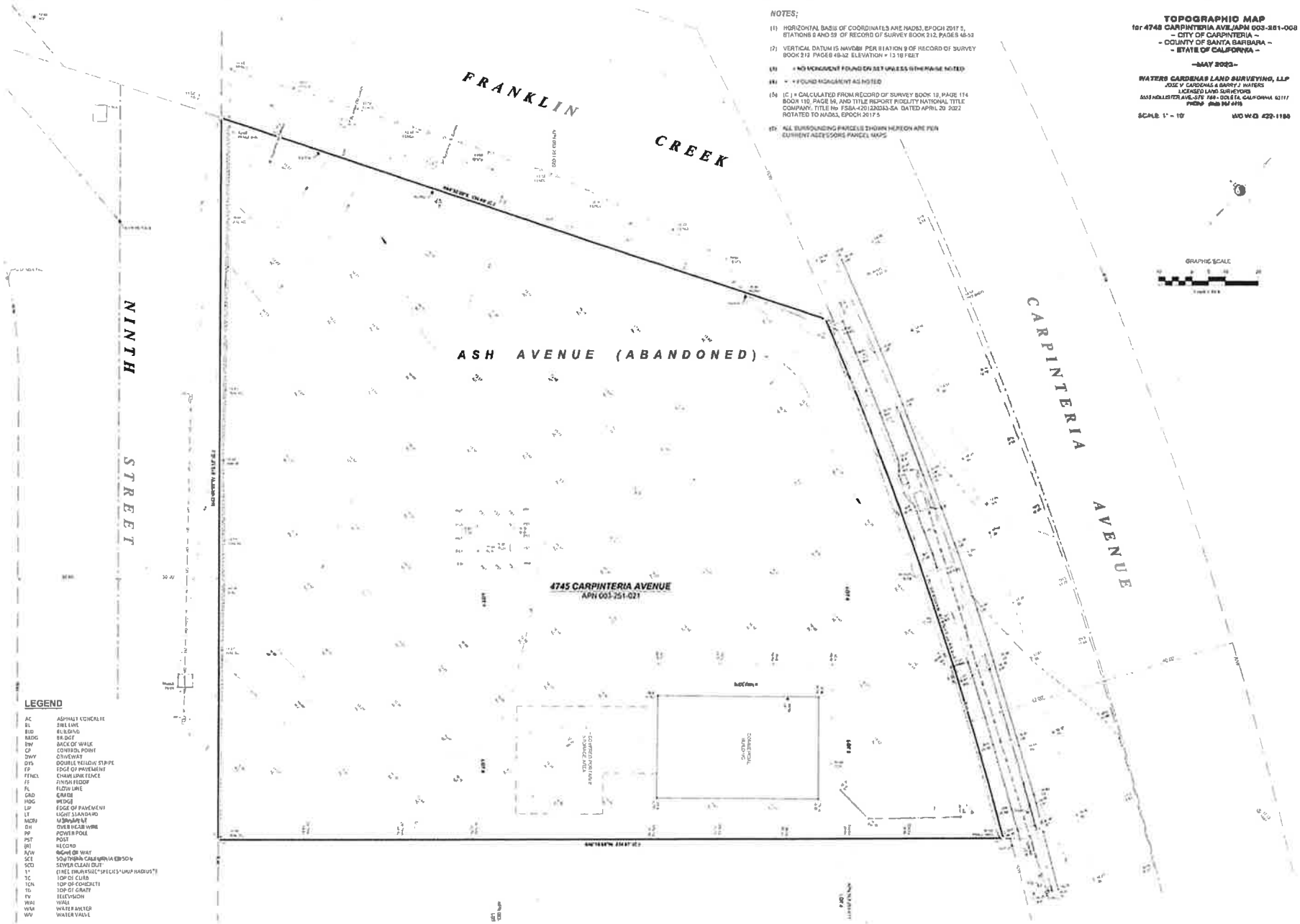


PARRY

4745 Carpinteria Ave.
Carpinteria, CA

Preliminary Landscape Plan - 3rd Floor

L1.2



TOPOGRAPHIC MAP
for 4745 CARPINTERIA AVE./APN 003-251-008
- CITY OF CARPINTERIA -
- COUNTY OF SANTA BARBARA -
- STATE OF CALIFORNIA -

-MAY 2023-

WATERS CARDENAS LAND SURVEYING, LLP
JOSE V. CARDENAS & BARRY J. WATERS
LICENSED LAND SURVEYORS
3553 HOLLISTER AVE., STE 160 - GOLETA, CALIFORNIA 93117
PHONE (805) 967-2415

SCALE 1" = 10' W.O. W.O. 422-1186

NOTES;

(1) HORIZONTAL BASIS OF COORDINATES ARE NAD83, EPOCH 2017.5, STATIONS 9 AND 59 OF RECORD OF SURVEY BOOK 212, PAGES 48-52

(2) VERTICAL DATUM IS NAVD88 PER STATION 9 OF RECORD OF SURVEY BOOK 212 PAGES 48-52 ELEVATION = 13.18 FEET

(3) = NO MONUMENT FOUND OR SET UNLESS OTHERWISE NOTED

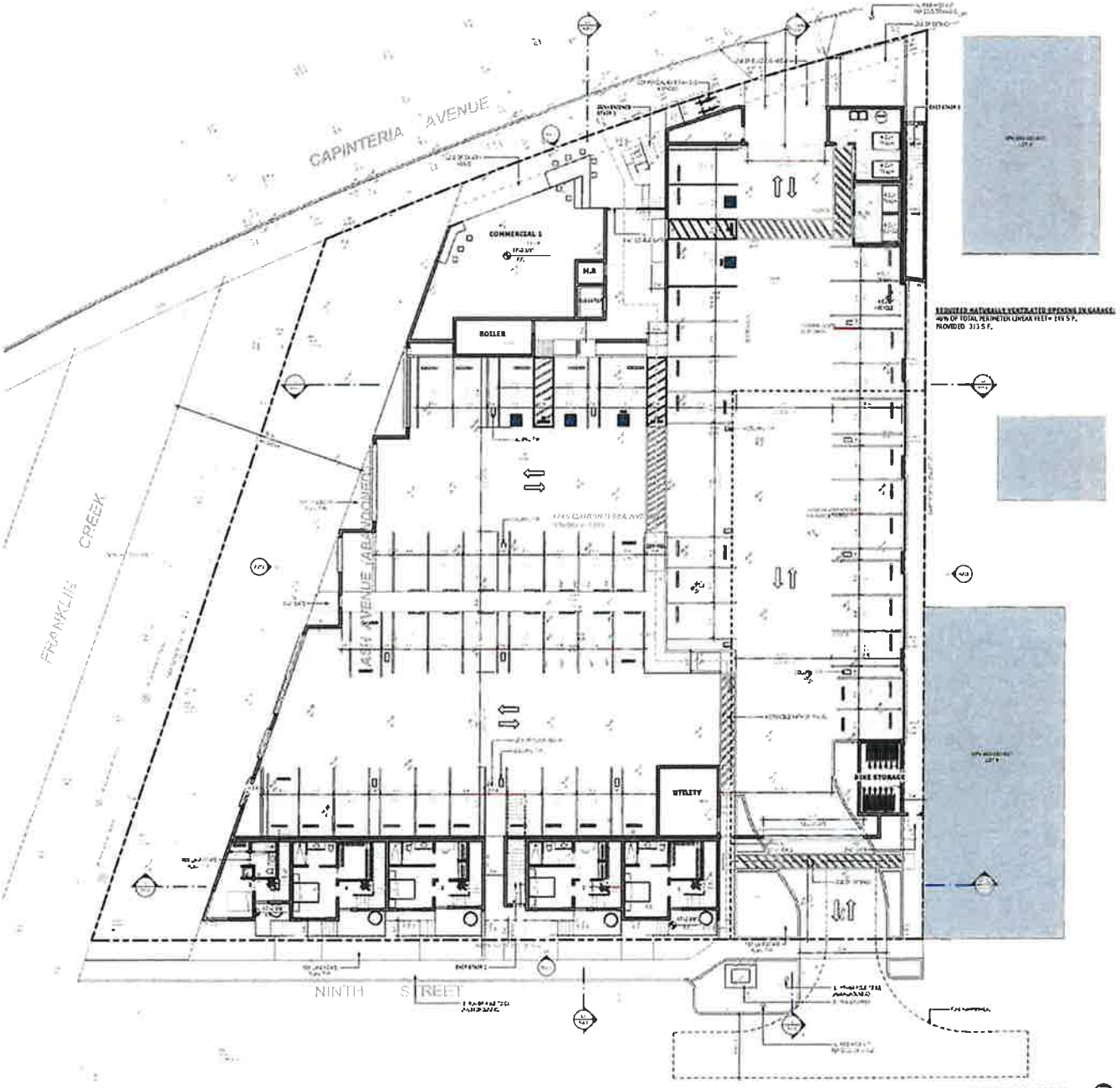
(4) = = FOUND MONUMENT AS NOTED

(5) (C) = CALCULATED FROM RECORD OF SURVEY BOOK 18, PAGE 174 BOOK 110, PAGE 59, AND TITLE REPORT FIDELITY NATIONAL TITLE COMPANY, TITLE No. FSBA-4201230353-SA DATED APRIL 20, 2022 ROTATED TO NAD83, EPOCH 2017.5

(6) ALL SURROUNDING PARCELS SHOWN HEREON ARE PER CURRENT ASSESSORS PARCEL MAPS

LEGEND

AC	ASPHALT CONCRETE
BL	BASE LINE
BLD	BUILDING
BRDG	BRIDGE
BW	BACK OF WALK
CP	CONCRETE POINT
DWY	DRIVEWAY
DYS	DOUBLE YELLOW STRIPE
EP	EDGE OF PAVEMENT
FENCE	CHAIN LINK FENCE
FF	FINISH FLOOR
FL	FLOW LINE
GRD	GRADE
HDG	HEDGE
LIP	EDGE OF PAVEMENT
LT	LIGHT STANDARD
MON	MONUMENT
OH	OVER HEAD WIRE
PP	POWER POLE
PST	POST
(R)	RECORD
R/W	RIGHT OF WAY
SCE	SOUTHERN CALIFORNIA EDISON
SCO	SEWER CLEAN OUT
TT	TREE (NAME/SIZE*/SPECIES*/DRIP RADIUS*)
TC	TOP OF CURB
TCN	TOP OF CONCRETE
TG	TOP OF GRATE
TV	TELEVISION
WAL	WALL
WM	WATER METER
WV	WATER VALVE



OVERALL GROUND FLOOR PLAN 01

DMHA

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

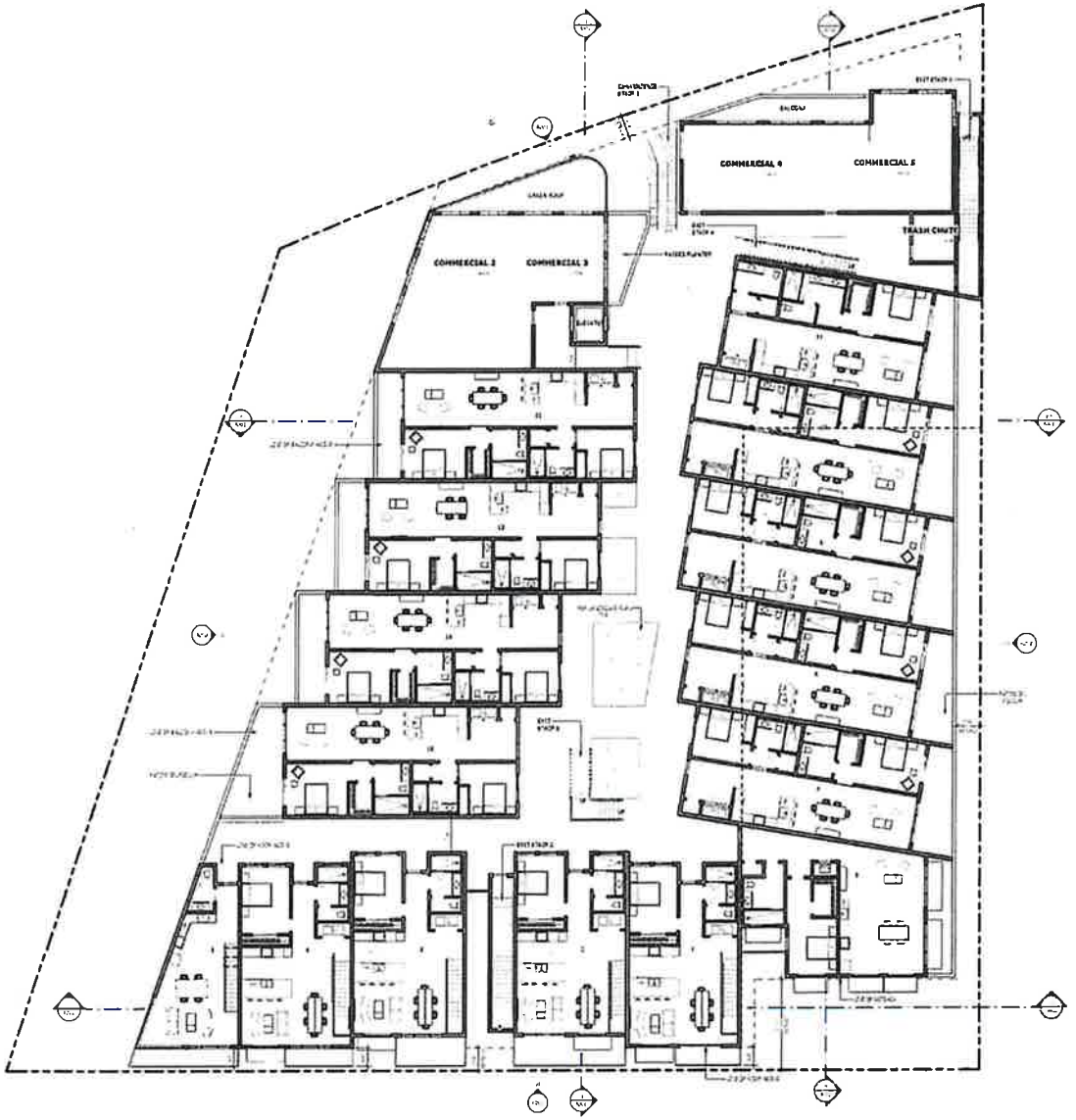
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	04/14/2023
2	Completeness Response	09/13/2023

A101

OVERALL GROUND FLOOR PLAN



SECOND LEVEL FLOOR PLAN- 9TH ST 01

DMHA

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

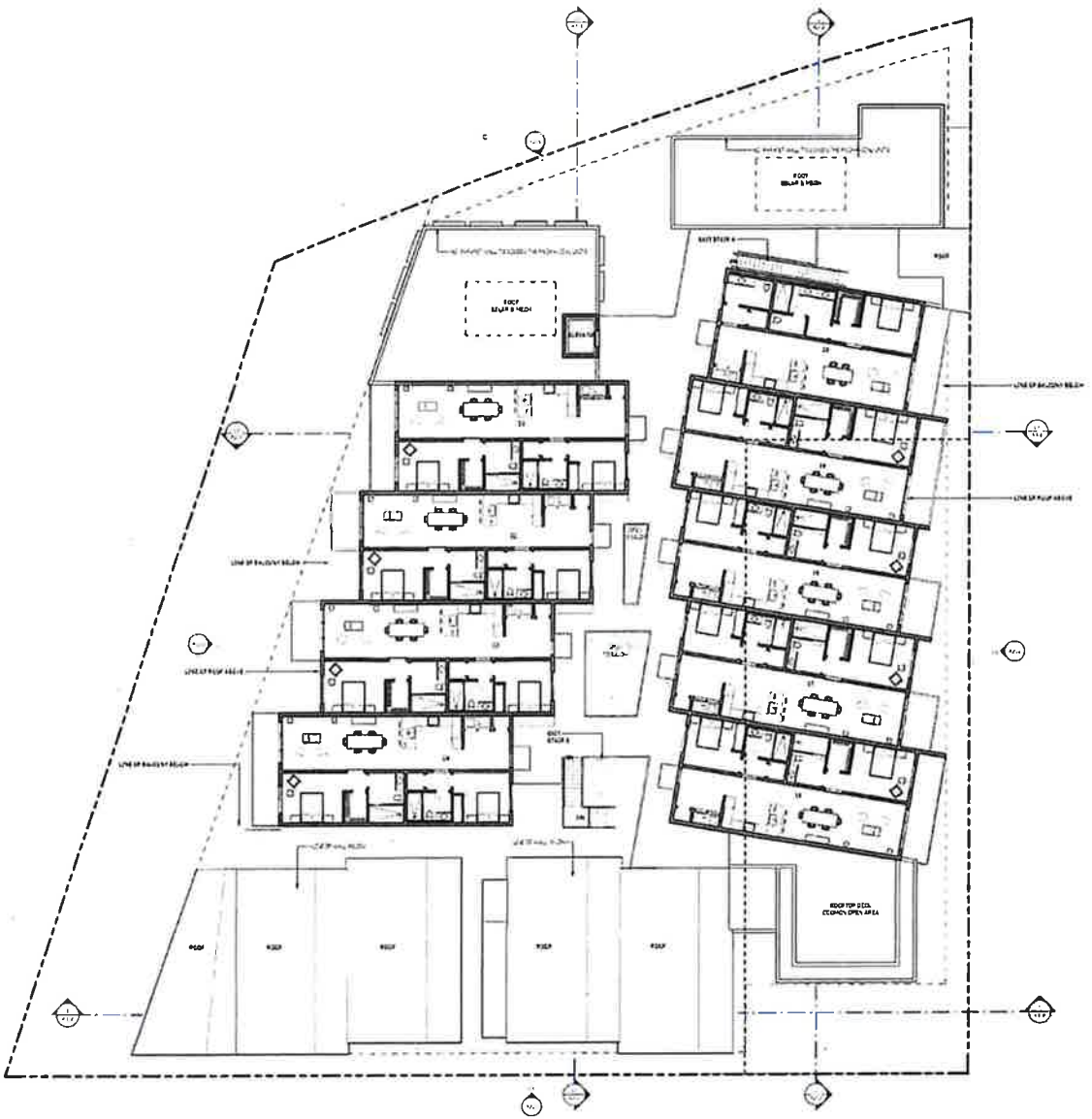
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C106

