Planning Commission
Meeting Agenda

Monday, December 2, 2024 at 5:30 pm

City of Carpinteria, Council Chamber
5775 Carpinteria Avenue
Carpinteria, CA 93013

In-Person and Virtual Meeting

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 886 2938 3844) 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 886 2938 3844.

Public Comments:

- Chambers at City Hall (5775 Carpinteria Ave.). Please note the City has the discretion to limit the speaker's time for any meeting or agenda matter. Typically, the practice has been three minutes per speaker on each item.
- Submit a written comment (as either a general public comment or on a specific agenda item) to be distributed to Planning 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
Glenn La Fevers, Chair
David Allen, Vice-Chair
Jane L. Benefield
John Moyer
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 October 7, 2024

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) **Via Real Hotel Time Extension**
Planner: Brian Banks
Applicant: Kevin Kohan, agent, for RAM Hotels
Project 16-1822-DP/CDP/TEX
Address: 4110 Via Real

Hearing on the request of RAM Hotels to consider Project 16-1822-DP/CDP/TEX (request filed October 28, 2024) for approval of a 12-month time extension to the

previously-approved Development Plan and Coastal Development Permit to allow the removal of an existing 5,678 square foot former church building and all associated improvements, and the construction of a two-story, 72-guestroom, 44,191 square foot hotel and associated improvements under the provisions of the Carpinteria Municipal Code (CMC) §14.20 – Commercial Planned Development District and §14.49 – Residential Overlay District; and to determine that no further environmental review is required pursuant to §15162 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 004-017-022, addressed as 4110 Via Real.

3) **Dish Wireless Telecommunications Facility**
Planner: Brian Banks
Project 24-2292-CUP/CDP
Address: 6267 Carpinteria Avenue
Applicant: Harold Thomas Jr, MD7 Architecture, for Dish Wireless, LLC

Hearing at the request of Dish Wireless, LLC to consider Project 24-2292-CUP/CDP (application filed April 11, 2024) for a Conditional Use Permit and Coastal Development Permit to allow installation of a new wireless telecommunications facility on an existing multi-story office building including the installation of three (3) 8-foot wireless telecommunication antennas, six radios and associated rooftop equipment, and architectural screening materials to visually shield the antennas under the provisions of the Carpinteria Municipal Code (CMC) §14.56 – Wireless Communications and §14.62 – Conditional Use Permit; and to accept a categorical exemption pursuant to §15301 and §15303 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 001-190-056, addressed as 6267 Carpinteria Avenue.

4) **The Palms Restaurant Renovation**
Planner: Brian Banks
Project 24-2303-DP/CDP
Address: 701 Linden Avenue
Applicant: Laurel Perez, agent for 701 Linden LLC

Hearing at the request of 701 Linden LLC to consider Project 24-2303-DP/CDP (application filed July 15, 2024) for a Development Plan and Coastal Development Permit to allow an interior and exterior renovation of the existing restaurant (“The Palms”) and conversion of a portion of the roof to a partially covered patio and bar area resulting in a restaurant and market/café/retail area on the ground floor, a banquet/event space on the second floor, and a covered bar and uncovered dining area on the roof under the provisions of the Carpinteria Municipal Code (CMC) §14.22 – Central Business District and §14.44 – Visitor-Serving Overlay; and to grant Modifications to: 1.) allow a covered patio dining area within the required front setback; and 2.) to allow the rooftop bar structure to exceed the 30-foot height limit by 1 foot-eight inches; and to accept a categorical

Exemption pursuant to §15301, 15302, 15303, 15305 and 15332 of the California Environmental Quality Act (CEQA) Guidelines.

OTHER BUSINESS

MATTERS PRESENTED BY COMMISSIONERS

DIRECTOR'S REPORT

5) Architectural Review Board Meeting Minutes of October 17, 2024
6) City calendar for the month of December 2024
7) Planning Activity Report as of November 30, 2024
8) Building Permit Report as of November 30, 2024

ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF MONDAY JANUARY 6, 2025

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 Wednesday, November 27, 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

DRAFT

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

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

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

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

DISCLOSURE OF EX-PARTE COMMUNICATIONS - None

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

PUBLIC HEARING OPENED & CLOSED – No speakers came forward.

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

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

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

(CMC) §14.14 - Planned Residential Development District and §14.68 - Development Plan; and to determine that the time extension request is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to §15061(b)(3) of the CEQA Guidelines. The application involves APN 003-440-013, addressed as 4818 Dorrance Way.

DISCLOSURE OF EX-PARTE COMMUNICATIONS
Commissioner Benefield recused herself because the location of her residence is close to the project.

PUBLIC HEARING OPENED & CLOSED – No speakers came forward.

MOTION
Upon a motion by Commissioner Moyer, seconded by Commissioner Salant, the Planning Commission approved the Howard New Residence Time Extension. Motion passed by 4-0 voice vote (La Fevers, Allen, Moyer and Salant in favor; Benefield recused)

4) Scerni New Residence Time Extension,
Project # 22-2184-DP/VM/CDP/ARB/TEX
Applicant: Jeremy Roberts, architect, for Gregg and Beth Scerni
Address: 4610 Fourth Street
Planner: Syndi Souter

Hearing at the request of Jeremy Roberts, architect, for Gregg and Beth Scerni, to consider Project 22-2184-DP/VM/CDP/ARB/TEX (request filed August 14, 2024) for approval of a 12-month time extension to the previously-approved Development Plan and a Coastal Development Permit to construct a new 2,257 square-foot two-story single-family residence with an 838 square-foot partially-covered deck, and a detached 504 square-foot two-car garage with a storage loft under the provisions of Carpinteria Municipal Code (CMC) §14.14 - Planned Residential Development District and §14.68 - Development Plan; and to determine that the time extension request is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to §15061(b)(3) of the CEQA Guidelines. The application involves APN 003-431-005, addressed as 4610 Fourth Street.

DISCLOSURE OF EX-PARTE COMMUNICATIONS
Commissioner Benefield recused herself because the location of her residence is close to the project.

PUBLIC HEARING OPENED & CLOSED – No speakers came forward.

MOTION
Upon a motion by Commissioner Moyer, seconded by Commissioner

Allen, the Planning Commission approved the Scerni New Residence Time Extension. Motion passed 4-0 by voice vote (La Fevers, Allen, Moyer and Salant in favor; Benefield recused)

5) Public Works Carport, Project: 24-2300-DP/VAR/CDP
Applicant: John L. Ilasin, P.E., Public Works Department Director
Location: 5775 Carpinteria Avenue
Planner: Brian Banks

Hearing on the request of John L. Ilasin, P.E., Director, City of Carpinteria Public Works Department, to consider Project 24-2300 (application filed June 20, 2024) for a Development Plan, Variance, and Coastal Development Permit to allow construction of a 750 square foot equipment carport to be located partially within the required rear setback of the City of Carpinteria Public Works corporation yard; and to accept a categorical exemption pursuant to §15303 and §15305 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 001-170-018, addressed as 5775 Carpinteria Avenue.

DISCLOSURE OF EX-PARTE COMMUNICATIONS - None

Principal Planner Brian Banks presented the staff report. He said staff was recommending the Planning Commission approve the resolution based on the staff report and conditions within it.

PUBLIC HEARING OPENED

Josefina Arechiga, Assistant Engineer and project manager from Public Works, explained space and funds are limited, and the prefabricated carport is a cost effective way to protect the new electric street sweeper.

Commissioner Salant questioned whether more carports will be needed in the future.

Arechiga said she doesn't see this kind of project recurring, but there is a shift toward sustainability and more electric vehicles.

Robert Howard, Public Works Supervisor, explained that the street sweeper is a very expensive piece of equipment, and it and a backhoe are currently parked under a Eucalyptus grove that requires constant clean-up.

John Ilasin, Director of Public Works, explained the carport will have a charging station making the facility consistent with the Sustainable Community Policy adopted by the City Council. He said there could be more carports like it in the future.

PUBLIC HEARING CLOSED

MOTION
Upon a motion by Commissioner Benefield, seconded by Commissioner Allen, the Planning Commission approved the City of Carpinteria Public Works Carport, Project 24-2300-DP/VAR/CDP. Motion passed 5-0 by voice vote.

6) Amendment to Safety Element, Project # 24-2308-GPA
Applicant: City of Carpinteria
Address: Citywide
Planner: Megan Musolf

Hearing on the request of the City of Carpinteria to consider Project 24-2308-GPA to amend the Safety Element of the Carpinteria General Plan to incorporate in its entirety the City's Local Hazard Mitigation Plan (LHMP) into the Safety Element pursuant to California (State) Assembly Bill 2140, thereby making the City eligible for additional State Public Assistance funding, and to provide recommendations to the City Council regarding adoption of the amendment, as determined appropriate. The amendment is minor in nature and would provide a direct internet link to the LHMP in the Safety Element.

Assistant Planner Megan Musolf presented the staff report. She said staff's recommendation (Option 1) is that the Planning Commission recommend that the City Council adopt the proposed resolution (Attachment A) amending the Safety Element of the Carpinteria General Plan and accept the CEQA Notice of Exemption (Attachment D).

Commissioner Salant suggested a cheat sheet with acronyms be placed at the beginning of the document rather than the end. She said a lot of the information is outdated and described the document as confusing.

Community Development Director Nick Bobroff clarified the LHMP was adopted by the City Council back in early 2023 and is updated on a five-year cycle. At that time, it contained the most current available information. He said tonight they are asking to amend the policy language in the General Plan to refer to the document in its entirety, with a living link in the Safety Element. The LHMP will be updated 3-4 years from now, he said.

Commissioner Benefield commented that there is a lot of helpful information, but it does not belong in the Safety Element. She has read many Safety Elements that are more direct, with the disaster described then the policy, without all the historical information. She expressed concern

about having a document floating around that is not great. PUBLIC HEARING OPENED Amrita Salm reiterated concerns expressed by Commissioner Salant about outdated information in the LHMP. She said if the document is going to be submitted to the state, it should contain updated information. PUBLIC HEARING CLOSED MOTION Commissioner Allen moved to accept staff's recommendation that the Planning Commission recommend moving this item to the City Council for adoption. Moyer seconded the motion. Motion passed 5-0 by voice vote. Commissioner Moyer commented that he learned a lot from reading the document and suggested every citizen of Carpinteria read it. Commissioner Allen suggested everyone read *When the Birds Fell From the Sky* by Walter Tompkins.	
OTHER BUSINESS - None	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS Commissioner Salant expressed concern about the Surfliner Inn hearing taking place in November due to the election. Community Development Director Nick Bobroff clarified it was not on the agenda, but that the six-month status report on the Monte Vista Dog Park pilot program will be heard, along with the first phase of the rezones needed to implement the Housing Element. Some of the commissioners asked to receive their packets in binders, lamenting that reports are often massive and hard to keep organized with only a clip. Director Bobroff said staff would do their best to accommodate them.	MATTERS PRESENTED
DIRECTOR'S REPORT 7) Architectural Review Board Meeting Minutes of August 15, 2024 8) City Calendar for the month of October 2024 9) Planning Activity Report as of September 30, 2024 10) Building Permit Report as of September 30, 2024 Community Development Director Nick Bobroff reviewed the materials.	DIRECTOR'S REPORT
ATTENDANCE OF PLANNING COMMISSIONERS FOR THE	ATTENDANCE FOR

NEXT MEETING OF MONDAY, November 4, 2024 – All commissioners said they would be in attendance.	NEXT MEETING
ADJOURNMENT – Chair La Fevers adjourned the meeting at 6:52 p.m. _____ Secretary, Planning Commission **ATTEST:** _____ Chair, Planning Commission	ADJOURNMENT

PLANNING COMMISSION STAFF REPORT

MEETING DATE: December 2, 2024

ITEM FOR CONSIDERATION

Via Real Hotel Time Extension

Project 16-1822-DP/CDP/TEX

Request for a 12-month time extension to the previously-approved Development Plan, and Coastal Development Permit to allow the removal of an existing 5,678 square foot former church building and all associated improvements, and the construction of a two-story, 72-guestroom, 44,191 square foot hotel and associated improvements under the provisions of the Commercial Planned Development with Residential Overlay zone district of the Carpinteria Municipal Code; and to determine that no further environmental review is required pursuant to §15162 of the California Environmental Quality Act ("CEQA") Guidelines.

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

SIGNATURE

Reviewed by: Nick Bobroff, Director
Community Development Department

SIGNATURE

Owner/Applicant: RAM Hotels

Agent: Kevin Kohan

Project Location: 4110 Via Real

APN: 004-017-022

Zoning: Commercial Planned Development with Residential Overlay ("CPD/R")

General Plan Designation: General Commercial ("GC")

I. RECOMMENDATION

Adopt the attached Resolution No. PC-24-013, thereby approving a 12-month time extension to May 4, 2026 for the previously-approved demolition and new hotel project located at 4110 Via Real;

Project 16-1822-DP/CDP/TEX; and finding the time extension request to be statutorily exempt from the California Environmental Quality Act (CEQA).

II. PROPOSED PROJECT DESCRIPTION

Time Extension Request

The project applicant is requesting a 12-month time extension to the previously-approved Development Plan and Coastal Development Permit for the demolition and new hotel project as described below. The requested time extension would extend the term of the existing planning entitlements until May 4, 2026. If a building permit is not issued and substantial physical construction initiated by the extended expiration date, the project approvals would expire.

Development Plan

RAM Hotels proposes to construct and operate a 72-guestroom hotel on a 2.6-acre site. An existing single story, 5,678 square foot church building, children's play area, parking lot, vegetable garden and several small storage sheds would all be demolished and removed to accommodate the project. The new two-story hotel would have a building footprint of 22,460 square feet and a total square footage of 44,191 square feet. The maximum height of the new hotel would vary from 21 feet 10 inches to 25 feet, measured from the new finished grade to the top of the roof parapets.

In addition to 72 guestrooms, the hotel would include a fitness center, business center, breakfast area, meeting room, outdoor pool, and outdoor garden patio. The hotel would also include typical support services (i.e., main lobby, admin/offices, employee breakroom, kitchen, laundry/storage, etc.). Twelve employees would be required to operate the hotel during every eight-hour shift. The hotel will operate with twelve employees daily working the following 3 shifts: Morning from 7:00 AM to 3:00 PM; Evening 3:00 PM to 11:00 PM; Overnight 11:00 PM to 7:00 AM

The project would be served by one driveway accessed from Via Real at the southeastern corner of the property. A 77-space surface parking lot and two loading zones would serve the proposed hotel and be located around the side and rear perimeter of the project site. New site landscaping, lighting and walkways are proposed throughout, including around the building perimeter and around the parking lot. A new masonry wall would be constructed along the side and rear property lines. In some cases, the new wall would be located on top of a retaining wall to account for grade differences between adjoining properties. A separate paved private driveway easement located along the west (side) property line is proposed to remain "as is," and will continue to serve several properties located to the north (behind) the subject property.