NO.	DESCRIPTION	DATE

A102

OVERALL SECOND FLOOR PLAN



OVERALL THIRD LEVEL FLOOR PLAN 01

DMHA

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

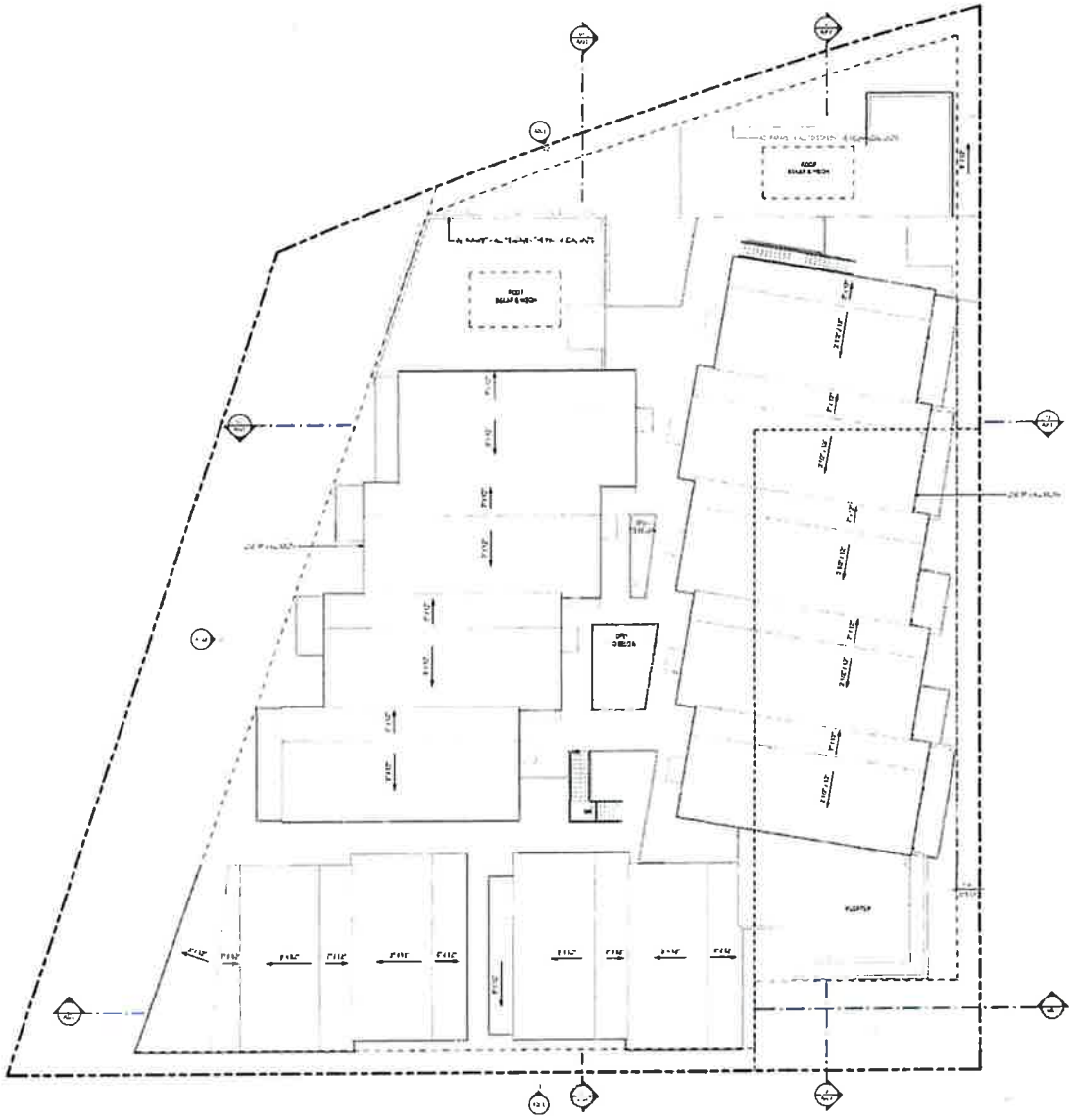
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 226106

NO.	DESCRIPTION	DATE
1	[illegible]	[illegible]

A103

OVERALL THIRD FLOOR PLAN



ROOF PLAN 01

DMHA

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

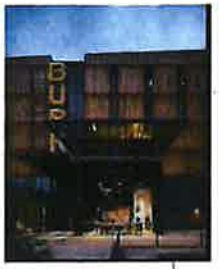
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C106

NO.	DESCRIPTION	DATE

A104

ROOF PLAN



WEATHERTECH SINGLE SWING DOOR SYSTEM

WIRE MESH AT PATIO/BBQ

NORTH ELEVATION- CARPINTERIA AVE 02

UNIT DOOR CANOPY

SOUTH ELEVATION- 8TH STREET 01

DMHA

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE

A201

EXTERIOR ELEVATIONS

WEST ELEVATION 02

EAST ELEVATION 01

DMHA

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

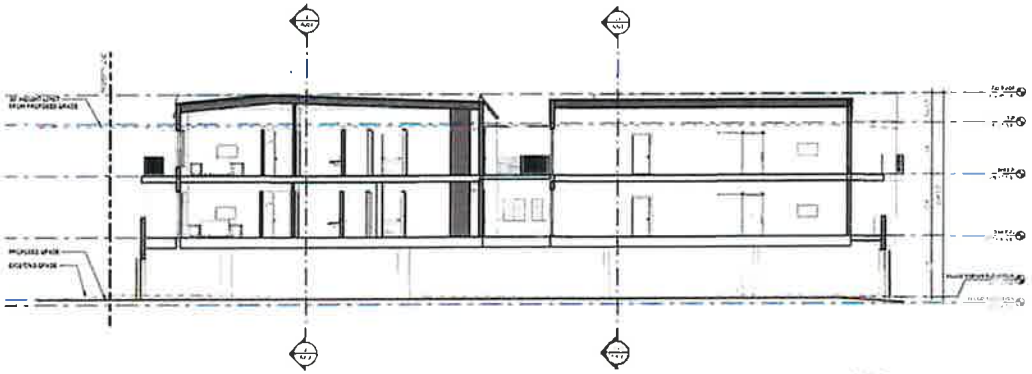
NO.	DESCRIPTION	DATE
	Development Application Submittal	8/15/2023
1	Incompleteness Response	10/20/2023

A202

EXTERIOR ELEVATIONS

INSULATION SCHEDULE

See Title 24 Drawings For Energy + Envelope Compliance
Provide Thermal Insulation As Shown On The Drawings With The Following Minimums
1. Exterior Walls And Walls Between Heated And Unheated Spaces R-13 High Density Batt
2. Walls Between Heated & Un Heated Spaces R-13 High Density Batt
3. Bathroom Walls R-13 Sound Batt
4. Roof Cathedralized As Attic R-33.8 Mech & FIB (1 Layers Glass Ultra - ICC-ES# 1826 + 9.3 Batt. Install Is Pending Air Infiltration's Details To Achieve Air Impermeability)
5. Mechanical / Electrical Chases R-13 Sound Batt
6. Drop Ceilings Under Mechanical Units R-19 Sound Batt
7. Insulate All Pipe Chases For Sound
8. Provide Batt Wall Insulation Or Equivalent Between All Window And Exterior Door Frames And Rough Framing



Section 2 02

Section 1 01

DMHA

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Development Application Submittal	10/28/2022

A301

BUILDING SECTIONS

Section 4 2

Section 3 1

DMHA

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C180

NO.	DESCRIPTION	DATE

A302

BUILDING SECTIONS

COMMON OPEN AREA - METAL STAIRS AND RAILING

EXTERIOR MASSING AND MATERIAL

DMHA

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave. Carpinteria CA 93013

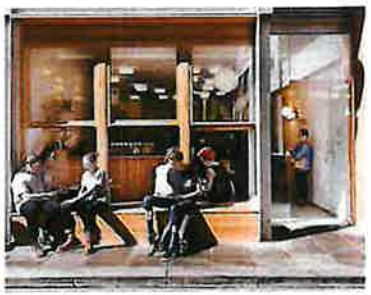
PROJECT #: 22C104

NO.	DESCRIPTION	DATE
	Development Application Submittal	09/29/2023

A701

ARCHITECTURAL LOOK AND FEEL

COMMERCIAL AREA- EXTERIOR



COMMERCIAL AREA- SEATING AND DOOR SYSTEM

DMHA

ARCHITECTURE + INTERIOR DESIGN

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 326106

NO.	DESCRIPTION	DATE
	Development Application Submittal	2/19/2021

A702

ARCHITECTURAL LOOK AND FEEL

MANUFACTURER: RAYNOR
STYLE: ROLLING SECURITY GRILLE DOOR
MODEL: DURAGRILLE
FINISH: BRONZE ANODIZED

GARAGE ROOL UP- GRILLE DOOR 18

GUARDRAIL:
1 1/2" O.D . 1.5" SCH. 40 STEEL PIPE AS ASTER GUARD RAIL/RAILING WITH WIRE MESH INFILL
FINISH: BLACK

HANDRAIL:
1 1/2" O.D . 1.5" SCH. 40 STEEL PIPE AS ASTER GUARD RAIL/RAILING WITH WIRE MESH INFILL
FINISH: BLACK

METAL RAILING/GAURDRAIL WITH WIREMESH INFILL 12

MANUFACTURER: STEP STONE INC
MODEL: WEDGE PROFILE
STYLE: LIGHT SANDBLAST- 1804
FINISH: FRENCH GRAY

PRECAST CONCRETE STAIR TREAD 08

STANDING SEAM METAL ROOF
MANUFACTURER: AG METAL
MODEL: IMAGE II
COLOR: MATT BLACK 106
NUMBER: NA
FINISH: HOMEREZED

STANDING SEAM ROOF 04

WALL 432/LED 12W
TYPE: WALL DOWN LIGHT
REFLECTOR: ANODIZED ALUMINUR
LIGHT BULB: LED- 3000K
FINISH: POWER COATED DK BLACK

EXTERIOR DOWNLIGHTS 17

MANUFACTURER:
EQUITONE
STYLE: LT 60

MANUFACTURER:
EQUITONE
STYLE: LT 99

EXTERIOR WALL- FIBER CEMENT BOARD 15

CLAD ALUMINUM SIDING DOOR AND WINDOW
MANUFACTURER: SIERRA FACETS
FINISH: BLACK
GLASS FINISH: TEMPERED- CLEAR

EXTERIOR SIDING DOOR AND WINDOW 11

PERFORATED METAL SIDER
STYLE: NA
NUMBER: NA
FINISH: BLACK STEEL

EXTERIOR STAIR AT COMMERCIAL- RISER 07

METAL CANOPY
- UNIT'S ENTRY AT LEVEL 3
- 6TH ST WINDOWS AT 2ND FLOOR

FINISH: POWDER COATED BLACK

EXTERIOR METAL DOOR AND WINDOW CANOPY 03

MANUFACTURER: TBD
STYLE:TBD
FINISH: BLUE

MANUFACTURER: TBD
STYLE:TBD
FINISH: BLUE

MANUFACTURER: TBD
STYLE:TBD
FINISH: WHITE OAK

WOOD SIDING AT 8TH ST AND WEST SIDE UNITS 14

MANUFACTURER: CRAWN
STYLE: HYDRAULIC SINGLE SWING
FINISH: BLACK
GLASS FINISH: TEMPERED- CLEAR

COMMERCIAL- HYDRAULIC SINGLE SWING DOOR 10

MANUFACTURER: STEPSTONE INC
STYLE: LIGHT SANDBLAST
NUMBER: 1804
FINISH: FRENCH GRAY - 904

EXTERIOR PAVER 06

BOARD FORMED CONCRETE WALL

EXTERIOR BOARD FORMED CONCRETE 02

CONCRETE STAIRS

CONCRETE STAIR 16

METAL SIDING

EXTERIOR METAL SIDING AT COMMERCIAL 13

MANUFACTURER: TILE TECH PAVER
STYLE: PEDESTALSYSTEM- PORCELAIN
FINISH: GRAY

COMMON OPEN AREA- ROOF DECK- PEDESTAL PAVER 09

MANUFACTURER: USA DOLLY VARDEN TRD
FINISH: CLEAR CEDAR

UNDER EAVE- CEDAR T&G 05

MANUFACTURER: LA HABRA
NUMBER: HACIENDA X-82
FINISH: SMOOTH- TROWEL FINISH

EXTERIOR WALLS - ELEVATOR TOWER EXTERIOR STUCCO 01

DMHA

DOMINGUEZ MECH INC

4745 Carpinteria Avenue Mixed Use Development

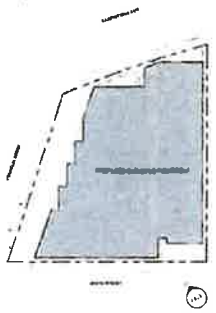
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 23E108

NO.	DESCRIPTION	DATE
1		
2		

A706

EXTERIOR MATERIAL BOARD



KEYPLAN 02

9TH ST VIEW - FROM SOUTH EAST 01
NOT TO SCALE

DMHA

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22E108

NO.	DESCRIPTION	DATE
1		

A901

9TH ST VIEW

KEYPLAN 02

9TH ST VIEW - ACROSS THE STREET 01

DMHA

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

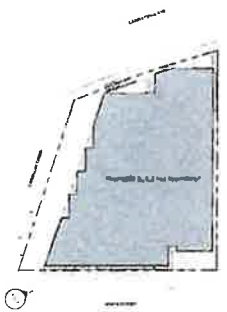
4745 Carpinteria Ave, Carpinteria, CA 93013

PROJECT #: 23C109

NO.	DESCRIPTION	DATE

A902

9TH ST VIEW



KEYPLAN 02

9TH ST VIEW - FROM SOUTH WEST 01

DMHA

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Issued project application for Submittal	08/15/2023
1	Formal Design Completed	08/31/2023

A903

9TH ST VIEW

KEYPLAN 02

COMMERCIAL VIEW- FROM CARPENTERIA AVE 01
NOT TO SCALE

DMHA

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

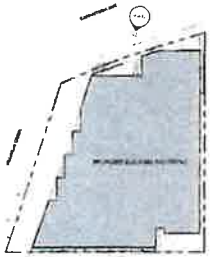
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 21C106

NO.	DESCRIPTION	DATE
	Issued planning application submittal	10/15/21
1	Incomplete Response	03/10/22

A904

COMMERCIAL VIEW



KEYPLAN 02

COMMERCIAL VIEW - FROM CARPENTERIA AVE 01
NOT TO SCALE

DMHA

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

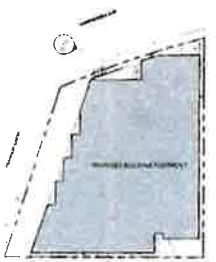
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 220100