The project requires earthwork and grading (estimated at 4,700 cubic yards of cut; 2,900 cubic yards of fill; net export of 1,800 cubic yards of cut) in order to establish a level building pad, meet flood zone requirements and address site drainage needs. The finished floor height of the proposed hotel would be, in places, up to approximately two feet six inches above existing grade. Onsite stormwater improvements included in the project description include use of pervious concrete paving for parking areas, use of landscaped retention basins around the perimeter of the hotel building to capture roof runoff, and the expansion and improvements of a large, landscaped stormwater treatment and detention basin along the project's Via Real frontage. Other surface and underground storm drain

improvements are required to convey onsite stormwater flows to the proposed treatment and detention basin.

An existing drainage feature that runs north-to-south along the project site's western edge would be protected in place and enhanced as riparian habitat. A 50-foot protective creek buffer would be established and restored with appropriate riparian and upland native plantings. A permeable walking trail and passive seating area is proposed within the creek buffer area. A separate area of riparian woodland located along the northern (rear) property line, approximately at the middle of the site would be protected in place.

Utility improvements required as part of the project include installation of a new eight-inch water line underneath the eastern hotel drive aisle to connect the existing main line in Via Real to the water line north of the project site in the Trieste Lane right-of-way. New water meters and connections for the building, irrigation system and fire protection system would tie the proposed hotel into the new water line. A new fire hydrant would be constructed toward the rear northeast corner of the hotel; the existing hydrant at the project's southeast corner would remain. A new eight-inch sewer line would run through the eastern drive aisle toward the northeast corner of the property and continue on a northerly route up Trieste Lane, connecting to an existing main line on Venice Lane. A new underground pump station would be placed at the northeast corner of the hotel's parking lot, underneath a parking space. An existing sewer pump house and force main would be removed during site demolition and prep.

Proposed offsite and frontage improvements include re-constructing the driveway curb cut and apron at the project entrance, new street lane striping to allow for left-hand turn movements into- and out of the project site and restriping the bicycle lane across the project frontage.

Coastal Development Permit

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

The approved plans are included with this report as Exhibit 2 to Attachment A.

III. BACKGROUND

Site Characteristics and Setting

The project site is located in an urban area toward the west end of the City of Carpinteria, north of U.S. Highway 101 (U.S. 101), on Via Real. The 2.6-acre (113,839 square feet) site is presently improved with a single story 5,678 square foot church building, a children's play area, a surface parking lot, and vegetable garden. Several small storage buildings are located toward the rear of the property adjacent to the vegetable garden area. The site sits slightly above Via Real in elevation and slopes gently toward the street.

Several access, utility and drainage easements encumber the property: A 30-foot-wide easement for a water line runs along the property's east (side) property line; a three-foot wide easement occupies a portion of the same strip of land for other public utilities. Along the west (side) property line, a 30-foot-wide strip of land is encumbered by a (20-foot wide) access easement for the adjacent properties

to the north behind the subject property, and a 10-foot-wide easement for drainage purposes (to accommodate historic offsite drainage from northerly properties and convey it to the existing outlet and culvert at Via Real). The drainage easement is occupied by the existing vegetated drainage feature that runs north to south through the property and expands to also encompass a 50-foot by 130-foot area at the southwest corner of the property around the existing concrete headwall and drainage outlet. A 10-foot-wide sewer easement traverses the southwest corner of the property as well.

The site is located within the 100-year floodplain (Zone A) according to the current FEMA Flood Insurance Rate Map ("FIRM") for the area. Zone A is the flood insurance rate zone that corresponds to the 100-year floodplains that are determined in the Flood Insurance Study ("FIS") by approximate methods. Because detailed hydraulic analyses are not performed for such areas, no Base Flood Elevations ("BFEs") or depths are available for this zone. However, a project-specific drainage study conducted by Stantec utilized the Letter of Map Revision based on fill ("LOMR-F") for the adjacent "Casas de las Flores" project, which was accepted by FEMA and established a BFE for the adjacent site. Extrapolating from this adjacent site, the Stantec study estimated the elevation at the project site to be 13.04 feet. In accordance with standard practices, the finished floor elevation ("FFE") of the proposed structure will be elevated a minimum of two feet above the 13.04-foot elevation.

The project site is located in the northwest corner of the City, and is bordered by agricultural land (in unincorporated Santa Barbara County) and single family residences to the north, an existing 37-unit apartment complex ("Pueblo del Estero," 4140 Via Real) to the east, the 43-unit "Casas de las Flores" affordable housing development immediately to the west, and Via Real/U.S. 101 to the south. This area of the City includes a mix of residential and commercial developments, including several nearby motel developments (Motel 6; and Sandyland Reef), limited retail/commercial/office uses and several larger multifamily residential developments. The area is included within Subarea 3 (Santa Monica, Canalino and El Carro Neighborhoods) in the Community Design Element of the City's General Plan / Coastal Land Use Plan.

The site is zoned Commercial Planned Development with a Residential Overlay ("CPD / R"). The property is subject to the Flood Hazard ("FH") and Coastal Appeals ("CA") overlay districts due to the site's location within the 100-year floodplain and the presence of the onsite drainage feature which meets the California Coastal Commission's definition of a stream feature. The property has a General Commercial ("GC") land use designation.

Architectural Review Board & Planning Commission Review

On two separate occasions, joint conceptual review hearings were held with the City Council and Planning Commission to consider possible hotel projects at this location. In July 2013, the Council and Commission reviewed a concept proposal for two hotels on the property. Both hotels were proposed to be three stories in height and contain a cumulative total of 150 guestrooms. The two hotels would have shared a 150-space parking lot. Overall, the prospect of developing a hotel project on the subject property was looked upon by some of the decision makers as possibly being an acceptable use at this location, however, the proposed two-hotel concept was viewed as both too intensive for the site and not sensitive to its setting. Concerns were expressed over the size, bulk and scale of the structures, the three-story height of both buildings, the character/design of the project, the compatibility of the project with neighboring properties (including setbacks from adjacent agricultural operations), the lack of adequate parking, and the potential for traffic impacts resulting

from the project. It was suggested the applicants consider an alternative design that was smaller in scale, lower in height, better addressed the street and was more sensitive to neighboring uses. On several occasions, the "Best Western" hotel on Carpinteria Avenue was referenced as a successful example for the applicant to consider in restudying the project.

In April 2014, the applicant returned to the City Council and Planning Commission with a revised concept for consideration. The revised concept continued to include two separate hotels on a shared lot, however elements of the project design had been changed in an attempt to address comments received at the previous concept hearing. These changes included reducing the total room count by 10 guestrooms (to 140 rooms, total), revising the building layouts and floor plans to be only partially two and three stories in height (and incorporating new second and third floor landscaped terraces), utilizing a shared, centralized outdoor "resort style" pool, and increasing the total number of parking spaces provided onsite to 157 spaces (127 of which would have been provided in a subterranean garage). While the Councilmembers and Commissioners acknowledged the improved redesign, multiple concerns remained related to building height, impacts to view corridors, how the development related to the street, the potential for traffic impacts and the extent of the provided agricultural buffers. Several of the decision makers indicated they would prefer to see a single two-story hotel on the site.

Architectural Review Board

Following the second joint concept review hearing, the applicant submitted a formal Development Plan and Coastal Development Permit application in April 2016, for a single 110-room hotel project with a total square footage of 55,465 square feet and a maximum height of up to 30 feet. Over the course of several meetings with the Architectural Review Board ("ARB") during the winter of 2016 and spring of 2017, the project was slightly scaled back in size (reduced to 102 rooms), and the building facades and architectural treatments run through a series of studies in an effort to address concerns raised by staff, neighbors and the ARB over the project's size, bulk, scale and impacts to public mountain views, and settling on an architectural character that related to Carpinteria's small beach town character. The revised project ultimately received a recommendation for preliminary approval from the ARB at their March 30, 2017 meeting.

Subsequent to the recommendation for preliminary ARB approval, a biological study completed in support of the required environmental review needed for the project determined that the onsite manmade drainage feature that runs north to south near the western boundary of the property met the California Coastal Commission's ("CCC") definition of a wetland. Following further study and direct consultation with CCC staff, it was determined by CCC staff that the drainage feature was more appropriately classified as a creek feature due to its hydrologic connection between adjacent upstream and downstream areas. As the site is located within the California Coastal Zone ("Coastal Zone"), and creeks are protected under the California Coastal Act ("Coastal Act"), the (original) hotel project could no longer be found to be consistent with applicable resource protection policies of the Coastal Act since the proposed design called for the filling of this drainage feature to facilitate the proposed hotel and parking lot. Accordingly, the determination of the drainage feature as a protected creek resource forced a redesign of the project to provide the required 50-foot setback from the edge of the creek to all new development.

A revised version of the project returned to the ARB in summer/fall 2019 to show how the site plan and development footprint had changed to conform to the required creek setback. Overall, the previously-approved architectural treatment and building facades were preserved but in a reduced footprint to account for the required setback. Over the course of two meetings, the applicant and ARB worked to refine the updated version of the project culminating in a (revised) recommendation for preliminary approval at their November 21, 2019 ARB meeting with comments to use a climbing vine on the east property line wall to visually soften areas around the parking lot, and their preference for the "Option 2" color and material scheme for the exterior building treatments.

Planning Commission

The project was reviewed by the Planning Commission at their April 3, 2023 meeting and was unanimously approved as presented with a 4-0 vote (Commissioner Allen was absent).

A Copy of the Minutes from the April 3, 2023 Planning Commission Meeting is included as Attachment B.

IV. ENVIRONMENTAL

In accordance with the California Environmental Quality Act ("CEQA"), a Mitigated Negative Declaration ("MND") dated December 2022 was prepared for the project and adopted by the Planning Commission as part of the Development Plan and Coastal Development approvals. The MND described the previously proposed project and evaluated the potential for environmental impacts resulting from the project, and provided proposed Mitigation Measures that, if implemented, would reduce the severity of identified project impacts to less-than-significant levels.

The MND identified Class II impacts (significant, but feasibly mitigated to less-than-significant levels) for the following categories: Aesthetics; Agriculture and Forestry Resources; Biological Resources; Cultural Resources; Geology and Soils; Hydrology and Water Quality; Land Use and Planning; Noise; and Tribal Cultural Resources. With the incorporation of identified Mitigation Measures, all of these potential impacts would be reduced to a less-than-significant level. Additional Class III impacts (less-than-significant) were identified for: Aesthetics; Air Quality; Energy; Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Noise; Population and Housing; Public Services; Recreation; Transportation; Utilities and Service Systems; and Wildfire. No Mitigation Measures are required to offset Class III impacts. The project's Class II impacts and adopted mitigation measures are summarized and included in the Mitigation Monitoring and Reporting Plan ("MMRP) included as Appendix I of the adopted Final MND.

Section 15162 of the CEQA Guidelines provides that once a MND has been adopted for a project, no subsequent MND shall be prepared unless:

1. Substantial changes are proposed in the project which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of

new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was adopted.

The project has not changed from its original approval, and no changes to the circumstances or new significant environmental effects have been identified as part of staff's review of the Time Extension request. Additionally, no new information has been received which would result in the project having a more significant environmental effect than those effects previously analyzed, and no changes to the adopted Mitigation Monitoring and Reporting Plan would be required as a result of the Time Extension request. Therefore, no further environmental review is required to allow approval of the requested 12-month Time Extension.

The previously prepared and adopted Final MND was made available to the Planning Commission as part of the April 3, 2023 staff report packet[1]

V. ANALYSIS

Time Extension Request

Pursuant to Condition of Approval No. 49 of the adopted project conditions of approval, the approval of the Development Plan and Coastal Development Permit shall expire two 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. Only one opportunity for a time extension of an unspecified duration is offered on such a project.

As the original approval for this project was granted on April 3, 2023, and all local and California Coastal Commission appeal periods were exhausted as of May 2, 2023, the approval will expire on May 2, 2025 unless substantial physical construction is completed on the development or the applicant requests a time extension prior to the May 2, 2025 permit expiration deadline.

Included as Attachment C to this report, is a letter dated October 28, 2024 from Kevin Kohan, agent, on behalf of Ram Hotels, requesting a 12-month time extension for the project. The letter was submitted prior to the above-noted permit expiration date. Approval of the 12-month time extension request would extend the Planning Commission's approval to May 4, 2026.[2]

In the letter, Mr. Kohan explains that the time extension is necessary to complete the building permit plan check process, and in consideration of an anticipated extended review timeline during the holiday season. Building permit application No. 14569 was accepted by the City on November 5, 2024 and the first set of plan check corrections are anticipated to take 6-8 weeks. Due to the scope of

[1] https://carpinteria.granicus.com/MetaViewer.php?view_id=2&clip_id=1222&meta_id=79611
[2] The 12-month time extension from May 2, 2025, if approved, would extend the project entitlements until May 2, 2026. However, since May 2, 2026 falls on a Saturday, the approval would remain valid until 5:00pm on the following Monday, May 4, 2026.

the project and anticipated plan check timeline, an extension request was submitted preemptively to ensure that there would be enough time to return to the ARB for final review, address any required plan check corrections, obtain the building permit, and commence construction on the project prior to the Development Plan and Coastal Development expiration date, in compliance with Condition of Approval No. 49.

Staff believes the applicant's request for a 12-month time extension is warranted. The applicant requires additional time to complete the building permit review process and to satisfy other required project conditions, including returning to the ARB for final review in compliance with Condition of Approval No. 2. Since the project was originally approved by the Planning Commission, the applicant has made progress towards satisfying the project Conditions of Approval, including submitting plans for final ARB review and submitting for the building permit well in advance of the May 2025 entitlement expiration.

Condition of Approval No. 50 of the adopted project Conditions of Approval states that if the applicant requests a time extension for this permit, the permit may be revised to include updated language to the conditions or additional conditions which reflect changed circumstances or additional identified project impacts. No substantial changes have been proposed to the project at this time, nor have there been any significant changes to the neighborhood surrounding the project site. Therefore, staff is recommending only minor changes to the previously adopted Conditions of Approval, specifically revising Condition No. 49 to reflect the proposed 12-month time extension, and removing Condition No. 50 related to the original approval time extension language.

If the requested time extension is approved, the Planning Commission Resolution adopted for the original project (PC-23-004, included as Attachment D) will be superseded by Resolution No. PC-24-013, in Attachment A. If the time extension is not granted and the project approvals expire on May 2, 2025, the applicant would need to resubmit the project as a new application and go through the City's planning review process *de novo* for re-approval for the project.

VI. ACTION OPTIONS

1. Adopt Resolution PC-24-013, thereby: 1.) approving a 12-month time extension to May 4, 2026 for the previously-approved Via Real Hotel project located at 4110 Via Real; Project 16-1822-DP/CDP/TEX; 2.) finding that the previously adopted Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan is adequate and that additional environmental review pursuant to the California Environmental Quality Act (CEQA) is not required for the time extension; and 3.) adopting the findings for approval in Attachment A, Exhibit 1 and the updated Conditions of Approval as proposed in Attachment A, Exhibit 3. (Staff's recommendation)

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

3. Deny the time extension request as proposed. Denial of the time extension request will result in the expiration of the previously-granted Development Plan and Coastal Development Permit entitlements on May 2, 2025.

VII. ATTACHMENTS

Attachment A Resolution PC-24-013
Exhibit 1 – Findings for Approval
Exhibit 2 – Plan Set
Exhibit 3 – Recommended Conditions of Approval

Attachment B Minutes from the April 3, 2023 Planning Commission Meeting

Attachment C Time Extension Request Letter

Attachment D Previously-Adopted Resolution No. PC-23-004

Attachment A

Resolution PC-24-013

Via Real Hotel Time Extension
16-1822-DP/CDP/TEX

December 2, 2024

RESOLUTION NO. PC-24-013

A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION APPROVING A 12-MONTH TIME EXTENSION FOR THE PREVIOUSLY-APPROVED DEVELOPMENT PLAN AND COASTAL DEVELOPMENT PERMIT 16-1822-DP/CDP TO ALLOW THE REMOVAL OF AN EXISTING 5,678 SQ. FT. CHURCH AND ALL ASSOCIATED IMPROVEMENTS; AND THE CONSTRUCTION OF A TWO-STORY, 72-GUESTROOM, 44,191 SQ. FT. HOTEL AND ASSOCIATED IMPROVEMENTS. THE PROJECT IS LOCATED AT 4110 VIA REAL (APN 004-017-022).

REQUESTED BY KUSH NATHU, RAM HOTELS

WHEREAS, on April 3, 2023, the Planning Commission approved an application for a Development Plan and Coastal Development Permit filed by Kush Nathu, RAM Hotels, on April 19, 2016 to allow the removal of an existing 5,678 square foot former church building and all associated improvements, and the construction of a two-story, 72-guestroom, 44,191 square foot hotel; and

WHEREAS, pursuant to Condition No. 50 of the adopted project Conditions of Approval, approval of the Development Plan and Coastal Development Permit shall expire two years after approval by the Planning Commission, unless prior to the expiration date, substantial physical construction has been completed, or a time extension has been applied for by the applicant; and

WHEREAS, the original approval for this project was granted on April 3, 2023, and all local and California Coastal Commission appeal periods were exhausted as of May 2, 2023, and therefore the approval will expire on May 2, 2025; and

WHEREAS, due to the length of time required for the project to complete the required building permit plan check process and for the project to satisfy certain conditions of approval prior to commencement of construction, the project risks its approvals expiring before substantial physical construction can begin; and

WHEREAS, on October 28, 2024, the applicant filed a written request to extend the approved Development Plan and Coastal Development Permit for 12 additional months; and

WHEREAS, the City of Carpinteria Planning Commission conducted a hearing and received evidence regarding the application for the 12-month Time Extension request; and

WHEREAS, in accordance with the California Environmental Quality Act ("CEQA"), the City of Carpinteria Planning Commission previously adopted a Mitigated Negative Declaration ("MND") for the described project; and

WHEREAS, because the project has not changed from its original approval, and no changes to the circumstances or new significant environmental effects have been identified, the City of Carpinteria Planning Commission finds that adequate environmental review has been completed for the project and no further environmental review is required for the 12-month Time Extension request pursuant to section 15162 of the CEQA Guidelines; and

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

NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The 12-month Time Extension request for the previously approved Development Plan and Coastal Development Permit is approved, making the Findings outlined in Exhibit 1.

2. The Development Plan and Coastal Development Permit for the project shown in Exhibit 2 is approved for 12 additional months to May 4, 2026, subject to the Conditions of Approval set forth in Exhibit 3.

3. This Resolution and accompanying Findings for Approval made in Exhibit 1 and the project Conditions of Approval in Exhibit 3 shall supersede the previous adopted Planning Commission Resolution No. PC-23-004, and its attached Findings for Approval and Conditions of Approval.

PASSED, APPROVED AND ADOPTED this 2nd day of December 2024, by the following called vote:

AYES: Commissioners:

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

_____
Glenn La Fevers, 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 2nd day of December 2024.

RESOLUTION NO. PC-24-013

A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION APPROVING A 12-MONTH TIME EXTENSION FOR THE PREVIOUSLY-APPROVED DEVELOPMENT PLAN AND COASTAL DEVELOPMENT PERMIT 16-1822-DP/CDP TO ALLOW THE REMOVAL OF AN EXISTING 5,678 SQ. FT. CHURCH AND ALL ASSOCIATED IMPROVEMENTS; AND THE CONSTRUCTION OF A TWO-STORY, 72-GUESTROOM, 44,191 SQ. FT. HOTEL AND ASSOCIATED IMPROVEMENTS. THE PROJECT IS LOCATED AT 4110 VIA REAL (APN 004-017-022).

REQUESTED BY KUSH NATHU, RAM HOTELS

WHEREAS, on April 3, 2023, the Planning Commission approved an application for a Development Plan and Coastal Development Permit filed by Kush Nathu, RAM Hotels, on April 19, 2016 to allow the removal of an existing 5,678 square foot former church building and all associated improvements, and the construction of a two-story, 72-guestroom, 44,191 square foot hotel; and

WHEREAS, pursuant to Condition No. 50 of the adopted project Conditions of Approval, approval of the Development Plan and Coastal Development Permit shall expire two years after approval by the Planning Commission, unless prior to the expiration date, substantial physical construction has been completed, or a time extension has been applied for by the applicant; and

WHEREAS, the original approval for this project was granted on April 3, 2023, and all local and California Coastal Commission appeal periods were exhausted as of May 2, 2023, and therefore the approval will expire on May 2, 2025; and

WHEREAS, due to the length of time required for the project to complete the required building permit plan check process and for the project to satisfy certain conditions of approval prior to commencement of construction, the project risks its approvals expiring before substantial physical construction can begin; and

WHEREAS, on October 28, 2024, the applicant filed a written request to extend the approved Development Plan and Coastal Development Permit for 12 additional months; and

WHEREAS, the City of Carpinteria Planning Commission conducted a hearing and received evidence regarding the application for the 12-month Time Extension request; and

WHEREAS, in accordance with the California Environmental Quality Act ("CEQA"), the City of Carpinteria Planning Commission previously adopted a Mitigated Negative Declaration ("MND") for the described project; and

WHEREAS, because the project has not changed from its original approval, and no changes to the circumstances or new significant environmental effects have been identified, the City of Carpinteria Planning Commission finds that adequate environmental review has been completed for the project and no further environmental review is required for the 12-month Time Extension request pursuant to section 15162 of the CEQA Guidelines; and

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

NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The 12-month Time Extension request for the previously approved Development Plan and Coastal Development Permit is approved, making the Findings outlined in Exhibit 1.

2. The Development Plan and Coastal Development Permit for the project shown in Exhibit 2 is approved for 12 additional months to May 4, 2026, subject to the Conditions of Approval set forth in Exhibit 3.

3. This Resolution and accompanying Findings for Approval made in Exhibit 1 and the project Conditions of Approval in Exhibit 3 shall supersede the previous adopted Planning Commission Resolution No. PC-23-004, and its attached Findings for Approval and Conditions of Approval.

PASSED, APPROVED AND ADOPTED this 2nd day of December 2024, by the following called vote:

AYES: Commissioners:

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

_____
Glenn La Fevers, 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 2nd day of December 2024.

Attachment A

Exhibit 1: Findings for Approval

Via Real Hotel Time Extension
16-1822-DP/CDP/TEX

December 2, 2024

ATTACHMENT A: FINDINGS FOR APPROVAL

CITY OF CARPINTERIA PLANNING COMMISSION HEARING
PROJECT 16-1822-DP/CDP/TEX
DECEMBER 2, 2024

12 MO. TIME EXTENSION
VIA REAL HOTEL, 4110 VIA REAL
REQUESTED BY KUSH NATHU, RAM HOTELS

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 Local Coastal Development Permit has been properly conducted as follows:

a. On April 3, 2023, the Planning Commission approved an application for a Development Plan and Coastal Development Permit filed by Kush Nathu, RAM Hotels, on April 19, 2016.

b. A request for a 12-month Time Extension to the previously-approved Development Plan and Coastal Development Permit was submitted on October 28, 2024. Said request and all related materials have been available for public review at City offices since the date of submittal.

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

d. The project has been reviewed by the City's Planning Commission at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners

within 300 feet of the subject property, residents within 100 feet of the property, and publication in the local newspaper, the Coastal View News.

1.2 California Environmental Quality Act

In accordance with the California Environmental Quality Act ("CEQA"), a Mitigated Negative Declaration ("MND") dated December 2022 was prepared for the project and adopted by the Planning Commission as part of the Development Plan and Coastal Development approvals. The MND described the previously proposed project and evaluated the potential for environmental impacts resulting from the project, and provided proposed Mitigation Measures that, if implemented, would reduce the severity of identified project impacts to less-than-significant levels. The project description, and conditions of approval, with their corresponding permit monitoring requirements, are were adopted as the monitoring program for this project to ensure compliance during project implementation.

Design features incorporated as part of the project description and mitigation measures applied as conditions of project approval would result in the avoidance or reduction to insignificant levels the following environmental impacts identified in the MND. These findings are supported by substantial evidence in the record, including the MND dated December 2022, and associated appendix materials. The MND identified the potential for Class II, significant but mitigable impacts in the areas of Aesthetics, Agriculture and Forestry Resources, Biological Resources, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Land Use and Planning, Noise, and Tribal Cultural Resources:

1. Aesthetics: Construction of a new two-story hotel and associated improvements on a property that has been historically improved with a smaller, one-story building and large open lot would be a marked visual change to the area setting. A larger, more highly visible building and associated site and building lighting and signage may detract from the visual quality of the area and from available public views from U.S. Highway 101 and Via Real toward the Santa Ynez Mountains.

   With the incorporation of the identified mitigation measures as project conditions of approval, all impacts would be reduced to a less than significant level. Measure AES-1 requires the design, scale and character of the project architecture, and final selected building colors and materials to be compatible and blend harmoniously with vicinity development and the City's small beach town character, and that the project be reviewed and approved by the City's Architectural Review Board ("ARB"). Measure AES-2 requires all project mechanical equipment, trash enclosures and similar appurtenances to be screened and hidden from public view. Measure AES-3 requires any exterior night lighting to be low intensity, low glare design, minimum height, hooded and directed downward onto the project site to prevent spill-over, and to be reviewed and approved by the ARB. Measure AES-4 requires all project signage to be reviewed and approved by the ARB for compatibility with area settings and to ensure it does not pose a nuisance or safety hazard for adjoining land uses.

2. Agricultural & Forestry Resources: The project site is located next to a property zoned and used for agriculture outside of the City's jurisdiction. The ongoing viability of agricultural properties located along the urban/rural boundary such as this one are often threatened by encroaching land uses that can pose incompatible with typical farming practices. Over time, land use incompatibilities can erode the rural, agricultural character and productivity of the Carpinteria Valley. To address this concern and ensure that the proposed hotel operations do not threaten ongoing agricultural activities, Measure AG-1 requires the applicant to record an Informational Notice on the property title that acknowledges the neighboring property's "right to farm" and that further acknowledges that inconveniences or impacts associated with typical farming activities will not be deemed a nuisance. The Notice must also be disclosed to the hotel operator and staff, and be made available to hotel guests.

3. Biological Resources: Sensitive biological resources are located onsite, including a Coastal Commission-defined creek feature that has hydrologic connectivity to the (downstream) Carpinteria Salt Marsh, and a separate remnant riparian woodland area. Both features contain and support limited native vegetation and may support sensitive species, including but not limited to nesting birds. These areas are considered protected habitats under the Coastal Act and the City's Local Coastal Program ("LCP"). Impacts to these resources could therefore be potentially significant.

   Potential project impacts associated with biological resources would be mitigated to less than significant levels through mitigation measures and other requirements applied as conditions of approval. Measure Bio-1 requires clearing, grading and construction activities to begin outside of nesting bird season(s) if feasible. Otherwise, a pre-construction nesting bird survey must be completed and avoidance measures incorporated into construction activities as warranted. Measure BIO-2 requires the preparation and implementation of a habitat restoration plan that would address both protective measures of the identified habitat areas during construction, and the restoration/enhancement of these areas during the post-construction phase. The restoration plan must be prepared by a qualified biologist and include an ongoing monitoring plan to ensure the successful completion of the restoration project. The restoration plan must also be reviewed and approved by the California Department of Fish and Wildlife ("CDFW"), as applicable. Measure BIO-3 requires the design and construction of a stormwater treatment wetland/detention basin onsite. The planting and maintenance of the stormwater features must be included in the project-required habitat restoration plan.

4. Cultural Resources: The project site is not located in an area known to contain any previously recorded cultural resources; nevertheless, the potential remains for previously undiscovered cultural resources to be encountered during project construction. To mitigate and reduce potentially significant impacts to a less than significant levels, Measure CR-1 requires a qualified archaeologist and Chumash Native American observer to be present during periods of initial ground disturbance

to monitor construction activities and identify and protect any encountered cultural resources.

5. Geology & Soils: The project site is located in an area known to be tectonically active and to contain higher potential for liquefaction and expansive soils. Such conditions could threaten the safety of hotel guests and staff in the event of a large earthquake event. To reduce this potentially significant impact to a less than significant level, Measure GEO-1 requires the project to comply with the recommendations outlined in a project-specific geotechnical report.

6. Hydrology & Water Quality: The proposed project involves a significant amount of earthwork to prepare the site for the new development. The potential for stormwater runoff during construction could have water quality impacts for downstream receiving bodies, such as the Carpinteria Salt Marsh. Likewise, in the post-construction condition, the project involves the replacement and/or expansion of impervious surfaces over the existing condition, which could result in a net increase of runoff during storm events. The project site is also located in a designated flood hazard zone according to the current Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM") for the area. Finally, the project will require significant more water than the existing mostly vacant use requires. These higher water demands will require service upgrades to properly serve the new development.