NO.	DESCRIPTION	DATE

A905

COMMERCIAL VIEW



KEYPLAN 02

COMMERCIAL VIEW- FROM CARPINTERIA AVE 01

DMHA

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria, CA 93013

PROJECT #: 21C109

NO.	DESCRIPTION	DATE
1		

A906

COMMERCIAL VIEW

KEYPLAN 02

COMMERCIAL VIEW- FROM CARPINTERIA AVE 01
NOT TO SCALE

DMHA

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

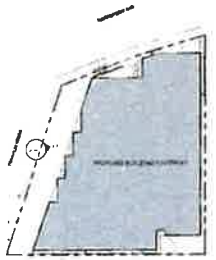
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C100

NO.	DESCRIPTION	DATE
1		

A907

EAST SIDE VIEW



KEYPLAN 02

WEST SIDE VIEW 1

DMHA

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

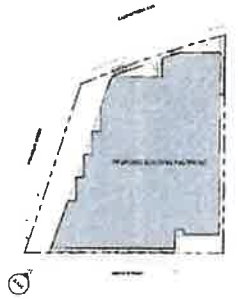
4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C306

NO.	DESCRIPTION	DATE
2		

A908

WEST SIDE VIEW



KEYPLAN 02

OVERALL SOUTH WEST- TOP VIEW 01

DMHA

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE

A909

OVERALL SOUTH WEST VIEW

KEYPLAN 02

OVERALL SOUTH EAST SIDE - TOP VIEW 01

DMHA

NOT FOR CONSTRUCTION

4745 Carpinteria Avenue Mixed Use Development

4745 Carpinteria Ave, Carpinteria CA 93013

PROJECT #: 22C109

NO.	DESCRIPTION	DATE
	[illegible]	[illegible]
1	[illegible]	[illegible]

A910

OVERALL SOUTH EAST VIEW

Attachment F
CEQA Notice of Exemption

4745 Carpinteria Avenue Mixed Use Development
23-2221-DP/CDP/ARB

February 5, 2024

Print Form

Notice of Exemption

Appendix E

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

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

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

Project Title: 4745 Carpinteria Avenue Mixed Use Project

Project Applicant: Edward DeVicente, DMHA Architecture

Project Location - Specific:

4745 Carpinteria Avenue, Carpinteria, CA 93013 (APN 003-251-021)

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

Description of Nature, Purpose and Beneficiaries of Project:

The proposed mixed-use development would be comprised of a 24-unit, 31,026 square foot apartment complex built around and atop a ground-level 22,198 square foot concrete parking podium, and a 4,044 square foot two-story commercial building fronting Carpinteria Avenue. All existing site improvements would be removed to facilitate the proposed development. Cumulative square footage for the proposed project would total approximately 64,053 square feet.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Justin Klentner, owner

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

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: §15332 (In-fill Development Projects)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project includes only the construction of an in-fill mixed use project with grading and landscaping, wherein the project is consistent with the City's GP/LCP & Zoning Code, is within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. See attachment for additional analysis.

Lead Agency Contact Person: Brian Banks, Principal Planner Area Code/Telephone/Extension: (805) 755-4414

If filed by applicant:

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

Signature: _____ Date: _____ Title: Principal Planner

Signed by Lead Agency Signed by Applicant

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

Date Received for filing at OPR: _____

☐

CEQA Notice of Exemption Additional Analysis Attachment
4745 Carpinteria Avenue Mixed Use Development
23-2221-DP/CDP/ARB

This project can be found to be categorically exempt from environmental review pursuant to 15332 (In-fill Development Projects) of the Guidelines for the implementation of the California Environmental Quality Act (CEQA). Class 32 Exemptions consists of projects that are categorized as "in-fill" development provided the project is: a) consistent with the City's General/Coastal Plan and Zoning Code; b) is located within city limits on a project site of no more than five acres substantially surrounded by urban uses; c) the project site has no value as habitat for endangered, rare or threatened species; d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and; e) the site can be adequately served by all required utilities and public services.

a) The project is consistent with the City's General/Coastal Plan. The project site's General/Coastal Plan Land Use is split-designated as Visitor-Serving Commercial ("VC") and General Commercial ("GC"), with the VC-designated approximately one-third of the property located along the Carpinteria Avenue frontage and the remaining GC-designated portion of the property located on the remaining southerly two-thirds of the property. The VC General/Coastal Plan designation is intended to provide for uses that serve visitors to the City in addition to uses that serve City residents. The proposed commercial elements of the project would allow for uses such as restaurants or retail business, consistent with the VC designation. The GC General/Coastal Plan designation allows for a mixture of retail, service and office uses as would be typical of a mixed-use project. Further, the property is identified in the Community Design Element of the General Plan/Coastal Land Use Plan as being located within Community Design Subarea 2a: the Downtown Core District. This district encourages two and three-story mixed-use projects that are pedestrian-oriented and which transform the existing Carpinteria Avenue highway commercial strip to an integrated downtown street similar in character to Linden Avenue to further define a "downtown core."

   The project is consistent with the City's applicable Zoning designations and regulations. The project site is split-zoned: the majority (approximately eighty percent) of the property is zoned Commercial Planned Development ("CPD"), with the southeastern corner of the property along Ninth Street and adjacent a multi-family residential development is zoned Planned Residential Development ("PRD-13"). The CPD zone designation allows for commercial development including a variety of office, retail, service, and wholesale businesses, as well as residential development with "dwelling units integrated into the overall commercial development" (i.e., mixed-use developments). The project would place all the commercial elements and a portion of the residential elements of the project within the portion of the property zoned CPD, consistent with the types of uses permissible in this zone district. The PRD zone designation allows for a variety of residential densities, housing types and designs, including multifamily residential developments (such as apartment complexes). The proposed portion of the project site within the PRD-13-zoned

are of the lot would include ground-level parking and two levels (above) of residential apartments. Such uses would be consistent with the types of land uses permissible in this zone district as modified by Density Bonus Law[1].

b) The project site is located within city limits on a project site of no more than five acres substantially surrounded by urban uses. The project site located entirely with the city limits, is approximately 0.87-acres in size, and is substantially surrounded by urban uses including both residential and commercial development.

c) The project site has no value as habitat for endangered, rare, or threatened species. The project site is currently developed with a commercial equipment and tool rental business with the entirety of the site disturbed and devoid of any sensitive habitat. Additionally, consistent with the City's Creeks Preservation Program, the proposed project includes the required 50-foot setback from the adjacent Franklin Creek channel which, though channelized and not designated as Environmentally Sensitive Habitat Area ("ESHA") on the City's General/Coastal Plan maps, is considered habitat a area. This creek setback "buffer" area would be protected in perpetuity as part of the project and restored as riparian and/or upland habitat as incorporated into the project plans. Additionally, the project incorporates vegetated bioswales that would be used to capture, treat and retain stormwater runoff from the project site, and other Low Impact Development ("LID") measures to treat stormwater and project the adjacent creek from untreated runoff. Finally, the project incorporates tree protection measures to ensure that the offsite native sycamore trees west of the project site along the creek corridor are protected during construction of the project.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. A traffic study prepared by a qualified traffic engineer was provided by the applicant as part of the project review. The study utilized the County's Vehicle Miles Travelled (VMT) calculator and regional traffic models in addition to an analysis of certain project-specific elements including the mixed-use design, integration of affordable rental units, location in close proximity to transit stops, and the inclusion of electric vehicle charging and parking spaces for the analysis. The study was provided to the City's contract traffic engineering consultant for peer-review, and the City's consultant confirmed the study was adequate and agreed with its conclusions that the project would not result in a significant environmental impact due to traffic. Further, an acoustical and construction noise study was provided to the City by a qualified consultant, which studied project related impacts to both interior and exterior noise levels. The study concluded that with the incorporation of standard City construction noise conditions of approval (e.g., construction hour restrictions, equipment mufflers and silent alarms, specified equipment staging areas and on-site "noise disturbance coordinator"), the project would comply with the City's General/Coastal Plan Noise Element policies, would not result in noise in excess of the City's environmental thresholds, and would therefore not have a significant noise impact. Additionally, with construction materials and techniques proposed for the project, including the specified windows, doors, mechanical ventilation and sealant details, interior noise levels of the project would not result in a significant impact on project residents.

[1] *Wollmer v. City of Berkeley* (2011) 193 Cal.App.4th 1329, 1347-1350.

Further, the project would not result in a significant effect on air quality because the completed project's emission would be less than the screening significance level of air quality pollutants and greenhouse gas emissions as established by the Santa Barbara Air Pollution Control District (APCD) (i.e., reactive organic compounds (ROC), nitrogen oxides (NO_x), carbon monoxide (CO), and particulate matter (PM_{10} and $PM_{2.5}$)), and short-term construction related impacts would be adequately addressed through project conditions of approval. Finally, the project complies with the City's stormwater regulations and incorporates Low Impact Development ("LID") measures to treat stormwater, and thus would not result in significant impacts to water quality.

e) The site can be adequately served by all required utilities and public services. The project was reviewed by the Carpinteria Valley Water District, Carpinteria Sanitary District and Carpinteria-Summerland Fire Protection District, with each indicating ability to serve the project. Electrical, natural gas, and telecommunication services are all available at the site.

Finally, none of the specific or general exceptions to the Class 32 exemption apply here. The project would not result in damage to a scenic resource within an official state scenic highway, is not located on a listed hazardous waste or contamination site and the project would not result in a substantial adverse change in the significance of a historical resource. Furthermore, the project will not result in a significant effect on the environment due to an unusual circumstance. Finally, cumulatively significant impacts from projects of the same type in the same place over time will not result. Accordingly, none of the exceptions set forth in CEQA apply and the categorical exemption for In-fill Development Projects is properly relied upon.

CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date: October 26, 2023

ACTION MINUTES

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

ROLL CALL

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

Boardmembers absent: Richard Johnson

OTHERS PRESENT: Approximately 13 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

1) Projects: Davis Residence Remodel, Project 23-2228-ARB/CDP
Address: 5459 Shemara Street
Applicant: Gabriel Zamora, Architect, for Emma Davis
Planner: Marysol Smith

Request of Gabriel Zamora, architect, for Emma Davis to consider Project 23-2228-ARB/CDP for preliminary/final review of a request to comprehensively remodel the exterior of an existing single family residence and to construct a new covered front porch and a new trellis over the garage. The project also includes an interior remodel and comprehensive site improvements. The property is an 8,712 square foot parcel zoned Single Family Residential (8-R-1) shown as APN 001-272-009 and addressed as 5459 Shemara Street.

Ex Parte Communications Disclosure: None

Staff Comments:
Marysol Smith described the proposed scope of work. Staff requested feedback from the Board on the proposed garden border wall in the front yard, the covered front porch and trellis, and on the expansion of hardscaping in the front yard.

Applicant Comments: Gabriel Zamora, Architect, highlighted the driving factors for the project. The intent of the project is to help open the house up more to the gardens, calling for slightly more privacy in the front yard, which they home would be achieved by the proposed border wall and plantings. The house-side of the border wall would be infilled the minimum necessary to meet the existing grade of the yard, which slopes downward towards the sidewalk. Careful attention to existing front yard treatments in the neighborhood guided their proposal. Although the neighborhood features a variety of treatments, several properties have different types of border walls at different heights. Mr. Zamora further clarified that the new hardscaping in the front yard would have a similar paver style to what is already installed over the driveway and would be installed to allow for permeability.

Public Comment: None.

Boardmember Discussion:
Boardmember O'Connor commented that the project was nicely designed and is compatible with the neighborhood. He supports the project as proposed.

Boardmember Little expressed support for the feature in front of the garage as it helps soften the look. He shared he has experience building rock walls and observed that the rock wall proposed would be dry stacked. He recommends instead to incorporate some mortar to help improve stability. Overall he supports the project.

Boardmember Blakemore noted that the project would use both Santa Barbara Sandstone and Bouquet Canyon Flagstone. She recommends considering an alternative flagstone variety, such as Sweetwater, Cherokee or Fossil Creek, for enhanced compatibility with the color of the Santa Barbara Sandstone. The water use/irrigation calculations need to be restudied. The Zoysia Turf is not a low water use plant and the water feature in the backyard was not accounted for in the hydrozone table. She confirmed that the plant selection for the top of the border wall in the front yard is appropriate (it is a type of salvia that will stay low). She requested that the specifications for the pavers be shared with Staff, with input from the Board, to ensure the design is compatible. Boardmember Blakemore expressed support for the project and identified the project as an asset to the neighborhood.

Boardmember Stein agreed with all the previous comments. The design of the border wall can be found to be appropriate given the plant selection. He had no objection to the additional permeable paving in the front yard. Overall he supports the project and finds it to be compatible with the neighborhood.

ACTION: Motion by Boardmember Little, seconded by Boardmember Blakemore, to recommend preliminary/final approval with their comments attached.

VOTE: 4-0 (Boardmember Johnson Absent)

2) Projects: Klentner Mixed-Use Development, Project 23-2221-DP/CDP
Address: 4745 Carpinteria Avenue
Applicant: Michael Stroh, DMHA Architects, for Justin Klentner
Planner: Nick Bobroff / Brian Banks

Request of Michael Stroh, DMHA Architects, agent/architect for Justin Klentner, to consider project 23-2221-DP/CDP for continued preliminary review of a new commercial / residential mixed-use development. The contemplated proposal calls for removing all existing site improvements and constructing a three-story mixed-use building comprised of 4,202 square feet of commercial space, 24 apartment units (4 one-bedroom units and 20 two-bedroom units), and a 53-space ground level parking garage. Total project square footage would be approximately 57,188 square feet and reach a maximum height of approximately 36 feet. The project seeks to utilize state density bonus provisions in exchange for setting aside a percentage of the apartment units for low-income affordable housing. The property is identified as APN 003-251-021, and addressed as 4745 Carpinteria Avenue (presently occupied by "Sun Coast Rentals").

Ex Parte Communications Disclosure: None

Staff Comments:
Nick Bobroff described the proposed scope of work. He presented a summary of project revisions in response to the previous ARB comments at the August 31, 2023 preliminary review meeting, including revisions to the unit mix, elevations and landscaping along the Franklin Creek property line. Images were displayed to highlight the revisions, including how the applicant responded to the Carpinteria Avenue and 9th Street frontages.

Mr. Bobroff noted that along the Carpinteria Avenue frontage, the square footage of the commercial tenant spaces were slightly adjusted downward to allow for a larger, more prominent entry stair to the second floor, and that the vehicle gate on the Carpinteria Avenue driveway was also recessed farther back into the garage.

On the Ninth Street elevation, Mr. Bobroff noted how each of the townhome units was offset from the neighboring unit to further animate the 9th Street frontage, which also created an opportunity for each unit to be clad in different color siding, to help with more of a residential character to the façade.

On the side elevations, he noted that further animation was introduced by slightly varying the offsets between units and using more variety in the layouts and dimensions of the units' decks and that subtle roof overhangs have also been reintroduced.

Mr. Bobroff also presented more information on the project's proposed colors, materials and architectural details in response to previous ARB comments.
Finally, Mr. Bobroff explained how the proposed revisions to the landscape scheme, principally related to changes to the layout and location of the proposed onsite bioretention facilities to create a larger buffer from the dripline of the large sycamore trees along the creek.

Applicant Comments: Michael Stroh and Ryan Mills of DMHA Architecture, Katie Klein of Parryi Landscape, and the project applicant, Justin Klentner, introduced themselves to the Board. Mr. Stroh explained the changes made in response to the August 31, 2023 Preliminary ARB review comments. Mr. Stroh related that two additional one-bedroom units were incorporated to replace two two-bedroom units and that the overall size of the commercial units was reduced, which allowed for a more open frontage and stairway on the Carpinteria Avenue frontage.

Ryan Mills summarized the evolution of the 9th Street portion of the project including slightly pushing-back some of the units from the street, in addition to revisions to colors/materials, decks, and awnings to create a variety along the frontage and to allow for additional landscape areas. Mr. Mills then summarized the principal changes along the Carpinteria Ave portion of the project, which included reducing the ground floor commercial units and pushing-back from the sidewalk which allowed for a greater opening on the frontage and stairway in response to previous ARB comments.

Ms. Klein then provided a brief overview of the proposed landscape revisions, including how incorporation of proposed trees and their location will help screen the Creekside (west) elevation and the incorporation of evergreen species to ensure that there would not be bare trees in the winter.

Public Comment:
Betty Songer, a resident on Calle Pacific, asked questions related to how the number of affordable units was determined, the length of time the affordable units would be restricted, and what the rental rates would be for the proposed units.

Amrita Salm, expressed concern that the project is large and that neighborhood compatibility is an issue. She further expressed that the project feels "suburban" and the scale of the project removes the "small town feeling" of the area. She also questioned if the project was proposed as condominiums or rental units and what the rental rates would be.

Gary Campopiano, a resident of 8th Street, commented that the project's type of housing was needed, but the height of the project was concerning. He further expressed that parking in the immediate area is "a nightmare" that would be exacerbated by the proposed project.