   Mitigation of hydrology and water quality impacts would be addressed through the following mitigation measures which have been incorporated into the project conditions of approval. Measure WQ-1 requires the applicant to comply with the County of Santa Barbara Technical Guide for Low Impact Development and submit to the City for review and approval a Storm Water Control Plan. Measure WQ-2 requires the project to comply with all National Pollution Discharge Elimination System ("NPDES") permit requirements and receive coverage under the State Water Resources Control Board's Construction General Permit. Measure WQ-3 requires the submittal, approval, and implementation of an erosion and sedimentation control plan which must be maintained throughout construction activities. Measure WQ-4 requires the project to be designed in compliance with all flood hazard zone construction requirements, including but not limited to minimum finished floor heights above the established base flood elevation for the site. Measure WS-1 requires the project to comply with and provide the required improvements outlined in the Carpinteria Valley Water District's condition letter for the project.

7. Land Use & Planning: The City of Carpinteria's General Plan/Coastal Land Use Plan contains a number of objectives and policies that apply to the proposed project, and that were adopted to mitigate the cumulative impacts associated with the buildout of the City. Identified potentially significantly environmental effects related to aesthetics/visual resources, agricultural resources, biological resources, cultural resources, geology/soils, water quality/hydrology, noise, and tribal cultural resources

have the potential to contradict policy requirements of the City's General Plan/Coastal Plan, however the identified mitigation measures for these issue areas, which have been incorporated into the project conditions of approval, would reduce these impacts to less than significant levels and ensure the project remains consistent with all applicable General Plan/Coastal Land Use Plan requirements.

8. Noise: Excavation, grading and construction activities would temporarily generate noise levels and/or vibrations that have the potential to exceed City thresholds for nearby sensitive receptors. Due to the project's adjacency to U.S. Highway 101, interior noise levels have the potential to exceed thresholds for habitable areas.

   Mitigation includes Measure N-1, which limits noise producing construction activities to the hours between 7:00 a.m. and 5:00 p.m. Monday through Friday; Measures N-2 through N-4 require all construction equipment and vehicles to be properly maintained and outfitted with appropriate noise reducing measures; and, where feasible, to be located and buffered so as to not unduly impact neighboring residences. Measure N-5 requires the project to employ sound curtains along property boundaries shared with sensitive receptors if construction activities are found to likely exceed noise thresholds. Measure N-6 requires the assignment of a project noise monitor to be the designated point of contact for any noise complaints, and to be responsible for taking necessary measures to address any remedy any received complaints. Measures N-7 through N-9 stipulate building construction standards that must be adhered to in order to ensure interior noise thresholds are not exceeded. These measures would reduce noise impacts to less than significant levels and have been incorporated into the project conditions of approval.

9. Tribal Cultural Resources: Measure CR-1, described above in the Cultural Resources section would address any potentially significant effects related to undiscovered tribal cultural resources that may be present on the project site.

Section 15162 of the CEQA Guidelines provides that once a MND has been adopted for a project, no subsequent MND shall be prepared unless:

1. Substantial changes are proposed in the project which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was adopted.

The project has not changed from its original approval, and no changes to the circumstances or new significant environmental effects have been identified as part of staff's review of the Time Extension request. Additionally, no new information has been received which would result in the project having a more significant environmental effect than those effects previously analyzed, and no changes to the adopted Mitigation Monitoring and Reporting Plan would be required as a result of the Time Extension request. Therefore, no further environmental review is required to allow approval of the requested 12-month Time Extension.

1.3 Development Plan Findings

There have been no changes to the project description or the project setting since the original Planning Commission approval on April 3, 2023. As such, the Development Plan findings from the staff report dated April 3, 2023 remain valid for this Time Extension request.

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

   As presented in the staff report prepared for the Planning Commission hearing of April 3, 2023, and herein incorporated by reference, the project involves the replacement of a former church building with a new two-story, 72-guestroom hotel pursuant to the site's General Commercial ("GC") land use designation in the City's General Plan/Coastal Land Use Plan ("GP/CLUP") and the corresponding base zoning designation of Commercial Planned Development ("CPD") district on the City's Zoning Map. The proposed hotel development is consistent with the types of land uses anticipated in the GC land use category and the CPD zone district. Further, the project has been designed to comply with all applicable development standards of the CPD zone district.

   The project has also been designed to comply with applicable resource protection and hazard mitigation policies and regulations related to protection of creeks, water quality, agricultural resources, geologic hazards and flood hazards. Appropriate mitigation measures were identified in the project-specific MND to address potential impacts related to these issue areas and have been incorporated in the project conditions of approval.

   The project has also been found to be consistent with the General Plan/Coastal Plan's Land Use, Community Design, Circulation, Open Space/Recreation/Conservation, Noise, Safety, Public Facilities and Services, and Housing Element Objectives and Policies as discussed in the Planning Commission staff report. The General Plan/Coastal Plan encourages new visitor-serving commercial businesses to increase vitality and promote economic development in the City's commercial core and expand public coastal access opportunities, including a range of overnight visitor accommodation options. The proposed building has been reviewed and recommend for approval by the City's ARB as being consistent with the design intentions of the Community Design Element. Given the generally low traffic and VMT impacts of a hotel use, the project would not have a detrimental effect on area traffic circulation or climate goals. Appropriate measures are included in the conditions of approval to address potential noise impacts, water quality,

flood hazards and geologic hazards, and to ensure the new use complies with all applicable requirements of the local Fire, Water and Sanitary Districts. Thus, this finding can be made.

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.*

The subject parcel is not located within a known fire hazard zone. Nevertheless, the project is conditioned by the Carpinteria-Summerland Fire Protection District to provide a fire sprinkler system for the building and to provide an additional fire hydrant to serve the property. The project site is located in an area mapped as part of a 100-year flood zone, and also within an area known to have the potential for liquefaction and/or expansive soils. The project has been conditioned to require it to be designed in compliance with applicable flood hazard design standards, including but not limited to a minimum finished floor height above the established base flood elevation for the site. Likewise, the project geotechnical consultant has prepared a site-specific soils investigation and concluded the site can accommodate the proposed development, provided the engineer's recommended measures are implemented during the design and construction phase of the building's foundation and paved areas. A condition requiring compliance with the project-specific geotechnical report has been included in the project conditions of approval. Thus, the proposed density of development is appropriate to the site and does not pose a geologic, flood or fire hazard to its occupants or neighboring uses.

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

The project site contains two separate features deemed to be protected habitat under the City's LCP and the Coastal Act: (1) a manmade drainage feature with hydrologic connectivity to the (downstream) Carpinteria Salt Marsh; and (2) an isolated remnant riparian woodland area. Both features are proposed to be protected in place, including a requisite 50-foot protective buffer for the onsite drainage feature. Consistent with the City's Creeks Preservation Program and other LCP resource protection policies, these riparian habitat features would be restored, enhanced, and protected for the life of the project. Additional design measures and project conditions have been incorporated into the project to reduce stormwater runoff and preserve historic offsite drainage rates and improve water quality. No sensitive species have been observed onsite in past surveys, however the potential exists for nesting birds to be present in trees on or around the property. Accordingly, a nesting bird survey is required prior to any clearing or construction activity if work is slated to begin during nesting season.

The project-specific MND also addresses the project's other potential environmental effects including, but not limited to, aesthetics, agricultural resources, cultural resources, geology/soils, water quality/hydrology, and noise. Mitigation measures for these issue

areas would reduce potential impacts to less than significant levels. With the inclusion of these measures and their incorporation into the project conditions of approval, this finding can be made.

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.*

There are no known recorded easements on the property for public access. There are, however, several public utility easements across portions of the property and overlapping private access easements for adjoining properties to the north of the project site. All existing public utility easements and private access easements have been preserved and incorporated into the project plans. No additional easements are proposed or required of the project at this time.

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.*

Concerning fire, sanitary, water and police services, the agencies potentially affected by this project have been notified and have indicated an ability to continue to serve the property. The proposed development would not by itself, or cumulatively, impose an increased demand on public services that would adversely affect the availability of these services to support existing or future development. The project will however be required to pay appropriate mitigation fees, connection fees and/or development impact fees to the respective agencies to pay for its incremental share of any future infrastructure upgrades to these services, and the project will be required to install additional sewer and water service upgrades meant to improve service and reliability in the project area.

With respect to traffic circulation, the surrounding road network in the project area generally operates at adequate levels of service. Given the nature of vehicle trips associated with a hotel use and the limited number of employees per shift, the increased number of vehicle trips resulting from the project would be nominal and can be accommodated by existing roadway capacities without significantly affecting traffic circulation. Restriping of Via Real along the project frontage is proposed in order to facilitate safe turning movements in and out of the project driveway, and to maintain a class II bicycle lane along the project frontage. Therefore, this finding can be made.

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 hotel development represents an urban redevelopment project of an underutilized but developed lot that occupies a large lot in a mixed-use district along the City's primary east-west arterial north of U.S. Highway 101. The introduction of a new "business class" hotel serves to provide an additional visitor accommodation option

within the City not presently otherwise provided. The proposed type of use is consistent with those anticipated for this zone district and land use designation. Overall, the use is generally low intensity in terms of metrics such as vehicle trips generated, employee demands, and potential neighbor nuisance effects. Efforts have been made to incorporate large building setbacks, judicious use of landscape screening and walls, and careful design and placement of building elements and project mechanical equipment, lighting and similar amenities to avoid impacts to neighboring uses. Measures are in place to avoid potential land use conflicts with neighboring agricultural uses. Measures are also in place to minimize construction-phase impacts on surrounding land uses, including but not limited to construction noise and dust impacts, and measures related to the ongoing upkeep and maintenance of the site.

In an effort to preserve the City's "small beach town" character and to be consistent with the City's temporary moratorium and pending permanent regulations on formula businesses, the proposed hotel has been conditioned to be run and managed by an operator that does not qualify as a "formula business." The hotel must also make available 15 percent of its rooms as low cost overnight visitor accommodations to meet the intent of City LCP and Coastal Act public access policies.

Given the above factors, the project does not have the potential to be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.

1.4 Coastal Development Permit Findings

There have been no changes to the project description or the project setting since the original Planning Commission approval on April 3, 2023. As such, the Coastal Development Permit findings from the staff report dated April 3, 2023 remain valid for this Time Extension request. Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City's Local Coastal Program, it has been found that the permit requested may be issued based on the following findings:

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

The project is consistent with the Local Coastal Program as discussed in the Planning Commission staff report dated April 2, 2023 and incorporated herein by reference. The project involves the redevelopment of a (former) church into a 72-room hotel development pursuant to Chapter 14.20 (CPD district) of the City's Zoning Code. As designed, the project meets all applicable development standards. The project is also consistent with the types of commercial uses anticipated in the GC land use designation.

A new hotel would provide for expanded visitor accommodation options in Carpinteria. Such uses are considered a priority land use of the Coastal Act. In this case, the contemplated "business class" hotel would provide a new type of overnight

accommodation not generally currently available in Carpinteria. Nevertheless, in order to ensure opportunities are also made available to households of lower- and moderate-incomes, 15% of the hotel rooms are conditioned to be aside and made available to lower income visitors for the life of the project.

The project has also been designed to include appropriate resource protection measures for the onsite drainage feature and separate remnant riparian woodland area. These features would be protected in place, including the requisite protective buffer for the drainage feature, for the life of the project. Appropriate conditions have been placed on the project to require construction-phase and post-construction measures to protect and enhance these resources.

As discussed in the staff report and herein incorporated by reference, the project is also consistent with the applicable objectives and policies of the Community Design, Open Space/Recreation/Conservation, Circulation, Safety, Noise, and Public Facilities and Services elements of the City's LCP. Appropriate conditions and measures are included in the project conditions of approval to address any potential impacts related to noise, water quality, hazards, cultural resources, public safety or public services/facilities.

1.6 Time Extension Finding

Pursuant to Condition No. 49 of the adopted project Conditions of Approval, the Planning Commission may grant a time extension if the following criteria have been met:

a. *The applicant submitted a written request, prior to the expiration date, stating their reasons for the time extension request.*

On October 28, 2024 the applicant submitted a letter requesting a 12-month time extension to allow sufficient time to initiate and complete substantial physical construction prior to the project approval's expiration date. Due to the scope of the project and anticipated building permit plan check timeline, an extension request was submitted preemptively to ensure that there would be enough time to return to the ARB for final review, address any required building plan check corrections, obtain the building permit, and commence construction on the project prior to the Development Plan and Coastal Development expiration date. The applicant has made progress towards satisfying the project Conditions of Approval, including submitting plans for final ARB review and submitting for the building permit well in advance of the May 2025 entitlement expiration. Considering the foregoing, there is good cause shown for granting a 12-month extension to the approval of the Development Plan and Coastal Development Permit.

Attachment A

Exhibit 2: Project Plans

Via Real Hotel Time Extension
16-1822-DP/CDP/TEX

December 2, 2024

SHEET INDEX

SHEET	DRAWING TITLE
A1	PROJECT INFORMATION, VICINITY MAP AND PROPOSED SITE PLAN
A2	SITE INFORMATION- AERIAL MAP AND SITE PHOTOS
A3	OVERALL SITE SECTION AND SURROUNDING
A4	PROPOSED LANDSCAPE PLAN
A5	PROPOSED LEVEL 01 PLAN
A6	PROPOSED LEVEL 02 PLAN
A7	PROPOSED EXTERIOR ELEVATIONS
A8	PROPOSED EXTERIOR ELEVATIONS
A9	BUILDING AND SITE SECTIONS
A10	RENDERING- VIEW FROM VIA REAL
A11	RENDERING- VIEW OF MAIN ENTRANCE
A12	DESIGN COMPARISON
A13	ELEVATION COMPARISON
L-1	PLANTING PLAN- COLOR
LP-1	PLANTING PLAN
LI-1	IRRIGATION PLAN
C-1	SITE TOPOGRAPHIC MAP
C-2	SITE TOPOGRAPHIC MAP
C-3	PRELIMINARY GRADING AND DRAINAGE PLAN
C-4	PRELIMINARY GRADING AND DRAINAGE PLAN
C-5	PRELIMINARY WATER AND SEWER PLAN
C-6	PRELIMINARY WATER AND SEWER PLAN
C-7	PRELIMINARY EROSION CONTROL PLAN
C-8	PRELIMINARY EROSION CONTROL PLAN
C-9	SECTIONS
C-10	PRELIMINARY SIGNAGE AND STRIPING PLAN
C-11	DETAILS
OP-1A,1B	OPTION 1 EXTERIOR ELEVATIONS
OP-1C,1D	OPTION 1 RENDERING OF VIA REAL AND MAIN ENTRANCE
OP-2A,2B	OPTION 2 EXTERIOR ELEVATIONS
OP-2C,2D	OPTION 2 RENDERING OF VIA REAL AND MAIN ENTRANCE

PROJECT INFORMATION

PROJECT ADDRESS:	4110 VIA REAL, CARPINTERIA, CA 93013
ASSESSOR PARCEL NUMBER:	004-017-022
GROSS PARCEL AREA:	± 113,839 SQ.FT. (± 2.62 ACRES)
LEGAL DESCRIPTION:	PARCEL C OF PARCEL MAP NO. 25114 IN THE CITY OF CARPINTERIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 39, PAGES 15 THROUGH 16 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
GENERAL PLAN LAND USE:	GENERAL COMMERCIAL (GC)
ZONING:	COMMERCIAL PLANNED DEVELOPMENT DISTRICT/ RESIDENTIAL OVERLAY (CPD/R)
BUILDING HEIGHT:	30 FEET MAXIMUM

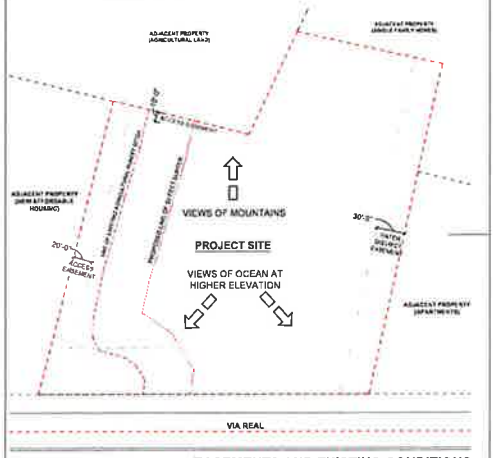
PROPOSED PROJECT

PROPOSED USE:	NEW HOTEL (FAIRFIELD INN & SUITES BY MARRIOTT)
NO. OF GUESTROOMS:	72 GUESTROOMS
NO. OF STORIES:	2 STORY
TOTAL BUILDING AREA:	44,191 SQ.FT (GROSS)
LOT COVERAGE:	BUILDING FOOTPRINT = 22,460 SQ.FT. (20 %)
PARKING REQUIRED:	77 SPACES (72 FOR GUESTROOMS + 5 EMPLOYEES)
PARKING PROVIDED:	77 SPACES (INCLUDES 4 ACCESSIBLE PARKING) 2 LOADING AREAS PROVIDED AT GRADE LEVEL

REPORTS INCLUDED:

STORMWATER CONTROL PLAN- DATED JULY 20, 2019
(PREPARED BY STANTEC CONSULTING SERVICES INC.)