John Nicoli, Manager of the Arbor Trailer Park, expressed concern about the loss of parking on 9th Street. He also commented that the City needs to find a comprehensive solution to the 9th Street parking situation and the project should not move forward without a solution. Mr. Nicoli commented that he did appreciate meeting with the applicant to discuss the project and related impacts to the 9th Street residents, but that there should be a "team effort" with the applicant, City and 9th Street residents.

Bob Franco, a resident at 4745 Carpinteria Ave, related that he grew up in the neighborhood and expressed concerns that the project would result in a loss of mountain views and access to sunlight, especially to the residents of 9th Street. He further commented that the project is out of proportion and is offensive to the character of the community. As a side comment, he noted that it was difficult to hear the proceedings and the speaker volume needs to be amplified for the public to be able to clearly hear the meeting.

John Gonzalez, a resident at 4749 Carpinteria Ave and immediately adjacent to the project, expressed concerns about the project's impact on traffic safety on Carpinteria Ave, specifically related to cars existing from the development on to Carpinteria Ave, which he related is already a problem due to the curve and traffic speeds.

Catherine Decker, a resident at 4677 Carpinteria Ave, noted that there are currently 16 cars that currently park on 9th Street and the project would result in a loss of parking on the street. She expressed that assigned parking would be beneficial. Ms. Decker commented that she felt the applicant did make some nice adjustments to the project.

Kathleen Lord commented that the 9th Street portion of the project could be designed as more of a transition from larger portions of the project the to the existing neighborhood and for the applicant to think not just about the neighborhood, but the community and that architectural style is less important than the massing. Ms. Lord also commented that the project would benefit the community more if it proposed more one-bedroom or studio units rather than two-bedroom units.

Gail Marshall commented that Carpinteria has a certain ambiance that the proposed project doesn't have, and that Carpinteria is a small City and proposed projects should be small as a result. She questioned how the project could be made smaller while still complying with the State's housing

mandates (such as lowering plate heights) and how the General Plan update would impact new development projects.

Three Public Comment Letters/Emails were submitted and summarized below. Copies of the letters were presented to the ARB members at the hearing and on file with the Community Development Department.

John Gobbel wrote that he was opposed to the project in its current form and that the City should not provide any special allowances above the current zoning standards which would "overdevelop" the City and that the project should be scaled down out of concerns related to lack of parking, lack of water availability, pollution, and traffic congestion. Finally, Mr. Gobbel expressed that a beach cottage or Spanish style architecture would be more in keeping with classic Carpinteria architecture.

Salley Graham, a resident on the 4700 block of 9th Street, wrote to protest the size and scale of the project. She questioned if any consideration had been given to the current 9th Street residents with respect to the availability of parking and expressed that parking is already difficult and will become even more of a challenge as a result of the project. Finally, Ms. Graham expressed concern that the project would result in the loss of views of mature trees and open sky and how that would impact the lives of neighbors.

Van Latham, a resident at 1750 Santa Monica Road, wrote to express concern about the project. He related that the story poles "did tell the story" and that the project is too massive/tall, especially for the 9th Street residents. He also lamented the loss of a business that caters to working class citizens and replaced by "upscale" retail and housing.

City Attorney Comments: At the invitation of the Director, City Attorney Mack Carlson presented a brief overview of State Housing laws, including State Densit Bonus law and related limits on ARB and staff's discretion when reviewing housing projects. Mr. Carlson highlighted applicable housing laws and context because the project is afforded certain protections under the Housing Accountability Act and State Density Bonus law. Mr. Carlson related that the ARB has narrow grounds to deny or request modifications/conditions that would result in lesser unit density, but the ARB does still does have latitude to consider the design elements and make recommendations so long as the comments do not seek to condition the project to reduce housing density. Finally, Mr. Carlson answered questions that certain public commenters had related to affordability thresholds and how the affordable rent is calculated and restricted/monitored.

Mr. Carlson and Mr. Bobroff answered several questions from the ARB members related to the state housing laws and how they are applied to the project.

Boardmember Discussion:
Boardmember O'Connor complimented the applicant on the changes to the Carpinteria Avenue entrance, the proposed undergrounding of the power lines on the 9th Street side of the project, and the staggering of the 9th Street units. Boardmember O'Connor expressed that the lot coverage calculation is flawed and that the 50 ft creek buffer should be accounted for, while also noting that the project is meeting "the letter of the law." Boardmember O'Connor commented that the applicant does not have to use the less restrictive calculation and that is what creates the "tension" with the project density.

Boardmember Little noted that the project revisions on the 9th Street frontage including the setbacks and offsetting, awnings, and textures was a "huge improvement" although he wondered if the roof heights could be reduced by even as little as 1 ft, it could soften the impact of the project. He commented that while he did like the idea to open the Carpinteria Avenue stairway, the design does not feel very "beachy," and still looks too commercial. Boardmember Little noted that the ARBs "hands are tied" with respect to size and density and that makes it difficult and while he expressed that housing is needed, he questioned if there is a way to reduce the size and make the Carpinteria Avenue side "beachier" it would be greatly appreciated.

Vice Chair Blakemore commented that she completely agreed with Boardmember Little's comments and they we are "between a rock and a hard place" considering what State housing laws allow. Vice Chair Blakemore commented that she appreciated the project revisions and that the architecture is much better, however she commented that the Carpinteria Avenue frontage is skewing more contemporary and could be softened to make it more "Carpinteria." She further expressed concerns about parking, especially the size and arrangement within the parking garage that might not actually work as designed. Finally, Vice Chair Blakemore commented that the landscaping was very nice.

Chair Stein noted that the project "had come a long way" however he expressed frustration that what the State Law allows is not realistic for a small City like Carpinteria with such limited room. Chair Stein commented that traffic on Carpinteria Avenue is a concern, as are the public comments related to neighborhood compatibility. He wondered if there was still a way to reduce the 9th Street side, but appreciated the colors and how the elevations have been broken up. He further commented that the appreciated the eclectic look along Carpinteria Avenue and everything along the corridor cannot look the same. Chair Stein noted the location is a good spot for housing but more one-bedroom units are needed and neighborhood compatibility remains a concern.

ACTION: Motion by Boardmember Little, seconded by Vice Chair Blakemore, to recommend preliminary approval of the project with comments.

VOTE: 2-2* (Little and O'Conner opposed).

*After the initial motion, the applicant advised that he is willing to continue to refine the architectural design to address the ARB's comments if the project can proceed to the Planning Commission for a decision on the overall project scope and its consistency with applicable ordinance regulations and land use policies. A discussion commenced with the applicant Team, the ARB members, the Planning Director, and City Attorney as to options to revise or propose a new motion.

2nd ACTION: A Revised Motion by Chair Stein, seconded by Vice Chair Blakemore, recommend preliminary approval with the ARB's comments, with specific emphasis on scaling-down the mass of 9th Street frontage and the noting the ARB's concern about the size, bulk, and scale of future projects that the Planning Commission should consider.

2nd VOTE: 3-1 (O'Conner opposed).

OTHER BUSINESS:

CONSENT CALENDAR:

3. Action Minutes of the Architectural Review Board Meeting of August 17, 2023

ACTION: Motion by Boardmember O'Conner, seconded by Boardmember Blakemore, to adopt the Minutes as proposed.

VOTE: 4-0-1 (Johnson absent)

4. Action Minutes of the Architectural Review Board Meeting of August 31, 2023

ACTION: Motion by Boardmember Blakemore, seconded by Boardmember Little, to adopt the Minutes as proposed.

VOTE: 3-0-1 (O'Conner abstain; Johnson absent)

5. Action Minutes of the Architectural Review Board Meeting of September 14, 2023

ACTION: Motion by Boardmember O'Conner, seconded by Boardmember Blakemore, to adopt the Minutes as amended.

VOTE: 3-0-1 (Stein abstain; Johnson absent)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

- Stern Exterior and Landscape Changes (5476 Cameo Rd): This project involves a comprehensive exterior remodel as well as re-landscaping the property. There would be no additions or changes to the roofline. The exterior walls would be finished in smooth trowel plaster and would feature overlaid Ipe slat walls in select areas. The side yard gates would match with Ipe on metal framing. The Board expressed support for the project's scope, color and materials, and landscaping.

CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date: December 14, 2023

ACTION MINUTES

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

ROLL CALL

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

Boardmembers absent: Patrick O'Connor

OTHERS PRESENT: Approximately 6 members of the public were in attendance.

PUBLIC COMMENT:

Patrick Crooks introduced himself as the new President of the Board for the Citizens for the Carpinteria Bluffs. Mr. Crooks encouraged the ARB members to consider the existing condition of the Bluffs and commented about policy inconsistencies referenced in the latest incomplete letter for the Carpinteria Farm project, which will be before the ARB at their next meeting (January 25, 2024). Mr. Crooks encouraged the ARB members to review existing City policies regarding views and open space, and asked staff if the January 25, 2024 meeting would be televised or available via Zoom or other electronic methods for public participation.

PROJECT REVIEW

1) Projects: Scerni New Residence, Project 22-2184-DP/VM/CDP
Address: 4610 Fourth Street
Applicant: Jeremy Roberts, architect, for Gregg and Beth Scerni
Planner: Syndi Souter

Request of Jeremy Roberts, architect for Gregg and Beth Scerni, to consider Project 22-2184-DP/VM/CDP for final review of a proposal to construct a new 2,257 square-foot two-story single-family dwelling with an 838 square-foot partially-covered deck, and a detached 504 square-foot two-car garage with a storage loft. The maximum height of the proposed residence would be 29.38 feet and the maximum height of the proposed garage would be 22.5 feet. The property is a 11,556 square-foot parcel zoned Planned Residential Development (PRD-20), and shown as APN 003-431-005, addressed as 4610 Fourth Street.

Ex Parte Communications Disclosure: None

Staff Comments:

Syndi Souter provided a presentation and described the updates to the project plans in response to the ARB's preliminary approval comments including: adding an "eyebrow" roof feature over the windows on the west elevation, and to replace the previously proposed manzanita trees with strawberry trees (Arbutus marina). She further described plan updates including the proposed dark sky compliant light fixtures and reviewed the architectural details and materials. Ms. Souter noted that the project was approved by the Planning Commission on 9/5/23 and that the Planning Commission did not require any revisions or special conditions requiring ARB review.

Applicant Comments:
The project architect, Jeremy Roberts, clarified the lighting details, including the dark sky compliant exterior fixtures and path light details and wattages.

Public Comment: None.

Boardmember Discussion:
Boardmember Johnson had questions regarding the wattage of the proposed light fixtures, which the architect clarified were low wattage LED.

The ARB members complimented the applicant on the successful execution of the project.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Blakemore, to recommend Final approval as submitted.

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

2) Projects: Zins Condominium Triplex, Project 21-2083-DP/CDP
Address: 4905 Eighth Street
Applicant: Dylan Chappell, architect, for Brandon Bono
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Jerry and Lisa Zins, to consider Project 21-2083-DP/CDP for final review of a request to demolish an existing single-story 1,124 square-foot single family residence and construct a new 5,822 square-foot two-story condominium triplex with an attached five-car garage. The property is an 8,391 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-311-011, addressed as 4905 Eighth Street.

Ex Parte Communications Disclosure: None.

Staff Comments:
Syndi Souter provided a presentation and described the updates to the project plans in response to the ARB's preliminary approval comments of: adding additional trees along Cedar Place and at the corner of Eight St. and Elm Ave.; adding additional landscaping in the courtyard; considering lowering the plate heights, and to raise the sill heights and shift the location of the living/dining room windows of Unit 3. Ms. Souter noted that the project was approved by the Planning Commission on 3/16/23 and that the previously proposed roof deck has been eliminated. She further described plan updates and requested ARB to specifically comment on the project's neighborhood compatibility, window placement, utility door location, landscaping, and overall frontage design.

Applicant Comments:
George Manuras, agent for the owner, responded to questions from the ARB regarding the utility door design and clarified the landscape changes and overall responses to the ARB's preliminary approval comments. Mr. Manuras commented that the utility door could have battens instead of being solid wood as reflected on the plans. Jerry Zins, owner, described the thought process for the window

locations in response to comments from adjacent neighbors. Mr. Zins also questioned the proposed tree planter placement in relation to the driveway.

Public Comment: Nick Renfro spoke on behalf of his parents, who reside at 4910 7th Street. Mr. Renfro expressed privacy concerns about the location of Unit 3's bedroom windows (second story, south elevation), and asked if they could be relocated.

Boardmember Discussion:
Chair Stein and Boardmember Blakemore commented that the proposed tree placements will help mitigate neighbor privacy concerns.

Chair Stein expressed his preference for battens on the utility room door.

Boardmember Blakemore expressed concern that the proposed 24 path lights would be excessive and suggested that the number should be reduced by half (install every other light).

All Boardmembers expressed their overall support for the project.

ACTION: Motion by Boardmember Little, seconded by Boardmember Johnson, to recommend Final approval with condition to reduce number of path lights by half (12 total) and to add battens to the utility room door.

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

3) Projects: Bono Duplex Addition & Remodel, Project 23-2237-CUP/CDP/ARB
Address: 4788 & 4792 Dorrance Way
Applicant: Dylan Chappell, architect, for Brandon Bono
Planner: Syndi Souter

Request of Dylan Chappell, architect for Brandon Bono, to consider Project 23-2237-CUP/CDP/ARB for preliminary review of a proposal to construct a new 371 square-foot second-story addition to the existing 1,781 square-foot single-story duplex and to convert the existing 354 square-foot carport into a two-car garage. The resultant duplex would be 1,798 square feet in size with an attached 354 square-foot two-car garage, for a total size of 2,152 square feet. The maximum height of the duplex would be 21 feet above existing grade. The property is a 4,400 square-foot parcel zoned Planned Residential Development (PRD-20), and shown as APN 003-435-006, addressed as 4788 and 4792 Dorrance Way.

Ex Parte Communications Disclosure: None.

Staff Comments:
Syndi Souter provided a presentation and described the overall scope of work. Ms. Souter described the updates to the project plans in response to the ARB's conceptual review comments of: converting the proposed carport to a garage; adding a deck or balcony to the front of the addition; providing a landscape plan; keeping the blue entry doors, and to be mindful of future sea level rise/flood impacts with the project design. Ms. Souter requested the ARB to specifically comment on the project's architectural style and massing of the second story addition, neighborhood compatibility, public views

from street frontages, and landscape/hardscape and fence design. Ms. Souter also presented photos of the story pole installation and noted the views of the story poles from various vantage points surrounding the project site.

Applicant Comments:
George Manuras, agent for the owner, provided overall comments on the updates to the project in response to the ARB's conceptual review comments and specifically described how the fence location was chosen. Mr. Manuras expressed concern regarding pushing the fence further into the property given the small yard and that any required boarder or planting area on the street side of the fence would be damaged by cars parking along the street frontage. Mr. Bono, the owner, answered questions re: tree species raised by Boardmember Blakemore and clarified that he is open to a strawberry tree as an alternative. Mr. Bono and Mr. Manuras responded to questions from Boardmember Little clarifying the door locations on the ground floor and the related pathways/circulation, and provided clarification as to the patio locations on each side of the site.

Public Comment: None.

Boardmember Discussion:
Boardmember Blakemore provided overall positive comments regarding the landscape and hardscape plan, but requested that the applicant consider planting vines on the front yard fence if space allows considering the proximity to the right of way.

Boardmember Johnson asked Boardmember Blakemore if there is sufficient landscaping proposed along the northern property line and if there would be room for additional vine plantings. A general discussion between the applicant and the boardmembers ensued, with the consensus being that the applicant should explore the opportunity for planter pockets or planted pots to add landscaping along the northern fence line.

Chair Stein responded to clarifications from Mr. Bono as to how the proposed front fence would align with the neighbor's fence, and agreed that pushing the fence back is not required.

The ARB summarized their main comments:

- study opportunities to add plantings (vines) along fence fronting Dorrance Way and Holly Avenue, and
- study opportunities to add vertical plantings or vines along the north property line.

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

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

4) Projects: The Row Business Park Landscape Improvements, 23-2257-DPR/CDP
Address: 4185 – 4198 Carpinteria Avenue
Applicant: Sam Maphis, Landscape Architect, for Carpinteria Business Park Partners
Planner: Brian Banks

Request of Sam Maphis, Landscape Architect, for Carpinteria Business Park Partners to consider Project 23-2257-DPR/CDP for preliminary review of a request to complete new and rehabilitated landscape and hardscape improvements to The Row business park. Landscape improvements would include a comprehensive refurbishment of the existing landscape planter areas along the Carpinteria Avenue frontage and within the parking areas along the rear and side of each building. Also proposed is a new eight-foot wall along the Highway 101 frontage, pedestrian access improvements to join existing building access paths to the bikeway and sidewalk, and new bike parking areas. The 4.11-acre project site is zoned Commercial Planned Development with Residential Overlay (CPD/R) shown as APN 004-031-017, -018 and -019, and addressed as 4185 – 4198 Carpinteria Avenue.