VICINITY MAP



EASEMENTS AND EXISTING CONDITIONS

SITE COVERAGE

TOTAL LOT AREA	113,839 SQ.FT.	(100 %)
BUILDING FOOTPRINT	22,511 SQ.FT.	(20 %)
DRIVEWAYS/ PARKING (INCLUDES 18,719 SQ.FT. EASEMENT)	43,496 SQ.FT.	(38 %)
LANDSCAPE (INCLUDES TERRACE & WALKWAYS)	47,832 SQ.FT.	(42 %)
TERRACE & WALKWAYS	6,111 SQ.FT.	(5 %)

PROPOSED SITE PLAN

0' 30' 15' 60'

SCALE: 1" = 30'-0"

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Email:info@nKLOSURES.com

RAM HOTELS
21 PRESTWICK LANE,
AMARILLO, TX 79124

VIA REAL HOTEL
4110 VIA REAL, CARPINTERIA
NOVEMBER 21, 2019

N

PROJECT INFORMATION

EXHIBIT
A1

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EXISTING STREET FRONT- VIEW FROM VIA REAL

EXISTING SITE- VIEW LOOKING SOUTH

EXISTING SITE- VIEW LOOKING NORTH

AERIAL MAP- SITE SURROUNDING

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NOVEMBER 21, 2019

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EXISTING
SITE PHOTOGRAPHS

EXHIBIT
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0' 20'
10' 40'
SCALE: 1" = 20'-0"

0' 30'
15' 60'
SCALE: 1" = 30'-0"

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NOVEMBER 21, 2019

OVERALL SITE SECTION AND SURROUNDING

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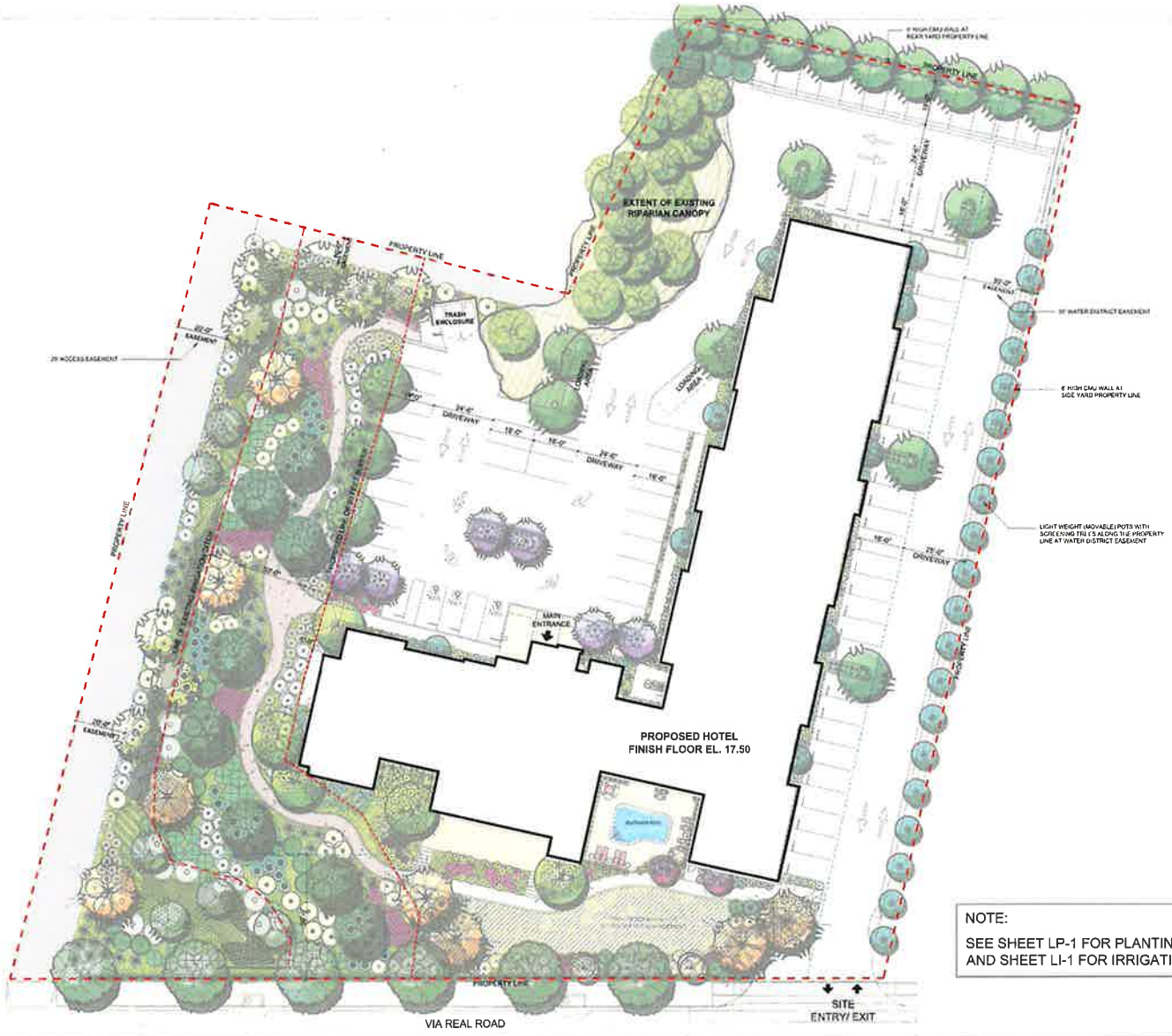

NOTE:

SEE SHEET LP-1 FOR PLANTING PLAN INFORMATION AND SHEET LI-1 FOR IRRIGATION PLAN INFORMATION

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RAM HOTELS
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AMARILLO, TX 79124

VIA REAL HOTEL
4110 VIA REAL, CARPINTERIA
NOVEMBER 21, 2019

N

0' 20'
10' 40'
SCALE: 1" = 20'-0"

PROPOSED LANDSCAPE PLAN-COLOR

EXHIBIT
A4

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RAM HOTELS
21 PRESTWICK LANE,
AMARILLO, TX 79124

VIA REAL HOTEL
4110 VIA REAL, CARPINTERIA
NOVEMBER 21, 2019

N

0' 20'
10' 40'
SCALE: 1" = 20'-0"

PROPOSED
LEVEL 01 PLAN

EXHIBIT
A5

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AMARILLO, TX 79124

VIA REAL HOTEL
4110 VIA REAL, CARPINTERIA
NOVEMBER 21, 2019

N

0' 20'
10' 40'
SCALE: 1" = 20'-0"

PROPOSED
LEVEL 02 PLAN

EXHIBIT
A6

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PROPOSED LEVEL 01 FINISH FLOOR EL. 17.50

EAST ELEVATION (2)
1/8" = 1'-0"

PROPOSED LEVEL 01 FINISH FLOOR EL. 17.50

SOUTH ELEVATION (FROM VIA REAL) (1)
1/8" = 1'-0"

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RAM HOTELS
21 PRESTWICK LANE,
AMARILLO, TX 79124

VIA REAL HOTEL
4110 VIA REAL, CARPINTERIA
NOVEMBER 21, 2019

0' 8'
4' 16'
SCALE: 1/8" = 1'-0"

PROPOSED EXTERIOR ELEVATIONS

EXHIBIT
A7

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PROPOSED LEVEL 01 FINISH FLOOR EL. 17.50

WEST ELEVATION (2)
1/8" = 1'-0"

PROPOSED LEVEL 01 FINISH FLOOR EL. 17.50

NORTH ELEVATION (MAIN ENTRY) (1)
1/8" = 1'-0"

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AMARILLO, TX 79124

VIA REAL HOTEL
4110 VIA REAL, CARPINTERIA
NOVEMBER 21, 2019

0' 8'
4' 16'
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS

EXHIBIT
A8

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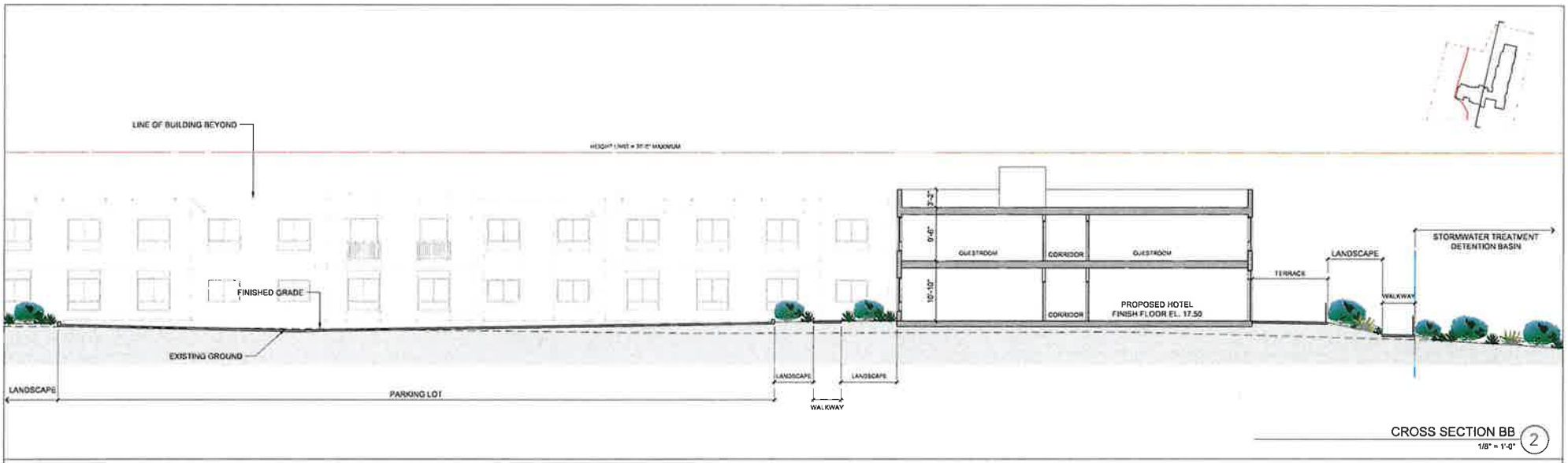
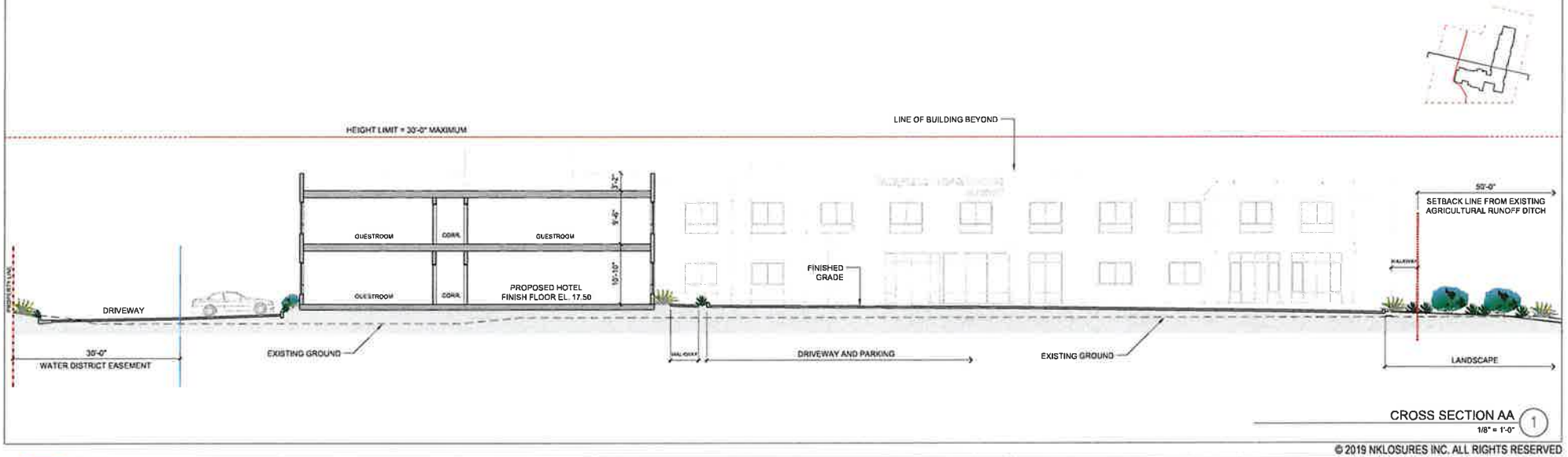


CROSS SECTION BB 2
1/8" = 1'-0"



CROSS SECTION AA 1
1/8" = 1'-0"

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VIA REAL HOTEL
4110 VIA REAL, CARPINTERIA
NOVEMBER 21, 2019

0' 8'
4' 16'
SCALE: 1/8" = 1'-0"

BUILDING AND SITE SECTIONS

EXHIBIT
A9

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VIEW OF BUILDING FROM VIA REAL (1)

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VIA REAL HOTEL
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NOVEMBER 21, 2019

EXTERIOR RENDERING

EXHIBIT
A10

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VIEW OF MAIN ENTRANCE (1)

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4110 VIA REAL, CARPINTERIA
NOVEMBER 21, 2019

EXTERIOR RENDERING

EXHIBIT
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AMARILLO, TX 79124

VIA REAL HOTEL
4110 VIA REAL, CARPINTERIA
NOVEMBER 21, 2019

N

0' 20'
10' 40'
SCALE: 1" = 20'-0"

DESIGN COMPARISON

EXHIBIT
A12

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APPROVED ELEVATION LEVEL 01 FINISH FLOOR EL. 17.50

SOUTH ELEVATION (FROM VIA REAL) 2

1/8" = 1'-0"

PROPOSED LEVEL 01 FINISH FLOOR EL. 17.50

SOUTH ELEVATION (FROM VIA REAL) 1

1/8" = 1'-0"

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AMARILLO, TX 79124

VIA REAL HOTEL
4110 VIA REAL, CARPINTERIA
NOVEMBER 21, 2019

0' 8'
4' 16'
SCALE: 1/8" = 1'-0"

ELEVATIONS COMPARISON

EXHIBIT
A13

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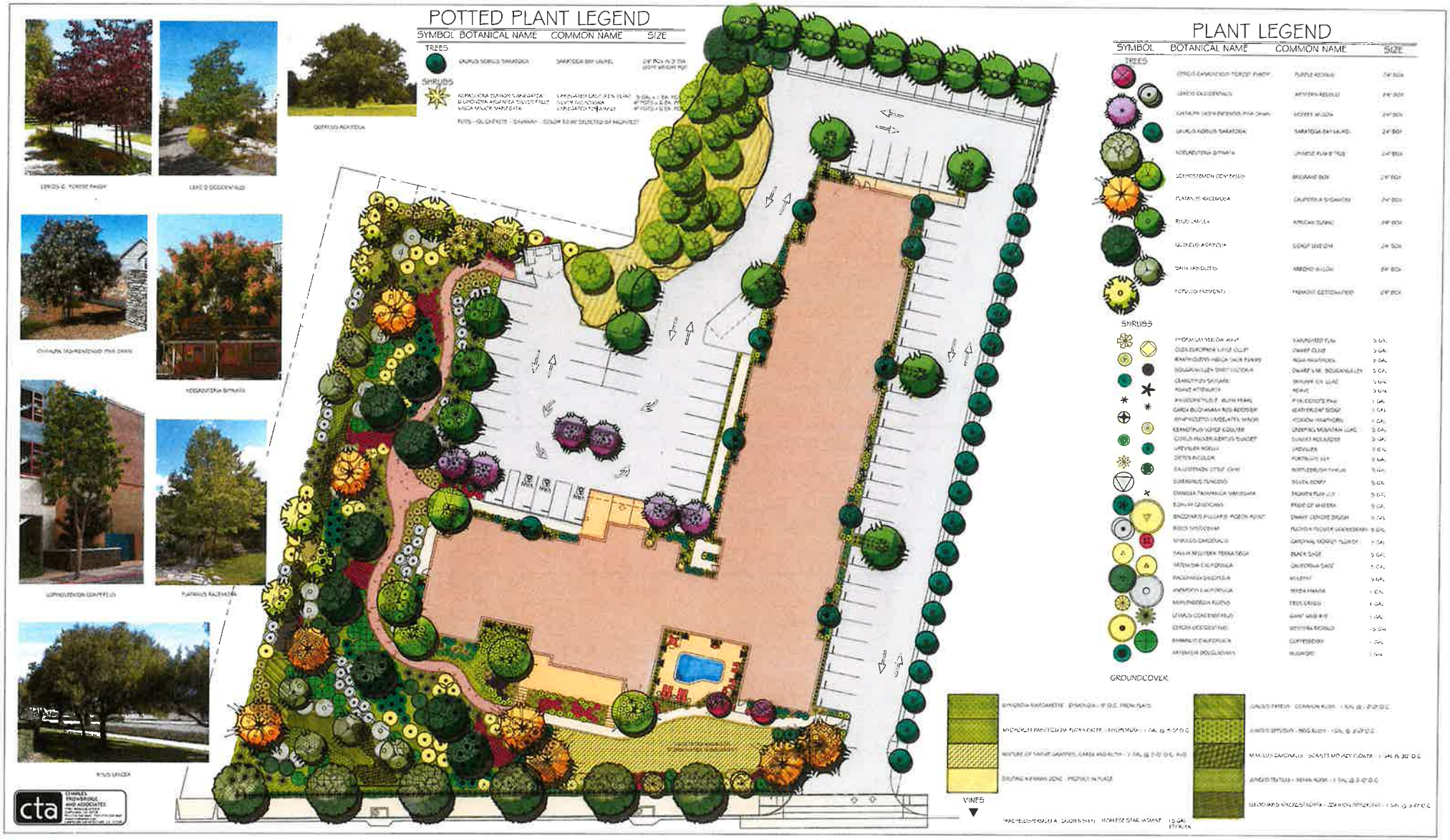

ARCHITECT: **nKLOSURES, Inc. ARCHITECTS** Tel: 323.309.7334 Email:info@nKLOSURES.com	**RAM HOTELS** 21 PRESTWICK LANE AMARILLO, TX 79124	**VIA REAL HOTEL** 4110 VIA REAL, CARPINTERIA NOVEMBER 6, 2019	N 0' 20' 10' 40' SCALE: 1" = 20'-0"	**CONCEPTUAL LANDSCAPE PLAN** EXHIBIT L1

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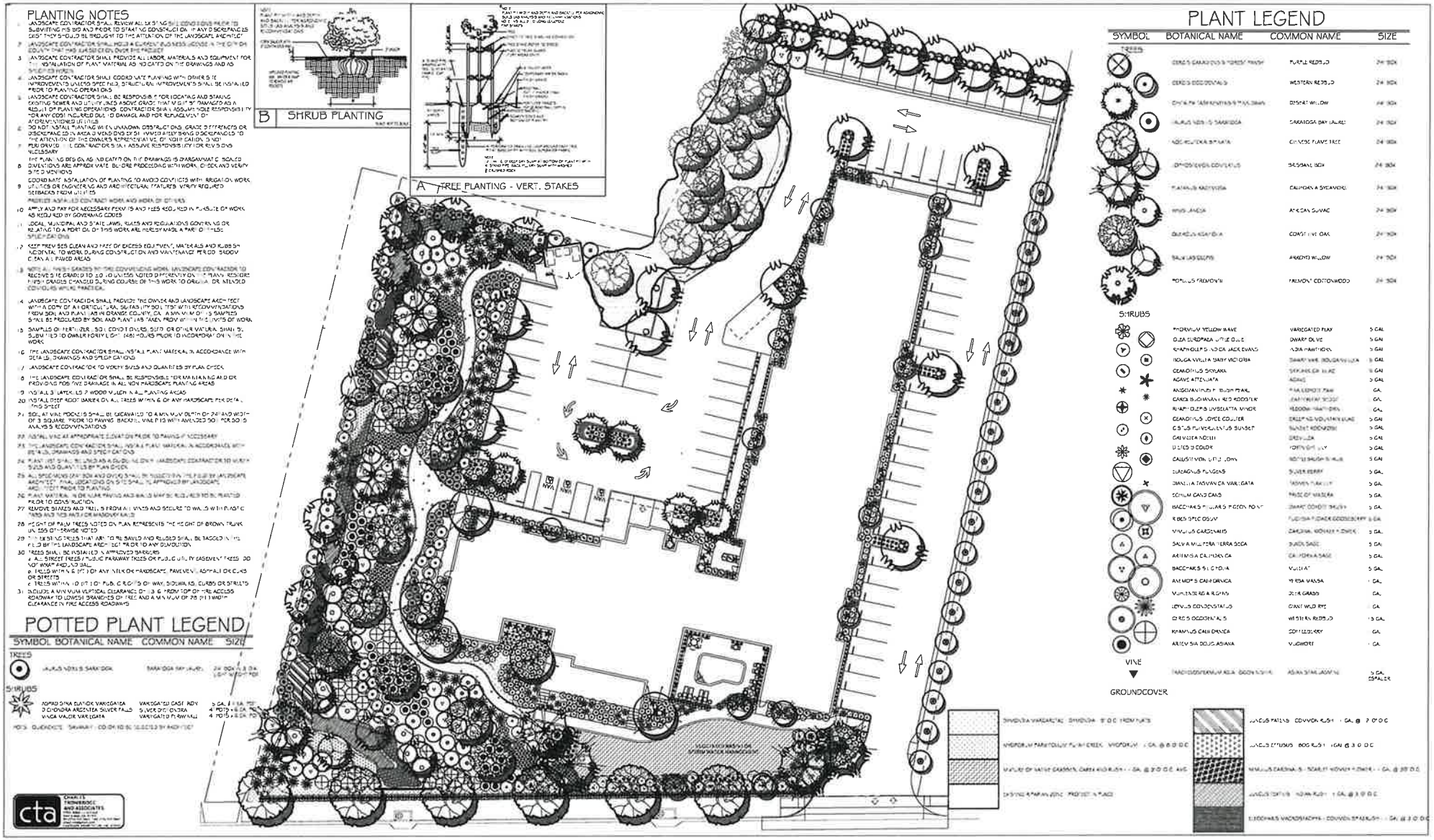

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RAM HOTELS
21 PRESTWICK LANE
AMARILLO, TX 79124

VIA REAL HOTEL
4110 VIA REAL, CARPINTERIA
NOVEMBER 5, 2019

N
0' 20'
10' 40'
SCALE: 1" = 20'-0"

PLANTING PLAN

EXHIBIT
LP-1

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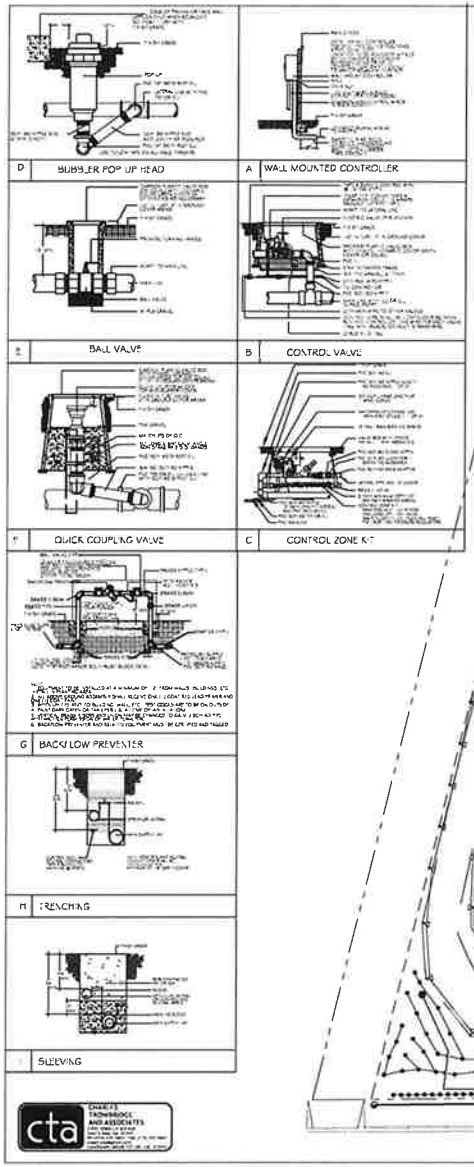