Ex Parte Communications Disclosure: Boardmember Blakemore noted that her spouse is a tenant in one of the units, but had not discussed the project in detail with her spouse, and had no conflict.

Staff Comments:
Brian Banks presented the project and described the scope of work. Mr. Banks requested specific comments with respect to the overall landscape and hardscape design and choice of plan species, the need for plantings/vine on freeway side of proposed wall, and to confirm appropriateness and adequate setback of seating area from multi-use path on Carpinteria Avenue frontage.

Applicant Comments:
Sam Maphis, Landscape Architect provided a summary of the design intent and provided specific comments related to the distance of the proposed seating area from the path. Mr. Maphis expressed that he studied the distance of the lowest course of the staked wall, which would be approximately 12 inches from the path, and that the wall is battered so the next courses are setback even further. He further expressed that the closest portion of the wall is at the apex of the curve and so most of the wall is setback much further from the path. Mr. Maphis also provided additional information on the proposed tree species and clarified the material for the proposed 8 ft CMU wall.

Boardmember Discussion:
Boardmember Blakemore asked if another material for the patio wall was considered, such as Corten steel, to keep with the more contemporary feel of the recent façade improvements and create a greater setback without needed to stack the wall. Mr. Maphis explained that the wall will have a “clean” interlocking pattern that would be compatible and the idea is the wall is more of a landscape feature than part of the design of the buildings and the green screen will break up buildings and pull together with the landscaping.

Boardmember Little asked if there were any building code considerations for the height of the patio wall, and Mr. Maphis and Boardmember confirmed that with the wall less than 30 inches, there are no railing requirements or building code implications.

Boardmember Johnson asked about the wall material and finish and confirmed that the color and material will match the buildings. He also asked if the wall could be broken-up or jogged in some way.

Chair Stein was concerned about graffiti and the “blank canvas” of having a wall with no vine screening. The whole board concurred with this concern. Boardmember Johnson suggested an opening be incorporated into the wall. Mr. Maphis and the Board discussed the concept of creating a

scupper or "notch" at certain intervals along the planting grade to allow the creeping plant species to cover the freeway side of the wall in addition to the interior side of the wall as currently proposed.

Boardmember Little questioned if the bicycle racks are of sufficient size to allow e-bikes. Mr. Maphis clarified that the racks are designed as bollards so there should not be any spacing concerns.

Boardmember Blakemore questioned if any path lighting is proposed and Mr. Maphis clarified that no lighting is proposed and will study to confirm that existing lighting is sufficient by code for safety of pedestrians. Boardmember Blakemore also wanted to confirm no clean up or plant removal is proposed to the west "triangle" along the railroad tracks, which was confirmed by Mr. Maphis and Staff.

The ARB summarized their main comments:

- provide details on patio wall pattern and design
- incorporate notches into freeway wall to allow vine to cover freeway side of wall in addition to property side of wall
- confirm if path lighting is required for safety and if so, provide lighting details on final plans.

ACTION: Motion by Boardmember Blakemore, seconded by Boardmember Johnson, to recommend Preliminary approval with comments to the Director attached.

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

OTHER BUSINESS: None.

CONSENT CALENDAR:

5. Action Minutes of the Architectural Review Board Meeting of October 26, 2023

   ACTION: Motion by Boardmember Stein, seconded by Boardmember Blakemore, to adopt the minutes as proposed.

   VOTE: 3-0-1 (Johnson abstain; O'Conner absent)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: None.

ADJOURNMENT

Chair Stein adjourned the meeting at 7:05 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, January 25, 2024. All Boardmembers present indicated they expect to be in attendance.

_____
Chair, Architectural Review Board

ATTEST:

_____
Secretary, Architectural Review Board

FEBRUARY 2024

SUN	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT
	ZM: Zoom Meeting LR: Lobby Meeting Room SR: Side Conference Room CC: Council Chamber CC-TV: Council Chamber Televised CM: Council Meeting Room			1 **9am** DTBAB SR **2pm** All CDD Staff Meeting CM **2pm** PW Staff Meeting CC	2	3
4	5 **10am** Finance Manager Duties CM **11am** PRCS Budget Meeting LR **5:30pm** Planning Commission CC-TV	6 **10am** Supervisors Meeting CM **1:30pm** Admin Serv. Meeting CM **2:30pm** CDD Staff Meeting CM	7 **11pm** Secure Drive/Service Proposals LR	8 **11am** Inter Dept Coordination CM **2pm** PW Staff Meeting CC **2:30pm** Code Comp Mtng. LR **3pm** Dog Park Pressentation LR **5:30** Tree Advisory Board CC	9	10 **9am** Carp Beautiful **9am-1pm** ABOP
11	12 **2:30pm** Admin Serv Budget Rev. CM **5:30pm** City Council CC-TV	13 **10am** Supervisors Meeting CM **1:30pm** Admin Serv. Meeting CM **2:30pm** CDD Staff Meeting CM **4pm** Biweekly HR CM **4:30pm** School Dist closed Sess. SR **5:30pm** School District CC-TV	14 **11am** PW Budget Review CM **1:30** PR & CS Budget Rev. CM **3:30pm** Library CM **5:30PM** Water District CC-TV	15 **10:30am** IDAG Meeting SR **1:30pm** General Gov Budget CM **2pm** PW Staff Meeting CC **2:30pm** Code Comp Mtng. LR **3pm** COSMAD CC **3:30pm** CDD Mid-Year Budget CM **5:30pm** ARB CC	16	17
18	19 **CITY HALL CLOSED IN OBSERVANCE OF PRESIDENT'S DAY** 	20 **10am** Supervisors Meeting CM **1:30pm** Admin Serv. Meeting CM **2:30pm** CDD Staff Meeting CM	21 **5:30pm** Pavement Rehab Project CC	22 **2pm** PW Staff Meeting CC **2:30pm** Code Comp Mtng. LR **3:30pm** Finance Budget CM **5:30pm** Tree Advisory Board CC	23	24 **9am-1pm** ABOP
25	26 **5:30pm** City Council CC-TV	27 **10am** Supervisors Meeting CM **11am** CA Coastal Commission CM **1:30pm** Admin Serv. Meeting CM **2:30pm** CDD Staff Meeting CM **4pm** Biweekly HR CM **4:30pm** School Dist closed Sess. SR **5:30pm** School District CC-TV	28 **1pm** FY 24-25 Budget CC **3pm** Seal Advisory Board CC **5:30PM** Water District CC-TV	29 **2pm** PW Staff Meeting CC **2:30pm** Code Comp Mtng. LR **3:30pm** Inter Dep. Coord. CC **5:30pm** ARB CC (tentative)	30	

City of Carpinteria
Planning Activity Summary

January 2024

1. In 30-day review process
2. Incomplete
3. Schedule for ARB
4. Director's Decision
5. Schedule for PC
6. PC approved
7. Schedule for CC
8. CC Approved
9. Schedule for final ARB
10. Final ARB Approval
11. Schedule for CCC
12. In plan check
13. BP issued
14. Under construction
15. C of O issued

Last Edited 1/31/2024

Project #	Owner / Applicant	Address	Street	Project Description	Activity	Planner	Status	Code Violation
24-2274-ARB	Cooper-Smith Family Trust	1314	Sterling Avenue	198 sq ft entry addition, new doors/windows, interior	Submitted 01/26/24, in review.	Brian	1	
24-2273-CDP/ADU	Rafael Hernandez	4954	Fifth Street	Convert (e) 496sf detached garage with a 110sf add'n to a 606sf ADU.	Submitted 1/9/2024. Under review.	Syndi	1	
23-2243-DP/CUP/TPM/CDP/ARB	RPG Carpinteria, LLC	6380	Via Real	New mixed-use with 159 apartments, 6,718sf of office space, and a 2,224sf café/deli	Submitted 8/2/2023. Incomplete 9/1/2023. Resubmittal11/22/2023. 2nd Incomplete 12/22/2023. Resubmittal 1/11/2024. Under review.	Syndi	1	
23-2269-CDP/ARB	George & Marijo De Mattos	413	Calle Dia	290sf bedroom & kitchen addition and 900sf remodel, & new driveway	Submitted 12/7/2023. Incomplete 1/5/2024.	Syndi	2	
23-2264-TPM/CDP	Eberling-VanDerKar TPM/CDP	435	Concha Loma Drive	Two Way Lot Split	Submitted 11/30/23, under review. Incomplete 12/27/23	Brian	2	
23-2254-DP/CUP/CDP/ARB	499 Linden Managers LLC	499 & 399	Linden Avenue	New 36-room two-story hotel with roof deck and new 83-space parking lot	Submitted 9/13/2023. Incomplete 10/13/2023.	Brian	2	
23-2251-CUP	Jeffrey and Lori Runnfeldt / Ray Ames	1025	Cindy Lane	Automobile storage.	Submitted 9/08/2023. Incomplete 10/05/2023.0	Brian	2	Yes
23-2236-ARB/CDP	Schlobohm	5030	Carpinteria Avenue	Facade improvements to the building	Submitted 7/18/2023. Incomplete 8/17/2023. Prelim/Final ARB 8/31/2023. Resubmittal 11/28/2023. Complete.	Marysol	2	
23-2234-DP/CDP/ARB	Peter Coeler	4934	Dorrance Way	New 2-story duplex, demo existing SFD	Submitted 7/13/2023. Incomplete 8/11/2023. Resubmitted 12/1/23, under review. Incomplete 12/27/23.	Brian	2	
23-2233-DP/CDP/ARB	Peter Coeler	4949	Dorrance Way	New 2-story duplex, demo existing SFD	Submitted 7/13/2023. Incomplete 8/11/2023. Resubmitted 12/1/23, under review. Incomplete 12/27/23.	Brian	2	
23-2232-DP/CDP/ARB	Peter Coeler	333	Linden Avenue	New 2-story duplex on a vacant lot	Submitted 7/13/2023. Incomplete 8/10/2023.	Brian	2	
23-2231-ORD/LCPA	City of Carpinteria		citywide	ADU Ordinance amendments to address changes to state law.	Initiated by CC 08/28/23. Draft Ordinance underway.	Nick/Megan	2	
23-2223-CUP	Marco Diez	1031	Cindy Lane	Car storage and personal storage	Submitted 5/19/2023. Incomplete 6/15/2023. Resubmittal incomplete 10/5/2023. Resubmittal 10/25/2023. Incomplete 11/21/2023	Brian	2	Yes
23-2215-SIGN	Neon Plus Signs / Fancy Floors	1015	Casitas Pass Road	1 wall electric channel letter sign and 1 hanging sign	Submitted 3/23/2023. Incomplete. Resubmittal 4/26/2022. Incomplete. 7/31/2023. Incomplete 8/2/2023.	Marysol	2	
23-2200-CUP/CDP	Patrick O'Connor	5395	Eighth Street	New driveway & garage remodel.	Submitted 1/18/23. Incomplete 2/17/23.	Brian	2	
22-2175-DP/CDP	Tim Finnigan / Saticoy Development LLC	4253	Carpinteria Ave	Construct 3 new units	Submitted 8/8/22. Incomplete 9/7/22. Resubmittal 10/11/2023. 2nd Incomplete 11/6/2023.	Syndi	2	
22-2145-ARB/CDP	Heather & Sean Findley	864	Arbol Verde Street	Garage conversion to living space and 567sf addition with new garage and foyer.	Submitted 3/15/2022. Incomplete 4/14/2022. On hold pending ADU ordinance.	Syndi	2	

21-2099-CUP	Family Baptist Church	5026	Foothill Road	New portable classrooms for elementary school	Submitted 3/15/2021. Incomplete 4/13/2021. Resubmitted 5/26/2021. Incomplete 6/24/2021. Prelim ARB 6/17/2021, continued to 7/1/2021 with comments. Project on hold per applicants.	Marysol	2	
20-2073-SIGN	Ramiro Vega	830	Maple Avenue	New illuminated sign (as-built)	Submitted 11/6/2020. Incomplete 12/3/2020. Pending resubmittal.	Marysol	2	yes
20-2047-DP/CDP	Chevron	5663	Carpinteria Ave	Seal rookery overlook improvements	Submitted 3/26/2020. Under review. Incomplete 4/23/2020. Awaiting resubmittal.	Syndi	2	
20-2033-SIGN	Yummy Yogurt	1005	Casitas Pass Road	New sign	Submitted 2/7/2020. Incomplete 3/6/2020. Resubmitted 4/10/2020. Under review. Pending resubmittal.	Marysol	2	Yes
20-2030-CUP	Procore	6395 B&C	Cindy Lane	Convert 2 warehouse buildings to a business training center. Total square footage is 60,522 sf, and includes a new kitchen and mezzanine	Submitted 1/8/2020. Incomplete 2/7/2020. Awaiting resubmittal.	Syndi	2	
19-2018-FENCE	Ernesto Verburgt	4516	El Carro Lane	7 foot side yard fence (resulting from grade difference)	Submitted 10/25/2019. Incomplete. Partial resubmittal 12/10/2019. Building Permit in plan check. Awaiting solution for last incompleteness item.	Marysol	2	
18-1954-DPR/CDP	Winfred Van Wingerden	4180	Via Real	New gazebo, paint colors, and landscaping	Submitted 12/27/18. Incomplete 1/25/19. Resubmitted 2/11/19; under review. Revised scope; complete 3/7/19. Revised scope, resubmitted materials 4/19/19. Roy H. advised applicant that new gazebo triggers ADA issues.	Syndi	2	Yes
15-1783-SIGN/FENCE	Arbor Trailer Park	4677	Carpinteria Avenue (Ninth Street)	New frontage fences and signage	Submitted 08/05/15. Need survey from PW. Incomplete 08/17/15. See Matt M for PW status.	Marysol	2	Yes
23-2267-SIGN	Holiday Inn	5606	Carpinteria Ave	Replace freeway sign	Submitted 11/7/23, requires Modification, awaiting add'l information. Resubmittal 1/25/24, schedule for ARB.	Brian	3	
23-2266-SIGN	Jaeger Partners	888-892	Linden Ave	Overall Sign Plan	Submitted 10/30/23, Incomplete. Resubmitted 1/23/24, scheduled for 2/15/24 ARB.	Brian	3	
23-2257-DPR	Carp Business Park	4185 & 4195	Carpinteria Avenue	Landscape Improvements	Submitted 10/09/2023. Incomplete 11/3/2023. Resubmittal 11/13/2023. Complete 11/21/2023. Schedule for ARB.	Brian	3	
23-2246-ARB/CDP	Carrie Kirchner	1505	Casitas Pass Road	Remodel/addition	Submitted 8/18/2023. Incomplete 9/14/2023. Resubmitted 10/19/2023. Complete 11/17/2023. Schedule for Prelim ARB 02/29/2024.	Marysol	3	