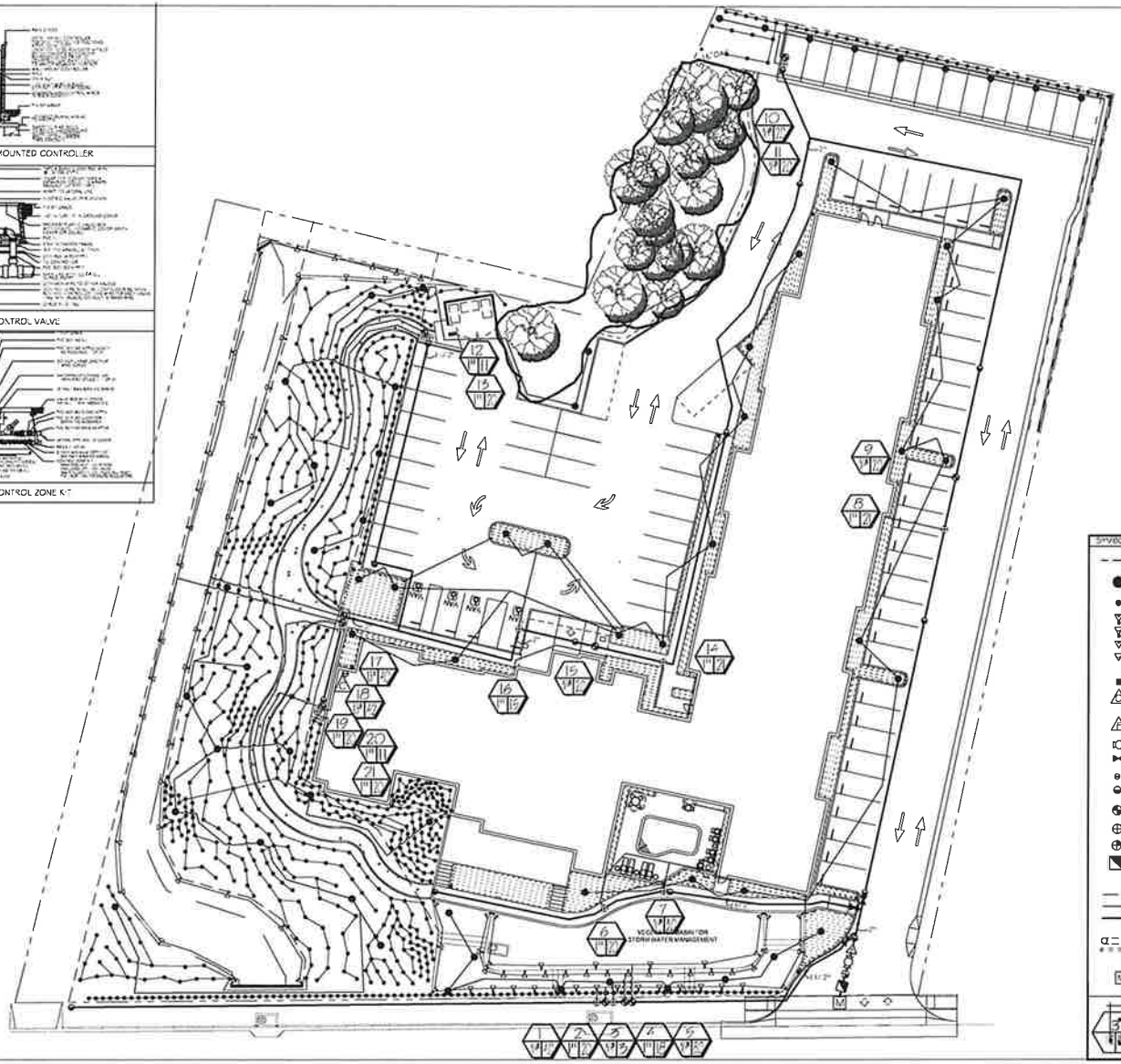

NOTES

1. DRAWINGS ARE DIAGRAMMATIC. EQUIPMENT SHOWN IN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN PLANTING AREAS.
2. DO NOT BELIEVE THAT THE SYSTEM AS SHOWN WHEN IT IS DRIVEN IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
3. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL, CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
4. INSTALL ELECTRICAL HOOK UP FOR CONTROLLER. INSTALL NO. 14 UF DIRECT BURIAL IRRIGATION WIRE (WHITE COMMON, DIFFERENT COLOR PILOT FOR EACH CONTROLLER) USE EPOXY CONNECTORS AND BURY WIRE A MINIMUM OF EIGHTEEN (18) INCHES IN DEPTH, BUNDLE AND TAPED TOGETHER EVERY TEN (10) FEET. FORM EXPANSION LOOPS AT EACH VALVE AND CHANGE OF DIRECTION. INSTALL WIRING IN SLEEVES UNDER PAVING.
5. PRESSURE MAINLINE TWO (2) INCHES AND LARGER SHALL BE PVC CLASS 315 WITH SCHEDULE 40 FITTINGS. PRESSURE MAINLINE AND FITTINGS LESS THAN TWO (2) INCHES SHALL BE PVC SCHEDULE 80.
6. NON-PRESSURE LATERAL SHALL BE PVC SCH 40 WITH SCHEDULE 40 FITTINGS.
7. FLUSH ALL LINES AND ADJUST ALL HEADS FOR MAXIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO EXISTING WALLS, DRIVES AND BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT EXISTING SITE CONDITIONS.
8. GATE VALVE SHALL BE LINE SIZED AND LOCATED IN PURPLE VALVE BOXES, PER SPECIFICATIONS
9. CONTROL VALVES SHALL BE SIZED AS NOTED ON DRAWING AND LOCATED IN PURPLE VALVE BOXES PER SPECIFICATIONS.
10. ELIMINATE ALL LOW HEAD DRAINAGE AS NECESSARY
11. CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS TO IRRIGATION SYSTEM AS REQUIRED TO INSURE AN OPTIMAL SYSTEM FOR 100% COVERAGE WITH 50% OVERLAP OF HEADS IN ALL PLANTING AREAS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE IN ALL NON-HARDSCAPE / PLANTED AREAS.
13. ALL LOCAL, MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THE WORK ARE HEREBY INCORPORATED HERE AND MADE A PART OF THESE SPECIFICATIONS AND TO THEIR PROVISIONS SHALL BE STRICTLY ADHERED.
14. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL
15. [illegible] SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE, ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
16. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
17. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
18. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE TWICE THE DIAMETER OF THE PIPE CARRIED. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
19. ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS.
20. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDING, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES BUT IS NOT LIMITED TO, ADJUSTMENT OF DEFLECTOR PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH SAME APPROPRIATE RATE AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
21. ALL IRRIGATION FITTING SHALL BE INSTALLED PER CONFORMING WATER AGENCY STANDARDS, REQUIREMENTS AND SPECIFICATIONS. IF A DISCREPANCY EXISTS BETWEEN THE CONFORMING WATER AGENCY STANDARDS, REQUIREMENTS AND SPECIFICATIONS AND THESE PLANS, THE MORE STRINGENT STANDARDS, REQUIREMENTS AND SPECIFICATIONS SHALL BE IMPLEMENTED.

IRRIGATION LEGEND

SYMBOL	MFG	MODEL NUMBER	DESCRIPTION	GPM	RAD	PSI
	RAINBIRD	XFD-06-18 SUBSURFACE DRIP LINE	EMISSION DEVICE ROW SPACING @ 18" O.C.	0.60 GPH /EMITTER		20
	RAINBIRD	XBT-P.0 PC	SINGLE PORT EMITTER 3 EACH 1 GPC	3X3.0=1.5 / GPH		30
	RAINBIRD	XBT-P.01 (GAL) 5.0 (3 GAL) PC	SINGLE PORT EMITTER	2.0 & 5.0 GPH		30
	RAINBIRD	4D-5-18-P-R24-VAN-90	POP-UP ROTARY	1.05	24'	50
	RAINBIRD	4D-5-18-P-R24-VAN-180	POP-UP ROTARY	1.98	24'	50
	RAINBIRD	4D-5-R24 VAN 90	ROTARY ON RISER	1.05	24'	50
	RAINBIRD	4D-5-R24-VAN- 80	ROTARY ON RISER	1.98	24'	50
	NETAFIM	1.050MPV-1	FLUSH VALVE			
	RAINBIRD	ESP-LXME-SS STATIONS W/ QUICK DISK-OFF	AUTOMATIC CONTROLLER - INSTALL ON BACK OF WALL INSTALL IN VANDAL RESISTANT LEMAX STAINLESS STEEL ENCLOSURE OR APPROVED EQUAL			
	NETAFIM	DF-505-140 - 1/2" FILTER	MANUAL DISC WATER FILTER W/ 140 MESH			
	RAINBIRD	PS-150-PRSB	FLOW SENSOR			
	WATTS	LFMA400QT 1-1/2 BRASS DUAL CHECK ASSEMBLY	BALL VALVE - LINE SIZED			
	RAINBIRD	450-B2 - RAIN CHECK	AUTOMATIC RAIN SHUT OFF DEVICE - INSTALL PER MFG RECS. LOCATION TO BE APPROVED BY OWNER			
	RAINBIRD	33D-140-ADAPT THREAD	QUICK COUPLER - INSTALL IN GRELLS PLASTIC VALVE BOX CARSON OR APPROVED EQUAL. O.C.D @ 150 O.C.			
	RAINBIRD	PGA-750-G SERIES	AUTOMATIC REMOTE CONTROL VALVE - SIZE PER PLAN			
	RAINBIRD	ICZ-150-COM - EXT	AUTOMATIC CONTROL ZONE KIT			
	IRRITROL	MASTER VALVE MODEL #ICZ-T2	AUTOMATIC REMOTE CONTROL VALVE - SIZE PER PLAN			
	FEBCO	825 Y - LINE SIZE	REDUCED PRESSURE BACKFLOW PREVENTER			
		LATERAL LINE	SCH. 40 PVC SIZE AS NOTED - 12" MINIMUM COVER ON GRADE			
		LATERAL LINE	SCH. 40 PVC SIZE AS NOTED - 12" MINIMUM COVER			
		MAIN LINE	CLASS 315 PVC 2" AND LARGER SCH 40 PVC 1 1/2" AND SMALLER SIZE AS NOTED - 24" MINIMUM COVER			
		SLEEVE	SCH. 40 PVC SIZE - TWICE DIAMETER OF PIPE - 24" MINIMUM COVER			
		CONTROL WIRE SLEEVE	SCH. 40 PVC - 2" DIA 24" COVER MIN. / SIZE AS NECESSARY			
		WATER METER	SEE CIVIL ENGINEERS PLANS FOR EXISTING 2" METER LOCATION AND SIZE THIS WATER METER AND EQUIPMENT SHALL BE FOR LANDSCAPE IRRIGATION USE ONLY			
		VALVE & MANIFOLD SIZE	NOTES: INSTALL ANTI-DRAIN DEVICE ON ALL ROTARY HEADS			
		GPM	INSTALL FLUSH VALVES & AIR RELIEF VALVES AS NECESSARY WITH ONE EA. SYSTEM			
			ALL IRRIGATION EQUIPMENT, PRESSURE & NON-PRESSURE IRRIGATION LINES TO MEET ALL IRRIGATION WATER DISTRICT AND CITY REQUIREMENTS			

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AMARILLO, TX 79124

VIA REAL HOTEL
4110 VIA REAL, CARPINTERIA
NOVEMBER 5, 2019

N

0' 20' 10' 40'
SCALE: 1" = 20'-0"

IRRIGATION PLAN

EXHIBIT
LI-1

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ARCHITECT: **nKLOSURES, Inc.** Tel: 323.309.7334 Email:info@nKLOSURES.com	**RAM HOTELS** P.O.BOX 52098 AMARILLO, TX 79159	**VIA REAL HOTELS** 4110 VIA REAL, CARPINTERIA SEPTEMBER 6, 2016	DANIEL DO-KYUNG KIM NO. 81090 CIVIL	**SITE TOPOGRAPHIC MAP**	C1

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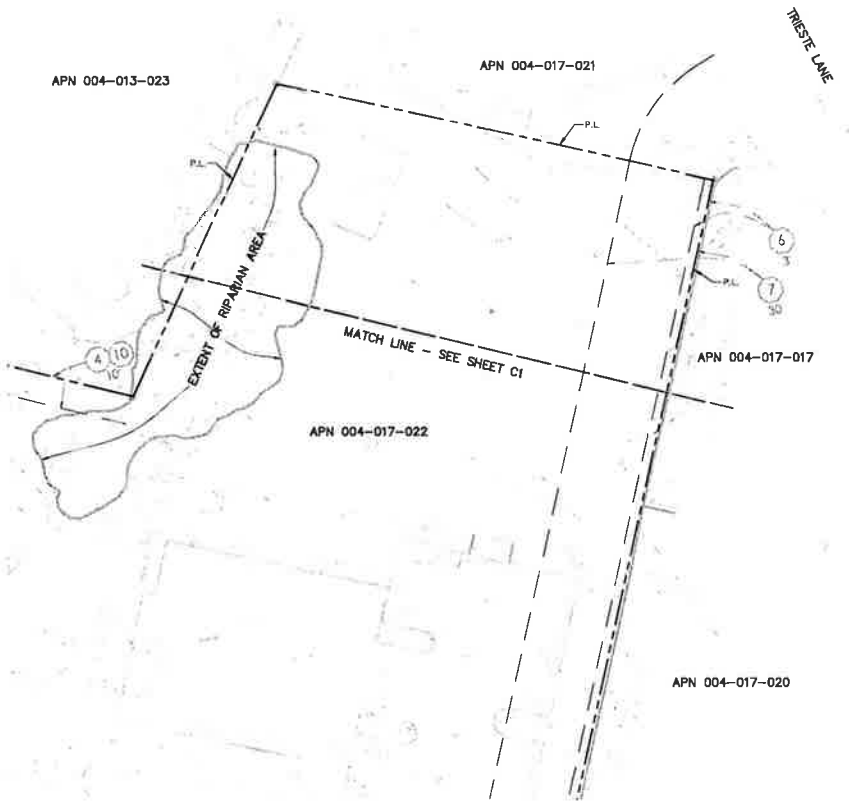

[redacted]

[redacted]

(1) THE EASEMENTS SHOWN HEREON ARE BASED ON A TITLE REPORT POLICY NO 1928550-AD DATED MARCH 3, 2013. CHICAGO TITLE AND SURVYING CANNOT WARRANT OR GUARANTEE THE ACCURACY OR COMPLETENESS OF SAID REPORT

(2) A 25 FOOT WIDE EASEMENT FOR COUNTY ROAD PURPOSES RECORDED DECEMBER 30 1927 AS INST. NO. 11614 IN BK 31 PG 166 OF OFFICIAL RECORDS (ITEM 2) (NOT LOCATABLE)

(3) A EASEMENT FOR INGRESS EGRESS PURPOSES IN FAVOR OF WALTER S WOODWARD AS RECORDED DECEMBER 24, 1937 OF OFFICIAL RECORDS (ITEM 3) (NOT LOCATABLE)

(4) A 10 AND 20 FOOT WIDE EASEMENT FOR ROAD PURPOSES IN FAVOR OF A E PRAHER, RECORDED OCTOBER 7, 1960 IN BK 1786, PG 516 OF OFFICIAL RECORDS (ITEM 4)

(5) A 10 FOOT WIDE EASEMENT FOR SEWER PURPOSES AS DISCLOSED IN AN EASEMENT MAINTENANCE AGREEMENT RECORDED SEPTEMBER 21, 1967 IN BK 2205 PG 761 OF OFFICIAL RECORDS. (ITEM 5)

(6) A 3 FOOT WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF GENERAL TELEPHONE COMPANY RECORDED MAY 29, 1980 AS INSTRUMENT NO. 80-21343 OF OFFICIAL RECORDS (ITEM 6)

(7) EASEMENTS FOR WATER PIPELINE PURPOSES IN FAVOR OF CARPINTERIA COUNTY WATER DISTRICT, RECORDED SEPTEMBER 16, 1980 AS INSTRUMENT NO. 80-36623 OF OFFICIAL RECORDS. (ITEM 7)

(8) DEDICATION OF RIGHTS OF ACCESS TO HIGHWAY OR FREEWAY PER PARCEL MAP 23114 RECORDED IN BOOK 39, PAGE 15 AND 16 OF PARCEL MAPS. (ITEM 8)

(9) A 30 FOOT WIDE EASEMENT FOR DRAINAGE AND FLOOD CONTROL PURPOSES PER PARCEL MAP 23114 RECORDED IN BOOK 39, PAGE 15 AND 16 OF PARCEL MAPS. (ITEM 9)

(10) A 10 AND 20 FOOT WIDE EASEMENT FOR ROAD PURPOSES IN FAVOR OF STEPHEN D. BUNTING AND LYNN H. BUNTING RECORDED JULY 12, 1988 AS INSTRUMENT NO. 88-049180 OF OFFICIAL RECORDS. (ITEM 10)

(11) AN EASEMENT OF VARIABLE WIDTH FOR PUBLIC UTILITY PURPOSES GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED ON MARCH 8, 1962 AS INSTRUMENT No. 8965 IN BOOK 1908 PAGE 490 OF OFFICIAL RECORDS

NOTE:
NO NEW EASEMENTS ARE PROPOSED FOR THIS PROJECT

[redacted]

1 THE LOWEST ADJACENT FLOOD ELEVATION IS 18.8 FEET

2 THE FINISHED FLOOR ELEVATION = 7.5 FEET

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

SCALE: 1"=20'