23-2209-CDP/ARB	Mark & Megan Pfaff	5559	Calle Arena	New 2,631 sf 2-story SFD with a 401sf attached 2-car garage.	Submitted 2/8/2023. Incomplete 3/10/2023. Resubmittal 4/13/2023. Incomplete #2 5/12/2023. Resubmittal 5/24/2023. Complete 6/22/2023. To ARB on 8/17/2023 for prelim review-continued with comments. Awaiting revised plans.	Syndi	3	
23-2207-DP/LCPA/TPM/CDP	Carp Bluff, LLC	5669 &5885	Carpinteria Avenue	New 99-room resort and 41-unit apartment building.	Submitted 2/3/2023. Incomplete 3/3/2023. Resubmitted 7/19/2023. 2nd Incomplete 8/18/2023. Resubmittal 10/12/2023. 3rd Incomplete 11/8/2023. Resubmittal 11/16/2023. Complete 11/21/2023. To ARB on 1/25/2024 for prelim review-continued with comments.	Syndi	3	
22-2183-ARB/CDP	Tyler Mayer	5557	Calle Arena	Addition to SFD	Submitted 9/12/2022. On hold pending project redesign. Resubmittal 12/14/2022. Incomplete 1/11/2023. Resubmittal 5/26/2023. 2nd Incomplete 6/23/2023. Resubmittal 7/27/2023. 3rd Incomplete 8/15/2023. Resubmittal 8/25/2023. Complete 8/28/2023. To ARB on 9/14/2023 for prelim review-continued with comments. Awaiting revised plans.	Syndi	3	
21-2128-DP/CDP	Chevron	5675	Carpinteria Avenue	Decommissioning and Remediation of the Carpinteria Oil and Gas Processing Facilities	Submitted 10/25/2021. Labels Submitted 11/10/21. Complete 3/8/22. NOP Issued 8/1/2022. IS comment period extended to 9/30/2022. Draft EIR comment period underway until 1/31/24. ERC meeting held 12/18/23.	Nick/Luis	3	
23-2270-CDP/ADU	Joe & Kimberlee Franken	4745	Dorrance Way	Convert (e) 600sf detached 2nd unit to an ADU	Submitted 12/20/2023. Director approval 1/24/2024.	Syndi	4	
23-2262-CDP/ADU	Jonathan Paola	730	Olive Avenue	Convert (e) 957sf acc. bldg. to a 744sf ADU and 213sf craft room.	Submitted 11/6/2023. Incomplete 12/6/2023. Resubmittal 12/18/2023. Director approval 1/24/2024.	Syndi	4	
23-2259-CDP/ADU	Robert Burlison	5035	Seventh Street	New 325sf detached ADU	Submitted 10/11/2023. Incomplete 10/31/2023. Resubmittal 12/12/2023. Director approval 1/11/2024.	Syndi	4	Yes
23-2258-CDP	Robert Burlison	5035	Seventh Street	New storage shed with electrical	Submitted 10/11/2023. Incomplete 10/31/2023. Resubmittal 12/12/2023. Complete 12/22/2023. Director approval 1/30/2024.	Syndi	4	Yes
23-2249-CDP/ADU	Duana Dickman	1397	Vallecito Place	Convert (e) 554sf detached garage/studio to an ADU	Submitted 8/30/2023. Incomplete 9/29/2023. Resubmitted 10/11/2023. Director approval 10/19/2023.	Syndi	4	Yes
23-2247-CDP	Laurie Stout	5556	Calle Arena	288 sf accessory building	Submitted 8/30/2022. Incomplete 9/25/2023. Resubmitted. Complete.	Marysol	4	
23-2228-CDP/ARB	Emma Davis	5459	Shemara Street	New covered porch, new trellis over garage, garden wall, fence	Submitted 6/20/2023. Incomplete 7/20/2023. Resubmitted 8/31/2023. Complete 9/28/2023. P/F ARB 10/26/2023. Pending resubmittal.	Marysol	4	

23-2217-CUPR	AT&T Wireless	850	Linden (adj)	AT&T small cell wireless facility co-located on an SCE streetlight pole within the public right-of-way.	Submitted 3/24/2023. Complete 5/31/23.	Brian	4	
23-2216-CUPR	AT&T Wireless	323	Elm Avenue (adj)	AT&T small cell wireless facility co-located on an SCE streetlight pole within the public right-of-way.	Submitted 3/24/2023. Complete 5/31/23.	Brian	4	
22-2185-CDP	City of Carpinteria		Poplar Street & 5800 block Via Real	Via Real Stormwater Project	Submitted 9/16/22. Incomplete 10/7/22. Complete 12/1/22. Director Approved 3/03/23.	Brian	4	
22-2182-ARB/CDP	Mark Rolph	4715	Aragon Drive	1,375sf two-story addition to (e) SFD	Submitted 9/6/2022. Incomplete 10/6/2022. Resubmittal 11/6/2022. 2nd Incomplete 12/7/2022. Resubmittal 12/12/2022. Complete 1/3/2023. Prelim review at ARB on 2/16/2023. Continued prelim review at ARB on 5/25/2023. Director approval 6/20/2023.	Syndi	4	
21-2116-ARB	Motel 6	5550	Carpinteria Avenue	Lighting and landscaping	Submitted 7/14/2021. Incomplete 8/12/2021. Resubmitted 11/10/2021. Incomplete 12/9/2021. Resubmittal 12/20/2021. Incomplete 1/19/2022. Pending Resubmittal. ARB 4/28/2022. Director approved 7/5/22. Coastal Commission Appeal period ends 8/4/2022. Property ownership has changed. New property owner has been informed on next steps to clear violation 04/25/2023. New project team preparing resubmittal starting 5/2023.	Marysol	4	
21-2112-LCPA	City of Carpinteria		City wide	Downtown Design Overlay Program	RRM Drafting DDO amendments. Edits and comments to Ch 14 resubmitted to RRM.	Nick/RRM	4	Yes
21-2111-LCPA	City of Carpinteria		City wide	Density Bonus Program	In progress. Public Draft in preparation.	Nick/Mindy	4	
19-1986-LCPA	City of Carpinteria		Citywide	Development Design and Housing Regulation Changes	See 21-2112 for Downtown Overlay.	Nick/Mindy	4	
23-2263-CUP	Sanchez Rebuild CUP	5091	Foothill Road	Rebuild Residence	Submitted 11/20/2023, under review. Incomplete 12/18/23. Complete 1/25/24. Scheduled for PC on 3/4/24.	Brian	5	
23-2248-CUPR	St. Joseph Catholic Church	1532	Linden Avenue	CUP revision to allow for an elementary school	Submitted 8/30/2022. Incomplete 9/28/2023. Resubmitted 11/2/2023. Complete.	Marysol	5	
23-2237-CUP/CDP/ARB	Brandon Bono & Lorraine Pulido	4788 &4792	Dorrance Way	New 371sf 2nd-story addition to duplex & remodel	Submitted 7/21/2023. Incomplete 8/17/2023. Resubmittal 9/22/2023. Complete 10/17/2023. To ARB for prelim on 12/14/2023. Tentatively scheduled for PC on 3/4/2024.	Syndi	5	

23-2221-DP/CDP	Justin Klentner	4745	Carpinteria Ave	Mixed Use development: 24 apartments & 4,304 sq. ft. commercial space. Applying State Density Bonus provisions.	Submitted 4/14/23. Incomplete 5/12/23. Conceptual ARB Review 5/25/23. Resubmittal 6/22/23. Incomplete 7/21/23. To Prelim ARB 8/31/23. Cont'd to Prelim ARB 10/26/23. Prelim ARB Approval 10/26/23. Awaiting submittal of final incompete item. Complete 11/28/23. Scheduled for PC on 2/5/24.	Brian	5	
21-2131-DP/CDP/ARB	Tim Finnigan	4775	Seventh Street	New SFD with 4-car garage below	Submitted 11/8/2021. Incomplete 12/8/2021. Resubmittal 3/18/2022. Incomplete #2 4/14/2022. Resubmittal 4/25/2022. Incomplete #3 5/24/2022. Resubmittal 6/7/2022. Complete 7/6/2022. To ARB for Preliminary review on 9/15/2022. Awaiting revised plans.	Syndi	5	
16-1810-LCPA	City of Carpinteria		Citywide	General Plan/Coastal Land Use Plan Update	kick off meeting April 27, 2016. Ongoing through 2024.	Nick/WSP	5	
05-1210-ZTA/LCPA	City of Carpinteria		Citywide	Zoning Code Update	Kick-off meeting 4/20/05. Joint Study Session 5/16/05. All administrative draft chapters delivered 5/12/06. Ongoing through 2024.	Nick	5	
23-2261-TUP	City of Carpinteria		Monte Vista Park	Off Leash dog park pilot program	Submitted 10/13/23. To PC for TUP approval 11/6/2023.	Megan	6	
22-2194-DP/CDP	City of Carpinteria	5775	Carpinteria Avenue	New 1,500sf storage building	Submitted 10/12/2022. Incomplete 11/9/2022. Resubmittal 11/29/2022. Complete 12/28/2022. To ARB for prelim/final on 1/26/2023. Approved by PC on 5/1/2023.	Syndi	6	
22-2162-DP/CDP/ARB	John Howard	4818	Dorrance Way	New 1,895sf 2-story SFD and a detached 471sf garage with a 408sf workshop above.	Submitted 6/9/2022. Incomplete 7/8/2022. Resubmitted 9/8/2022. 2nd Incomplete 10/3/2022. Resubmittal 12/7/2022. Complete 12/28/2022. To ARB on 3/16/2023. Resubmittal 6/8/2023. To PC on 8/7/2023- continued due to lack of a quorum. Approved by PC on 9/5/2023.	Syndi	6	
20-2072-CUP/CDP	Ben Paul	4652	Fourth Street	Exterior and interior remodel of two existing detached dwelling (as-built).	Submitted 10/20/2020. Incomplete 11/19/2020. Resubmittal 01/08/2021. Prelim/Final ARB 01/14/2021. Incomplete 2/4/2021. Resubmittal 3/8/2021. Complete 3/25/2021. Planning Commission 6/7/2021. Approved. Pending Building Permit submittal.	Marysol	6	yes

18-1926-DP/CDP	Steadfast Grand Vida II	5464	Carpinteria Ave	Phase II Assisted Living Facility expansion	Submitted 7/12/18. Incomplete 8/10/18. Resubmitted 1/28/19; incomplete 3/7/19. Resubmitted 3/21/19; incomplete 4/18/19. Resubmitted 6/11/19; complete 7/11/19. To prelim ARB 10/17/19; continued to ARB 12/12/19. Prelim ARB approval 12/12/19. To PC 1/6/2020-approved. To ARB for in-progress review 1/30/2020. TEX requested 5/26/2020. TEX approved by PC on 8/3/2020. Approval expires 1/16/2024. 2nd COVID-19 TEX extends expiration date to 1/16/2025.	Syndi	6	
16-1822-DP/CDP	Via Real Hotel	4110	Via Real	New 110-room hotel	Submitted 4-19-16. Incomplete 5-18-16. Resubmittal 7/14/16. Incomplete 8/11/16. Resubmittal 9-12-16. Incomplete 10/11/16. Resubmitted 10/31/16. Complete 11/30/16. Prelim ARB 12/15/16, cont'd to future meeting. In-progress ARB review 2/16/17. Prelim ARB approval 3/30/17. Env. review underway. Reviewed updated biological/wetland reports; CCC determined creek regulations apply. Site visit w/ CCC 6/8. Revised project submitted 7/24/19; under review. Revised preliminary ARB review 8/29/19; continued to 11/21/19 ARB meeting. Revised prelim ARB approval 11/21/19. Draft MND released for 30-day public comment period 10/15/22. ERC recommended approval of MND 11/1/22 to PC. Proposed Final MND underway. PC approved 4/3/23. CCC appeal period ends 5/2/23.	Brian	6	
14-1722-TPM/CDP	Godfrey	1056	Eugenia Place	Subdivide (e) mixed use building into three condominiums	Submitted 6/19/14. Incomplete 7/17/14. Resubmitted 10/20/14. Complete 10/29/14. PC approved 11/3/14. FLAN sent 11/18/14.	Nick	6	
23-2271-ORD	City of Carpinteria	Citywide		Multifamily Housing Smoking No-Smoking regulations	Scheduled for CC 2/26/24	Megan/David	7	

19-2015-CUP/CDP	City of Carpinteria		Carpinteria Ave	Construct Carpinteria Rincon Trail	Submitted 10/17/19. AB52 Notification 10/29/19. Release of public draft MND 11/1/19. To ERC 11/14/19. PC acceptance & certification of MND 1/6/20. Appeal of PC filed 1/15/20. Appeal set aside. NOP Released for EIR 10/30/20. NOP Scoping Hearing 11/17/20. NOP Scoping Period closed 11/30/20. Draft EIR released for 45-day review period 3/12/21. To ERC 4/13/21. DEIR commented period ended 4/26/21. ARB Prelim Approval 10/28/21. Proposed Final EIR published 1/3/22. PC approved 1/18/22. Appeals filed 1/28/22. City Council conceptually upheld appeals 3/28/22. Stakeholder outreach underway. CC selected Alt 3 to proceed 5/15/23. Back to CC Summer 2024.	Nick	7	
19-1982-MCA	City of Carpinteria		Citywide	Seismic Retrofitting of Soft-Story Buildings	Initiated by the City Council on 5/13/19. To City Council for first read on 1/13/2020. Public Workshop held 2/22/2020. Revised first read to CC 1/8/24. Staff to hold public works & then return to CC.	Dan / Nick	7	
22-2171-ORD	City of Carpinteria		Downtown T	Parklet Permit Program	Reviewed by ARB 7/28/22. PC approved 12/5/22. To CC 4/24/23. ARB reviewed 7/27/23. To CC 10/09/23.	Nick/John	8	
22-2157-GPA	City of Carpinteria		Citywide	Housing Element Update	Kick off Meeting June 6, 2022. Discussion of strategies at PC 8/1/2022. Adopted by City Council on 4/10/23. Sent to HCD for Certification on 4/12/23. HCD deadline to respond is 6/11/2023. 6/30/2023 working on first revision since Adopted Element was submitted to HCD. Revised draft submitted to HCD 11/14/22; under review. CC re-adoption 1/22/24. Rsubmitted to HCD for final certification 1/23/24.	Nick/Patsy	8	
22-2164-DPR/CDP	Parga Construction for The Spot	389	Linden Avenue	Patio Cover over steel structure and canvas shades	Submitted 6/23/2022. Incomplete 7/21/22. Resubmittal 12/22/2022. Incomplete 1/19/2023. ARB 3/16/2023. Pending resubmittal in response to comments. Resubmittal 7/17/2023. Director Approval 01/16/2024. Schedule for Final ARB 02/29/2024.	Marysol	9	

17-1883-DP/CDP/TPM	Michael Haber	4716	Seventh St	remodel (E) SFD, construct carport, construct 2 (N) 2-story residential units, subdivide property for condominium purposes.	Submitted 6/22/17. Incomplete 7/20. Resubmitted 10/2/17. Incomplete 11/1/17. Resubmitted 1/11/18, under review. Prelim ARB approval 3/15/18. PC approved 6/4/18. FLAN sent to CCC 06/21/18. Submitted for Final ARB 11/20/20. Awaiting revised drawings. Final Parcel Map submitted for review 2/1/21. In BP plan check. 24-mo. time extension approved by PC 12/5/22.	Brian	9	
15-1781-DP/CDP	Bernardo Cruz	4675	Carpinteria Ave	Construct (N) 2-story mixed use building	Submitted 07/09/2015. Incomplete 8/06/15. Concept ARB review 03/29/20. Resubmittal 07/22/20. Incomplete 8/21/20. Resubmitted 2/8/21. Incomplete 3/8/21. Resubmitted 5/17/21. Prelim ARB Approved 9/16/21. PC approved 2/6/23. In-Progress ARB 6/29/23.	Brian	9	
19-1980-ARB	Stengel	5420	Cameo	Remodel SFD & 1st floor addition	Submitted 4/19/19. Comments back to applicant 5/13/19. Complete 5/22/19. Prelim ARB approval 6/13/19. Director approved 7/30/19. Final ARB approval 9/26/19. Applicant submitted Time Extension Request granted 12/11/20.	Nick	10	
14-1719-CUP/CDP	City of Carpinteria		Carpinteria Ave Bridge	Replace Carpinteria Ave Bridge over Carpinteria Creek	NOP & Scoping Document released 7/3/14. Scoping Hearing 7/22/14. Project overview to PC 9/2/14. Project update to CC 11/10/14. ARB CON 2/12/15. EIR released for public comment 3/25/16. ERC 4-26-16. Public Comment Period closed 5-9-16. Prelim ARB approval 9/15/16. PC approved 11/7/16. Sent to CCC 11/18/16. PW completing 65% drawings 3/17. Utility relocation coordination underway 3/17. Construction easement acquisition underway Spring 2018. Entitlements expired, need CEQA Addendum to address CSD Siphon relocation. Final ARB 11/21/19. PC approval for reauthorization of CUP/CDP and acceptance of CEQA Addendum 6/01/20.	Nick	10	

17-1896-LCPA/ORD	City of Carpinteria			Citywide commercial cannabis regulations	12/11/17 briefing to CC. 1/22/18 briefing to CC. 4/23/18 CC initiates Ord development. PC 10/1/18 cont'd. 11/5/18 PC recommended approval to CC. CC approved 1st reading 11/26/18. CCC Approved LCPA 2/7/19. Ordinance 2nd reading approved by CC 3/25/19. Consultant contract for licensing program awarded by CC 4/08/19. CCC acceptance of LCPA 5/9/19. Drafting of Licensing program underway.	Nick	11	
23-2268-CDP/ADU	Paul Zeoli	5159	Ogan Road	Convert (e) 662sf detached guest house to an ADU	Submitted 12/6/2023. Director approval 1/5/2024. BP#14229 submitted 1/31/2024.	Syndi	12	Yes
23-2265-SIGN	Key 2 Fitness	4138	Carpinteria Ave	Wall Sign	Submitted 11/30/23, awaiting information.	Brian	12	
23-2260-CDP/ADU	Sohil Karimy	5491	El Carro Lane	Convert existing 2-car garage to an ADU.	Submitted 10/11/2023. Complete & Director Approved 11/8/2023. Building Permit in plan check 11/16/2023.	Marysol	12	
23-2256-CDP/ADU	Todd Mathers	5353	Eighth Street	Convert (e) 615sf rec room to an attached ADU	Submitted 10/3/2023. Incomplete 10/27/2023. Resubmittal 10/31/2023. Director approval 11/15/2023. BP#14191 submitted 12/8/2023.	Syndi	12	
23-2250-CDP/ADU	Brandon & Julia Wheatley	1150	Vallecito Road	Convert (e) 556sf master suite to an attached ADU	Submitted 9/6/2023. Director approval 10/4/2023. BP#14204 submitted 12/20/2023.	Syndi	12	
23-2242-CDP/ADU	Forrest Carter	842	Walnut Avenue	New 686sf detached ADU	Submitted 8/2/2023. Incomplete 8/30/2023. Resubmittal 9/12/2023. Director approval 9/25/2023. BP#14221 submitted 1/22/2024.	Syndi	12	
23-2241-SIGN	Mollie's Italian Deli	1039	Casitas Pass Road	Acrylic wall mounted sign and a hanging blade sign	Submitted 8/1/2023. Corrections. Resubmittal under review. Approved 9/14/2023. Building Permit for one sign issued. Deferred building permit for second sign in plan check 01/22/2024.	Marysol	12	
23-2238-SIGN	SuperSprings International	5251	6th Street	New signage	Submitted 7/21/2023. Incomplete. Resubmitted 8/22/2023. Under review. Approved 9/21/2023. Building Permit in plan check, new tenant business license pending.	Marysol	12	
23-2230-CUP/CDP	Randy Pura & Aly Morita	761	Olive Avenue	Reconstruction of (e) legal non-conforming SFD.	Submitted 6/29/2023. Incomplete 7/27/2023. Resubmittal 8/23/2023. 2nd Incomplete 9/19/2023. Resubmittal 9/28/2023. Complete 9/29/2023. Approved by the PC on 11/6/2023. BP#13790-R1 submitted 1/2/2024.	Syndi	12	
23-2229-CDP/ADU	Robert & Gail Miller	5307	Willow Place	Convert attached two-car garage and powder room to a 412sf ADU.	Submitted 6/20/2023. Incomplete 7/20/2023. Complete & Director Approval 8/14/2023. BP#14097 submitted 8/14/2023.	Syndi	12	

23-2225-CDP/ADU	Scott Carrington	1551	Myra Street	New detached 450sf ADU.	Submitted 6/8/2023. Director approval 6/29/2023. BP#14063 ready to issue 11/10/2023-awaiting applicant to pull permit.	Syndi	12	
23-2220-CDP/ADU	Richard Heimberg	4854	Eighth Street	Convert attached 1-car garage and game room to a 627sf ADU	Submitted 4/12/2023. Incomplete 5/10/2023. Resubmittal 8/28/2023. Approved 9/20/2023. BP#14143 submitted 9/27/2023.	Syndi	12	
23-2218-ARB/CDP	Joseph Cardenas	5401	Cameo Road	New 587 sf 2nd story addition, 460 sf garage conversion, new 587 sf garage.	Submitted 4/4/2023. Incomplete 5/3/2023. Complete 6/21/2023. ARB P/F 7/27/2023. Director approved 10/24/2023. Building Permit application submitted to plan check 10/26/2023.	Marysol	12	
22-2192-CUPR/CDP	Dish Wireless	4558	Carpinteria Ave	(N) wireless communications facility collocation	Submitted 10/24/22. Incomplete 11/17/22. Resubmitted 12/16/22. Complete 1/04/23. Director Approved 1/09/23. BP submitted 1/20/23.	Brian	12	
22-2191-CDP/ARB	Richard and Lisa Shattuck	5631	Canalino Drive	Remodel and 429 square foot addition.	Submitted 10/31/2022. Incomplete 11/29/2022. Resubmittal 12/21/2022. Incomplete 01/18/2023. Resubmittal 3/21/2023. Complete 04/17/2023. Scheduled for preliminary ARB review 04/27/2023. Director Approval 06/27/2023. Building Permit Application submitted to plan check. Building permit application withdrawn by applicant 11/29/2023. Pending resubmittal at a later date.	Marysol	12	
22-2184-DP/CDP/ARB	Gregg & Beth Scerni	4610	Fourth Street	New 2,257sf 2-story SFD with 504sf detached 2-car garage	Submitted 9/13/2022. Incomplete 10/13/2022. Resubmittal 3/6/2023. Complete 3/21/2023. To ARB on 4/27/2023. Approved by PC on 9/5/2023. VM recorded 9/15/2023. Final ARB on 12/14/2023. BP#14198 submitted 12/18/2023.	Syndi	12	
22-2159-ARB/CDP	Greg Lee	501	Concha Loma Drive	New 497sf garage, 97sf addition, interior remodel, and demo (e) 323sf carport.	Submitted 5/26/2022. Incomplete 6/23/2022. Resubmittal 7/8/2022. Complete 7/27/2022. To ARB for Preliminary review on 9/15/2022. Resubmittal 12/19/2022. Final ARB review on 3/16/2023. Revised plans received 3/20/2023. Approved 4/17/2023. BP#13859 submitted 3/20/2023-in plan check-pending applicant action.	Syndi	12	
21-2129-DPR/CDP	The Storage Place	6250	Via Real	New storage units (modular)	Submitted 10/27/2021. Incomplete 11/24/2021. Resubmitted 12/10/2021. Complete 1/4/2022. PC 3/7/2022. Building Permit in plan check. Plan check on hold at applicant's request.	Marysol	12	

21-2083-DP/TPM/CDP/ARB	Jerry & Lisa Zins	4905	Eighth Street	New condominium triplex	Submitted 1/13/2021. Incomplete 2/12/2021. Owners have decided to do condos instead of apts. Resubmitted 9/17/2021. 2nd Incomplete 10/11/2021. Revised duplex apt. project submitted 2/4/2022. Complete 3/7/2022. To ARB for prelim 4/28/2022. Revised plans for 3 condos submitted 6/27/2022. Revised plans submitted 8/30/2022. To ARB for cont'd prelim review on 9/15/2022. Revised plans submitted 11/15/2022. Approved by PC on 2/6/2023. PM to City Surveyor for review 10/12/2023. BP#14159 submitted 10/19/2023. Final ARB on 12/14/2023.	Syndi	12	
20-2057-DP/CUP/CDP	Martha Marquez	4684	Seventh Street	Construct a 258 SF addition and new entry porch to Unit A on the existing duplex.	Submitted 7/22/2020. Incomplete 8/21/2020. Resubmittal 3/23/2021. Incomplete 4/21/2021. Resubmittal 3/16/2022. Complete 4/15/2022. To ARB for preliminary review on 5/26/2022. Approved by PC on 12/5/2022. Final ARB on 4/27/2023. BP#14153 submitted 10/16/2023.	Syndi	12	
18-1903-DP/CDP	Procore	6303	Carpinteria Ave	Renovation of exterior building facade, landscape and driveway/parking lot	Submitted 1/16/18. Incomplete 02/14/2018. Resubmitted 08/15/2018. Incomplete 9/14/2018. Concept ARB review 10/11/18. Continued Conceptual ARB review 11/15/2018. Complete 01/11/2018. Prelim ARB 02/13/2019. PC 07/01/2019. Final ARB 9/12/2019. In plan check, pending resubmittal. Proposal to proceed with partial relandscaping only under review. Project on hold at applicant's request.	Marysol	12	
15-1788-CDP	Gobbell	5398	Star Pine Road	Convert (E) accessory building into a second dwelling unit	Submitted 8/19/15. Incomplete 9/4/15. Resubmittal 9/11/15. Complete 9/28/15. Prelim/Final ARB 10/15/15. CDD Director approved 10/29/15. 1-year time extension approved 10/11/16. Submitted for Building Permits 10/4/17. In Plan Check.	Nick	12	
22-2150-SIGN	US Bank	5420	Carpinteria Avenue	New signs	Submitted 4/27/2022. Incomplete. Resubmittal 09/30/2022. Complete 1/24/2023. Director Approved 1/26/2023. Building Permit in plan check. BP issued 2/1/2023.	Marysol	13	
22-2142-SIGN	John Crispis for Albertsons	1018	Casitas Pass Road	New illuminated wall sign and parking lot signs	Submitted 1/20/2022. Incomplete. Resubmittal 12/1/2022. Complete. Director approved 1/2023. Building Permit issued 1/23/2023.	Marysol	13	

21-2094-DPR/CDP	Carpinteria Valley Historical Society	956	Maple Avenue	Construct new storage shed	Submitted 3/2/2021. Incomplete 4/1/21. Resubmitted 6/4/21. Complete 7/26/21. Director approved 7/29/21. FLAN sent 8/31/21. BP submitted 9/17/21. BP issued 12/16/21.	Nick	13	
19-1985-ARB	Brian Pera, HLW for Procore	6303	Carpinteria Ave	Renovation of exterior facade of an existing 1,315 accessory structure	Submitted 5/15/2019. Complete 6/12/2019. Substantial Conformity Determination 8/1/2019. Building Permit Application submitted 9/4/2019. BP issued.	Marysol	13	
23-2255-CDP/ADU	Jason Jacquet	4917	Sawyer Avenue	New 480sf detached ADU	Submitted 9/15/2023. Director approval 10/13/2023. BP#14180 issued 12/21/2023.	Syndi	14	
23-2245-CDP/ADU	Donna & Fred Lemere	1359	La Mesa Plaza	New 480sf detached ADU	Submitted 8/18/2023. Incomplete 9/15/2023. Resubmittal 9/20/2023. Director approved 9/25/2023. BP#14145 issued 11/29/2023.	Syndi	14	
23-2227-CDP/ADU	Burt Short	1126	Vallecito Road	Convert (e) detached garage/office/storage to a 573sf ADU and 183sf storage room.	Submitted 6/14/2023. Director Approval 7/13/2023. BP#14108 issued 12/11/2023.	Syndi	14	Yes
23-2226-CDP/ADU	Doug Norton	5294	El Carro Lane	Convert (e) attached living space to a 709 square-foot ADU.	Submitted 6/9/2023. Director approval 6/29/2023. BP#14038 issued 9/12/2023.	Syndi	14	
23-2224-SIGN	Seek Health/ Mckenzie Cervini	1110	Eugenia Place, Sutie 200	new sign for chiropractic office	Submitted 5/30/2023. Incomplete. Approved 9/27/2023.	Marysol	14	
23-2219-CDP/ADU	Dario Pini	990	Concha Loma Drive	Convert 457sf attached storage room to an ADU	Submitted 4/7/2023. Incomplete 4/28/2023. Resubmitted 5/9/2023. Director approval 5/11/2023. BP#13986 issued 8/4/2023. Final planning inspection 10/12/2023.	Syndi	14	Yes
23-2214-CDP/ADU	David Pinkernell	5556	Calle Ocho	Convert 580sf detached garage to a 390sf ADU and a 190 sf garage	Submitted 3/20/2023. Director approval 4/18/2023. BP#13970 issued 5/26/2023.	Syndi	14	
23-2213-CDP/ADU	John & Koreen Pagano	1286	Casitas Pass Road	Convert 489sf detached family room to an ADU	Submitted 3/15/2023. Director approval 3/31/2023. BP#14021 issued 9/1/2023. Final inspections 1/30/2024.	Syndi	14	
22-2195-ARB/CDP	Laura Mickelson	5518	Calle Arena	New 344sf addition to SFD & 300sf accessory structure	Submitted 12/27/2022. Incomplete 1/26/2023. Resubmittal 2/15/2023. Complete 3/17/2023. To ARB for preliminary review on 5/25/2023. To ARB for final review on 6/29/2023. Director approval 7/24/2023. BP#14062 issued 9/29/2023.	Syndi	14	
22-2187-SIGN	West Coast Signs for Channel Islands Center	4994	Carpinteria Ave	(2) non-illuminated wall signs, individual letters	Submitted 10/06/2022. Approved 10/13/2022. Building Permit 10/27/2022. Pending inspection.	Marysol	14	
22-2180-SIGN	Goleta Signs for Lao Thai Restaurant	1017	Casitas Pass Road	Wall sign and hanging sign	Submitted 8/30/2022. Approved 9/13/2022. Building Permit submitted and approved 9/26/2022. Under construction, pending inspection.	Marysol	14	

22-2172-ARB/CDP	Flourish Trust	5637	Calle Pacific	New swimming pool & shade trellis.	Submitted 7/20/2022. Incomplete 8/19/2022. Resubmitted 8/24/2022. Complete 9/8/2022. To ARB for Preliminary review 9/29/2022. Resubmittal 11/9/2022. Final ARB review on 12/15/2022. Resubmittal 2/8/2023. Director approval 3/21/2023. BP#13895 issued 6/2/2023.	Syndi	14	
22-2170-SIGN	City of Carpinteria	5781	Carpinteria Avenue	New ground sign for the skate park	Submitted 7//2022. Director approval 8/2/2022.	Marysol	14	
22-2169-SIGN	Carp Moon Café	4991	Carpinteria Avenue	New signs	Under review. Incomplete. Approved 8/25/2022. Building Permit issued 9/13/2022. Under construction, pending inspections,	Marysol	14	
22-2163-SIGN	City of Carpinteria	5141	Carpinteria Ave	New ground sign for the Carpinteria Community Library	Submitted 6/10/2022. Approved. Building Permit issued	Marysol	14	
22-2161-SIGN	Ben Mascari / Carpinteria	873	Linden Avenue	Redesign and reinstall previous hanging sign	Submitted 6/1/2022. Approved. Pending inspection.	Marysol	14	
22-2152-SIGN	Reese Corp Signs / Carp Physio	5432-34	Carpinteria Avenue	New signage	Under review. Complete. Director approved 6/28/2022. Building permit issued, pending inspections. Building Permit expired.	Marysol	14	
22-2143-DPR	Bega	1000	Bega Way	Energy storage system & sound wall	Submitted 2/7/2022. Complete 3/8/2022. Approved 4/5/2022. Building Permits issued 7/2022 (Phase 1 and 2). Phase 1 signed off. Pending Phase 2.	Marysol	14	
22-2140-CUP	Carpinteria Valley Water District	5300	El Carro (El Carro Park)	New groundwater wells	Submitted 1/18/2022. Incomplete 2/9/22. CC granted City Manager authorization to sign application 6/27/22. Resubmittal 8/2/22. GC 65402 Determination to PC 9/6/22. PC approved 1/3/23. Easement recorded 6/15/23. Construction to begin 7/23. Construction completed; demobilization underway 9/29/23.	Nick	14	
21-2138-DPR/CDP	Santa Cruz Island Foundation	4994	Carpinteria Ave	Exterior site & building improvements for new Channel Islands Center	Submitted 12/22/21. Routed 1/7/22. Under review. Incomplete 1/21/22. Resubmitted 3/17/22, under review. Preliminary ARB approval 5/26/22. PC approved 8/1/22. FLAN sent 8/15/22. Final ARB approved 8/25/22. Building Permit issued for re-painting & signage. Exterior Improvements building permit issued 5/24/23.	Nick	14	
21-2132-TUP	Gigavac	6382	Rose Lane	TUP for portable offices during remodel	Submitted 11/9/21. Approved 12/16/21. BP submitted 1/31/22. BP issued.	Nick	14	

21-2127-ARB/CDP	Eva Sobesky & Todd Mathers	5353	Eighth Street	Exterior alterations to existing residence.	Submitted 10/25/2021. Incomplete 11/24/2021. Stop Work posted 11/30/2021. Complete 12/6/2021. Prelim ARB 12/16/2021. Final ARB 3/3/2022. Director approval 3/10/2022. BP#13557 issued 6/3/2022.	Syndi	14	
21-2126-FENCE/ARB	Jaime & Ericka Lopez	5458	Granada Way	As-built walls in front and side yards	Submitted 9/27/2021. Incomplete 10/20/2021. Resubmittal 2/8/2022. Incomplete #2 3/10/2022. Resubmittal 5/11/2022. Complete 6/10/2022. ARB approved 6/30/2022. Director approved 12/20/2022. BP#13845 issued 3/3/2023.	Syndi	14	Yes
21-2119-SIGN	Jaime Leaf, Signature Signs	957	Maple #2	Monument sign reface	Submitted 7/19/2021. Approved 8/17/2021. Pending inspection.	Marysol	14	
21-2107-CUP/CDP/ARB	City of Carpinteria/S&S Seeds	6155	Carpinteria Avenue	Coastal Vista Trail Segment	Submitted 4/28/2021. Incomplete 5/27/2021. Resubmitted 12/28/2021. Complete 1/13/2022. Prelim/Final review at ARB on 3/31/2022. Approved by PC 5/2/2022. CCC appeal period ended 5/31/2022. Demo permit BP#13860 issued 1/9/2023.	Syndi	14	
21-2101-SIGN	Nhan Nguyen, Lavish Nails	991	Linden Ave	1 non-illuminated wall sign	Submitted 4/9/2021. Incomplete 5/5/2021. Resubmittals, pending corrections. Approved 8/17/2021. Building Permit issued. Pending inspection.	Marysol	14	
21-2093-SIGN	Ben Mascari	879	Linden Ave	New sign	Submitted 2/26/2021. Approved 3/8/2021. Pending inspection.	Marysol	14	
21-2092-SDU/CDP	J. Bradley Stein	1315	Casitas Pass Road	Validate (E) guest house as SDU & permit remodel of SDU & attached accessory structures	Submitted 2/26/2021. Complete 3/19/21. Prelim ARB approved 3/25/21. Director approved 6/1/21. BP issued 6/23/21. Under construction. BP extension granted. Revision under review 09/29/23.	Nick	14	
21-2090-DP/CDP	CHT, LLC	700	Linden Ave	Rehabilitate & Remodel (E) buildings; new 2nd floor addition	Submitted 2/17/21. Incomplete 3/19/21. Resubmitted 4/15/21. Prelim ARB approval 4/29/21. Resubmittal 5/21/21. Complete 6/11/21. PC approved 7/6/21. To ARB In-Progress Review 9/30/21. Hardware/Butler Buildings BP submitted 10/12/21. Butterfly Building BP submitted 11/23/21. Site Improvements BP submitted 12/14/21. Final ARB Review 6/30/22. Demolition permit issued and underway. Building Permit issued; under construction. Sign Program approved by ARB 5/25/23 & by Director 6/1/23.	Nick	14	
21-2087-ARB	Paul & Michelle Sanchez	1481	Sterling Avenue	SFD remodel, 391sf of add'ns, new front porch, & full re-roof	Submitted 2/9/2021. Incomplete 3/5/2021. Resubmitted 3/26/2021. Complete 4/1/2021. Prelim & final at ARB 4/15/2021. Director approval 5/4/2021. BP#13369 issued 9/21/2021.	Syndi	14	

21-2086-ARB	Frank & Christine Isaac	5410	Cameo Road	SFD remodel, 70sf add'n., and new deck/trellis	Submitted 2/8/2021. Incomplete 3/5/2021. Resubmitted 6/29/2021. Complete 6/30/2021. To ARB for prelim/final review 7/29/2021. Director approved 10/20/2021. BP#13206 issued 2/8/2022.	Syndi	14	
21-2085-ARB/CDP	Forrest Carter	5251	Sixth Street	6' fence & gates	Submitted 2/4/21. Incomplete 2/25/21. Resubmitted 6/8/21. Complete 6/9/21. Prelim ARB approved 7/15/21. Director approved 8/26/21. BP submitted 9/22/21. BP issued 12/16/21. Construction underway; fence & landscape completed.	Nick	14	
21-2082-SIGN	Procore Technologies	6303	Carpinteria Ave	Reface existing monument sign and new illuminated wall sign	Submitted 01/13/2021. Approved 1/26/2021. BP issued 2/24/2021. Pending inspection.	Marysol	14	
21-2079-ARB	Lynette & Jason Fernandes	1330	Vallecito Place	New entry porch, exterior updates, & interior remodel	Submitted 1/8/2021. Incomplete 2/5/2021. Resubmittal 2/19/2021. Complete 3/18/2021. To ARB for prelim/final 3/25/2021. Director approval 11/10/2021. 1-year TEX approved 7/28/2022; now expires 11/10/2023. BP#13946 issued 7/18/2023.	Syndi	14	
20-2066-SIGN	Singing Springs	5455	Eighth Street	New monument sign	Submitted 8/17/2020. Director approval 9/15/2020. Building Permit issued 1/2021. Under construction, pending landscaping re-installation.	Marysol	14	
20-2061-ARB/CDP	Brandon and Julia Wheatley	1150	Vallecito Road	Master bedroom addition	Submitted 7/31/2020. Under review. Incomplete 8/25/2020. Incomplete 10/9/2020. Prelim/Final 10/29/2020 ARB. Incomplete 11/16/2020. Complete 01/14/2021. Director Approval 2/2/2021. BP issued. Under construction. Revision 1 issued.	Marysol	14	
20-2056-ARB	Rod Herman	1423	Camino Trillado	Exterior updates, new porch overhang, new curbs and 3' garden wall, new hardscape and landscaping.	Submitted 7/2/2020. Complete 7/30/2020. To ARB for prelim/final 9/17/2020. Director approved 9/23/2020. BP#13204 issued 4/26/2021. Under construction.	Syndi	14	
20-2042-ARB	Scouras Family Trust	1493	Trenora Street	SFD remodel, 89.5 sf addition to 1st floor, 451 sf addition to 2nd floor	Submitted 3/5/2020. Incomplete 3/31/2020. Resubmitted 5/21/2020. Complete 6/18/2020. Prelim ARB on 7/16/2020. Resubmittal 8/27/2020. In-progress ARB on 10/29/2020. Approval letters sent 11/25/2020. Final ARB on 7/1/2021. BP#13339 issued 11/3/21. Under construction.	Syndi	14	
19-2029-DPR/CDP	Carpinteria Arts Center	855	Linden Avenue	Courtyard improvements: new hardscape, landscaping, a living wall, storage, utility sink, fencing, and trash enclosures	Submitted 12/20/2019. Complete 01/16/2020. Prelim ARB 2/27/2020. Approvals pending. BP submitted 10/23/2020. BP issued.	Marysol	14	

19-2021-ARB	Marsha Ota	5273	Cambridge Lane	Remodel and addition of 460 sq. ft.	Submitted 11/7/2019. Complete 12/18/19. To CDD Director for action. Approved by CDD 2/24/2020. BP#12889 issued 8/3/2020. Under construction.	Syndi	14	
19-2016-DP/CDP	City of Carpinteria	5775	Carpinteria Avenue	New skate park and amenities	Submitted 10/22/2019. Complete 11/20/2019. Prelim review at ARB on 1/30/2020. Approved at PC on 6/1/2020. Final ARB on 3/31/2022. BP#13622 submitted 4/27/2022, in plan-check. Demo permit issued 5/17/2022. PW Grading permit issued 5/25/2022. BP #13622 issued 9/26/2022. Under construction. Awaiting items to complete final inspection.	Syndi	14	
19-2012-DPR	Mac Partners / Jeremy Rogers	6384	Via real	Building facade renovation, addition of new patio areas, new permeable area for future parking area.	Submitted 10/7/2109. Incomplete 11/6/19. Partial resubmittal 12/4/19; under review. Incomplete 12/16/2019. Resubmitted 01/14/2020. Incomplete 02/13/2020. Complete 06/03/2020. Prelim ARB 06/25/2020. In Progress ARB 10/29/2020. PC 12/7/2020. Final ARB 5/13/2021. Building Issued. Under construction. Exterior light demonstration under review ARB matters by staff 3/3/2022. Minor revision pending.	Marysol	14	
19-1965-DPR/CDP	Carpinteria Business Park	4185-4195	Carpinteria Ave	Exterior architectural façade improvements to five of the buildings within the Flood Hazard and Coastal Appeals Overlay.	Submitted 2/5/2018.Incomplete 3/19/2019. Resubmitted 3/28/2019. Incomplete 4/25/2019. Prelim ARB 06/13/2019. Complete 6/21/2019. Resubmittal 8/23/2019. Director Approval 9/26/2019. Final ARB 10/31/2019. Building Permit application submitted 12/17/2019. Building Permit issued. Under construction. Revision to lights approved by ARB 1/14/2021. Minor awning revision 8/2021. Monument sign revision 11/2021. Final Building Permit revisions submitted for review 04/2023.	Marysol	14	
18-1938-CDP	CA State Parks	205	Palm Avenue	Sewer replacement, Santa Rosa Campground	Submitted 9/25/2018. Complete 10/23/2018. NOE submitted. Approved 3/1/2019. Conditions of Approval and final plans received. Under construction.	Marysol	14	

18-1909-ARB/CDP	Able, John	477	Concha Loma Dr	Addition & remodel to SFD, new pool, new ADU	Submitted 3/13/18. Incomplete 4/11/18. Resubmitted 6/11/18. Incomplete 7/11/18. Resubmitted 10/01/18. Incomplete 10/31/18. ARB conceptual review 11/15/18. Resubmitted 6/7/19; incomplete 7/5/19. Resubmitted 7/12/19. Incomplete 8/8/19. Resubmitted 9/12/19. Complete 10/10/19. Prelim ARB approval 11/21/19. Scheduled for In-progress ARB Review 4/30/20. CDD Director approval 6/23/20. Final ARB 6/25/20. CCC appeal period ended. BP issued 6/24/21; under construction.	Nick	14	
17-1850-CDP	CA Dept. of Parks and Recreation	205	Palm Avenue	State Beach Phase II ADA Improvements	Submitted 1/3/2017. Incomplete 1/31/2017. Resubmittal 5/22/2017. Complete 6/15/2107. Director Approval 9/13/2017. Pending resubmittal of minor modifications and signed Conditions of Approval. Received 9/6/2018. Time Extension approved 7/31/2019. Under construction.	Marysol	14	
16-1839-CDP	Thom Vernon	500	Maple Avenue	Install new windows & replacement roll-up doors	Submitted 8/12/16. Incomplete 9/8/16. Complete 9/14/16. To ARB 9/15/16, continued to 10/13/16. ARB approved 10/13/16. Director Approved 10/21/16. FLAN sent to CCC 11/1/16. BP application submitted 10/20/16. BP issued 2/2/17, under construction.	Nick	14	
15-1804-CDP	Hawkins	5567	Calle Arena	Construct (N) SFD w/ attached two-car garage	Submitted 12/29/15. Incomplete 1/28/16. Meeting w/ new agent 6/26/17. Concept ARB 8/17/17. Revised submittal 12/13/17. Incomplete 1/12/18. Concept ARB 2/15/18. Resubmitted 4/13/18. Incomplete 5/3/18. Resubmitted 5/9/18. Scheduled for Prelim ARB Review 5/31/18. Cont'd to Prelim 7/12/18. Cont'd to Prelim 7/26/18. ARB Prelim Approval 7/26/18. Complete 9/27/18. Revised ARB Prelim Approval 11/15/18. Director approval issued 12/18/18. Appeal filed 12/28/18. PC denied appeals 3/4/19. Appeal of PC decision filed 3/14/19. CC denied acceptance of appeal 4/22/19. FLAN sent to CCC 4/24/19. Appeal filed with CCC 5/9/19. CCC Appeal hearing 7/10/19, CCC found no substantial issue. City approvals stand. Final ARB approval 8/29/19. BP submitted 4/2/19. BP issued 12/19/19, under construction.	Brian	14	

15-1767-CDP	Wood	650	Concha Loma Drive	New Single Family Residence	Submitted 4/28/15. Incomplete 5/27/15. Resubmitted 7/13/15. Complete 8/10/15. CEQA Initial Study underway. ARB concept review 10/15/15. Draft MND public review period 7/15- 8/15/16. To ERC 8/4/16. Prelim ARB 8/11/16, continued with revisions. Revised plans submitted; Prelim ARB approved 9/14/17. PC Approved 8/5/19. FLAN sent to CCC 8/23/19. BP application submitted 12/24/19. Final ARB approved 5/28/20. In BP review. BP issued; under construction.	Brian	14	
08-1483-CDP	Salzgeber	447	Concha Loma Drive	Install water well and storage tank for agricultural purposes	Submitted 12/18/08. Incomplete 1/16/09. Resubmitted 3/20/09. Incomplete. Resubmitted 9/1/09. Director approved 5/7/10. Permit issued 10/19/10. Well constructed and sealed 11/10. Awaiting installation of pump and storage tank.	Nick	14	
04-1172-DP/CDP	Franssen	750	Palm Avenue	Construct one new SFD and create two condominiums	Revised plans submitted 9/15/06. Incomplete 10/9/06. Resubmitted 10/30/06. Prelim ARB 11/30/06. Complete 12/21/06. To PC 1/2/07. Revised Prelim ARB 1/25/07. PC approved 2/5/07. CC approved map clearance 12/10/07. PC approved one year TEX 2/4/08. Grading Permit issued 2/4/09. Final ARB for Unit 2 10/1/09. BP issued, under construction. CofO issued on rear unit.	Nick	14	
23-2239-SIGN	Carpinteria-Summerland Fire Protection District	1140	Eugenia Place, Suite A	Two non-illuminated signs	Submitted 7/25/2023. Approved 7/26/2023.	Marysol	15	
23-2211-SIGN	Pro Deo Foundation / Coastland	5036	Carpinteria Avenue	New retail signs	Submitted 3/3/2023. Approved 3/30/2023.	Marysol	15	
21-2134-SIGN	Carpinteria Business Park	4185, -88, -93	Carpinteria Avenue	Update existing signage of 4 tenants to meet the new sign program	Submitted 11/16/2021. Resubmittal under review for approval and building permit. Resubmittal pending. Resubmitted. Approved 4/19/2022. Building permit in plan check. Incomplete. Building Permit issued 6/23/2022. Extension request. Planning signed off. Pending Building & Safety sign off.	Marysol	15	

Last updated 2/1/2024 9:10

BUILDING PERMIT REPORT

01/01/2024 - 01/31/2024

Permit #	Permit Issued Date	Parcel #	Site Address	Owner Name	Project Description	Valuation	Status	Application Submittal Date	Code Compliance Violation	Fire Permit Required
14226	1/23/2024	003-542-002	1432 Sterling Avenue	BIRCH, GARY STEPHEN & LUANA YVETTE JOINT LIVING TRUST 10/17/99	Upgrade 100 amp panel to a 200 amp panel in new location.	5,000	Issued	1/23/2024		
14225	1/22/2024	003-543-001	1455 Sterling Avenue	GORDON, CHRISTINE	Change out furnace only 36k BTU (Attic). Like for like in same location.	5,454	Issued	1/22/2024		
14224	1/19/2024	003-171-012	5342 Star Pine Road	MAIN FAMILY TRUST 8/29/11	Tear off existing composition shingle. Install Certainteed Landmark 30 year composition shingle. 10 Squares, color like for like.	16,525	Issued	1/19/2024		
14223	1/18/2024	004-027-003	4941 Nipomo Drive	WILLIAMS, DOHASSEN	Replacing a tankless gas water heater in the garage with a Rheem heat pump plug in water heater 65 gallon, model PROPH65 T0 RH 120-MSO. The replacement will be in the same location. We will run the condensation line to the nearest roof gutter / site drain. The unit will plug into the existing outlet and the gas line will be capped at the water heater. > Must meet 2022 Cal B.C. ; Inspector to Verify in the Field<	7,400	Issued	1/18/2024		
14220	1/17/2024	004-010-008	1485 Manzanita Street	GOYTIA, SONIA 2018 REVOCABLE TRUST	New (separate) meter for JADU, same location as existing main electrical panel. Double panel. See BP# 14102 for JADU.	1,000	Issued	1/16/2024		
14219	1/16/2024	001-293-005	5409 Dariesa Street	ZICK REVOCABLE LIVING TRUST 2/24/10	Remove existing roof membrane (composition shingles), reroof with dimensional fiberglass shingles. 18 squares. Like for like.	22,500	Issued	1/16/2024		
14217	1/12/2024	003-590-006	4566 Aragon Drive	JONES ALEXANDER/ROSEMARIE	Tear off one layer of asphalt shingles, nail down #30 underlayment. Re-roof with Certinteed landmark shingles. Color like for like.	91,500	Issued	1/12/2024		

14208	1/9/2024	001-293-008	5431 Dariesa Street	VANWINGERDEN TERESA M	Replace 2 sliding doors and 2 windows like for like	6,560	Issued	12/13/2023		
14200	1/11/2024	001-251-011	1290 Byrnes Lane	JACKSON JOHN M/REBECCA	Installation of a 6.40 KW roof-mounted solar PV system consisting of (16) Modules, (16) Micro-inverters and 1 main panel Upgrade to 200 AM.	14,500	Issued	12/8/2023		
14195	1/11/2024	003-291-010	821 Arbol Verde	SALANT, STEPHEN	Install 2 Daikin single zone ductless heat pump systems.	9,650	Issued	12/8/2023		
13691	1/22/2024	001-420-011	1135 Mark Avenue	MAIKE FAMILY REVOCABLE TRUST 8/7/85	Upgrade electrical service meter to individual service meter. No location change. [BP numbers 13688-13691]. ***RE-INSTATE Building Permit # 13691.***	2,250	Issued	6/28/2022		

Total Records: 11

2/1/2024