0 20 40

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VIA REAL HOTELS
4110 VIA REAL, CARPINTERIA
SEPTEMBER 6, 2016

REGISTERED PROFESSIONAL ENGINEER GABRIEL GOMEZ-ROJAS NO. 81090 STATE OF CALIFORNIA CIVIL

SITE TOPOGRAPHIC MAP

C2

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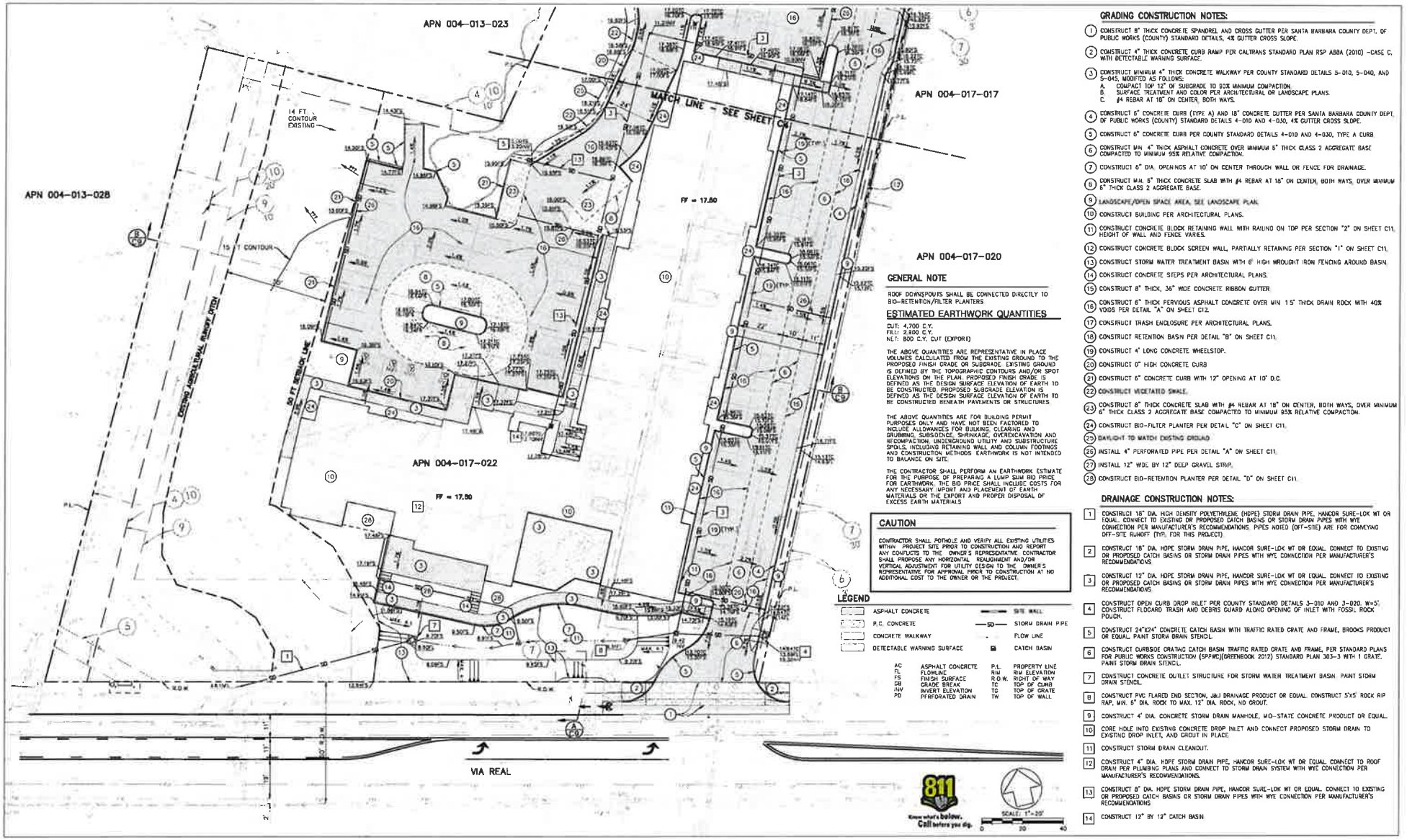

GRADING CONSTRUCTION NOTES:

1. CONSTRUCT 8" THICK CONCRETE SPANDREL AND CROSS GUTTER PER SANTA BARBARA COUNTY DEPT. OF PUBLIC WORKS (COUNTY) STANDARD DETAILS, 4% GUTTER CROSS SLOPE.
2. CONSTRUCT 4" THICK CONCRETE CURB RAMP PER CALTRANS STANDARD PLAN RSP A88A (2010) -CASE C, WITH DETECTABLE WARNING SURFACE.
3. CONSTRUCT MINIMUM 4" THICK CONCRETE WALKWAY PER COUNTY STANDARD DETAILS 5-010, 5-040, AND 5-045, MODIFIED AS FOLLOWS:
   A. COMPACT TOP 12" OF SUBGRADE TO 90% MINIMUM COMPACTION.
   B. SURFACE TREATMENT AND COLOR PER ARCHITECTURAL OR LANDSCAPE PLANS.
   C. #4 REBAR AT 18" ON CENTER, BOTH WAYS.
4. CONSTRUCT 6" CONCRETE CURB (TYPE A) AND 18" CONCRETE GUTTER PER SANTA BARBARA COUNTY DEPT. OF PUBLIC WORKS (COUNTY) STANDARD DETAILS 4-010 AND 4-030, 4% GUTTER CROSS SLOPE.
5. CONSTRUCT 6" CONCRETE CURB PER COUNTY STANDARD DETAILS 4-010 AND 4-030, TYPE A CURB.
6. CONSTRUCT MIN. 4" THICK ASPHALT CONCRETE OVER MINIMUM 6" THICK CLASS 2 AGGREGATE BASE COMPACTED TO MINIMUM 95% RELATIVE COMPACTION.
7. CONSTRUCT 6" DIA. OPENINGS AT 10' ON CENTER THROUGH WALL OR FENCE FOR DRAINAGE.
8. CONSTRUCT MIN. 8" THICK CONCRETE SLAB WITH #4 REBAR AT 18" ON CENTER, BOTH WAYS, OVER MINIMUM 6" THICK CLASS 2 AGGREGATE BASE.
9. LANDSCAPE/OPEN SPACE AREA, SEE LANDSCAPE PLAN.
10. CONSTRUCT BUILDING PER ARCHITECTURAL PLANS.
11. CONSTRUCT CONCRETE BLOCK RETAINING WALL WITH RAILING ON TOP PER SECTION "2" ON SHEET C11, HEIGHT OF WALL AND FENCE VARIES.
12. CONSTRUCT CONCRETE BLOCK SCREEN WALL, PARTIALLY RETAINING PER SECTION "1" ON SHEET C11.
13. CONSTRUCT STORM WATER TREATMENT BASIN WITH 6' HIGH WROUGHT IRON FENCING AROUND BASIN.
14. CONSTRUCT CONCRETE STEPS PER ARCHITECTURAL PLANS.
15. CONSTRUCT 8" THICK, 36" WIDE CONCRETE RIBBON GUTTER.
16. CONSTRUCT 6" THICK PERVIOUS ASPHALT CONCRETE OVER MIN. 1.5' THICK DRAIN ROCK WITH 40% VOIDS PER DETAIL "A" ON SHEET C12.
17. CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
18. CONSTRUCT RETENTION BASIN PER DETAIL "B" ON SHEET C11.
19. CONSTRUCT 4' LONG CONCRETE WHEELSTOP.
20. CONSTRUCT 0" HIGH CONCRETE CURB.
21. CONSTRUCT 6" CONCRETE CURB WITH 12" OPENING AT 10' O.C.
22. CONSTRUCT VEGETATED SWALE.
23. CONSTRUCT 8" THICK CONCRETE SLAB WITH #4 REBAR AT 18" ON CENTER, BOTH WAYS, OVER MINIMUM 6" THICK CLASS 2 AGGREGATE BASE COMPACTED TO MINIMUM 95% RELATIVE COMPACTION.
24. CONSTRUCT BIO-FILTER PLANTER PER DETAIL "C" ON SHEET C11.
25. DAYLIGHT TO MATCH EXISTING GROUND.
26. INSTALL 4" PERFORATED PIPE PER DETAIL "A" ON SHEET C11.
27. INSTALL 12" WIDE BY 12" DEEP GRAVEL STRIP.
28. CONSTRUCT BIO-RETENTION PLANTER PER DETAIL "D" ON SHEET C11.

GENERAL NOTE

ROOF DOWNSPOUTS SHALL BE CONNECTED DIRECTLY TO BIO-RETENTION/FILTER PLANTERS.

ESTIMATED EARTHWORK QUANTITIES

CUT: 4,700 C.Y.
FILL: 2,300 C.Y.
N.I: 800 C.Y. CUT (EXPORT)

THE ABOVE QUANTITIES ARE REPRESENTATIVE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISH GRADE OR SUBGRADE. EXISTING GROUND IS DEFINED BY THE TOPOGRAPHIC CONTOURS AND/OR SPOT ELEVATIONS ON THE PLAN. PROPOSED FINISH GRADE IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED. PROPOSED SUBGRADE ELEVATION IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED BENEATH PAVEMENTS OR STRUCTURES.

THE ABOVE QUANTITIES ARE FOR BUILDING PERMIT PURPOSES ONLY AND HAVE NOT BEEN FACTORED TO INCLUDE ALLOWANCES FOR BULKING, CLEARING AND GRUBBING, SUBSIDENCE, SHRINKAGE, OVEREXCAVATION AND RECOMPACTION, UNDERGROUND UTILITY AND SUBSTRUCTURE SPOILS, INCLUDING RETAINING WALL AND COLUMN FOOTINGS AND CONSTRUCTION METHODS. EARTHWORK IS NOT INTENDED TO BALANCE ON SITE.

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.

CAUTION

CONTRACTOR SHALL POTHOLE AND VERIFY ALL EXISTING UTILITIES WITHIN PROJECT SITE PRIOR TO CONSTRUCTION AND REPORT ANY CONFLICTS TO THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL PROPOSE ANY HORIZONTAL REALIGNMENT AND/OR VERTICAL ADJUSTMENT FOR UTILITY DESIGN TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER OR THE PROJECT.

LEGEND

- ASPHALT CONCRETE
- P.C. CONCRETE
- CONCRETE WALKWAY
- DETECTABLE WARNING SURFACE
- SITE WALL
- 50 STORM DRAIN PIPE
- FLOW LINE
- CATCH BASIN

AC	ASPHALT CONCRETE	P.L.	PROPERTY LINE
FL	FLOWLINE	R/W	R/W ELEVATION
FS	FINISH SURFACE	R.O.W.	RIGHT OF WAY
GB	GRADE BREAK	TC	TOP OF CURB
INV	INVERT ELEVATION	TG	TOP OF GRATE
PD	PERFORATED DRAIN	TW	TOP OF WALL

DRAINAGE CONSTRUCTION NOTES:

1. CONSTRUCT 18" DIA. HIGH DENSITY POLYETHYLENE (HDPE) STORM DRAIN PIPE, HANCOR SURE-LOK WT OR EQUAL. CONNECT TO EXISTING OR PROPOSED CATCH BASINS OR STORM DRAIN PIPES WITH WYE CONNECTION PER MANUFACTURER'S RECOMMENDATIONS. PIPES NOTED (OFF-SITE) ARE FOR CONVEYING OFF-SITE RUNOFF (TYP. FOR THIS PROJECT).
2. CONSTRUCT 18" DIA. HDPE STORM DRAIN PIPE, HANCOR SURE-LOK WT OR EQUAL. CONNECT TO EXISTING OR PROPOSED CATCH BASINS OR STORM DRAIN PIPES WITH WYE CONNECTION PER MANUFACTURER'S RECOMMENDATIONS.
3. CONSTRUCT 12" DIA. HDPE STORM DRAIN PIPE, HANCOR SURE-LOK WT OR EQUAL. CONNECT TO EXISTING OR PROPOSED CATCH BASINS OR STORM DRAIN PIPES WITH WYE CONNECTION PER MANUFACTURER'S RECOMMENDATIONS.
4. CONSTRUCT OPEN CURB DROP INLET PER COUNTY STANDARD DETAILS 3-010 AND 3-020, W=5'. CONSTRUCT FLOGARD TRASH AND DEBRIS GUARD ALONG OPENING OF INLET WITH FOSSIL ROCK POUCH.
5. CONSTRUCT 24"X24" CONCRETE CATCH BASIN WITH TRAFFIC RATED GRATE AND FRAME, BROOKS PRODUCT OR EQUAL. PAINT STORM DRAIN STENCIL.
6. CONSTRUCT CURBSIDE ORATING CATCH BASIN TRAFFIC RATED GRATE AND FRAME, PER STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (SPPWC)(GREENBOOK 2012) STANDARD PLAN 303-3 WITH 1 GRATE. PAINT STORM DRAIN STENCIL.
7. CONSTRUCT CONCRETE OUTLET STRUCTURE FOR STORM WATER TREATMENT BASIN. PAINT STORM DRAIN STENCIL.
8. CONSTRUCT PVC FLARED END SECTION, J&J DRAINAGE PRODUCT OR EQUAL. CONSTRUCT 5'X5' ROCK RIP RAP, MIN. 5" DIA. ROCK TO WAX, 12" DIA. ROCK, NO GROUT.
9. CONSTRUCT 4' DIA. CONCRETE STORM DRAIN MANHOLE, MID-STATE CONCRETE PRODUCT OR EQUAL.
10. CORE HOLE INTO EXISTING CONCRETE DROP INLET AND CONNECT PROPOSED STORM DRAIN TO EXISTING DROP INLET, AND GROUT IN PLACE.
11. CONSTRUCT STORM DRAIN CLEANOUT.
12. CONSTRUCT 4" DIA. HDPE STORM DRAIN PIPE, HANCOR SURE-LOK WT OR EQUAL. CONNECT TO ROOF DRAIN PER PLUMBING PLANS AND CONNECT TO STORM DRAIN SYSTEM WITH WYE CONNECTION PER MANUFACTURER'S RECOMMENDATIONS.
13. CONSTRUCT 8" DIA. HDPE STORM DRAIN PIPE, HANCOR SURE-LOK WT OR EQUAL. CONNECT TO EXISTING OR PROPOSED CATCH BASINS OR STORM DRAIN PIPES WITH WYE CONNECTION PER MANUFACTURER'S RECOMMENDATIONS.
14. CONSTRUCT 12" BY 12" CATCH BASIN.

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

SCALE: 1"=20'

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SEPTEMBER 6, 2016

DANIEL DEFRANCO NO 81080 CIVIL

Stantec
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801

PRELIMINARY GRADING AND DRAINAGE PLAN

C3

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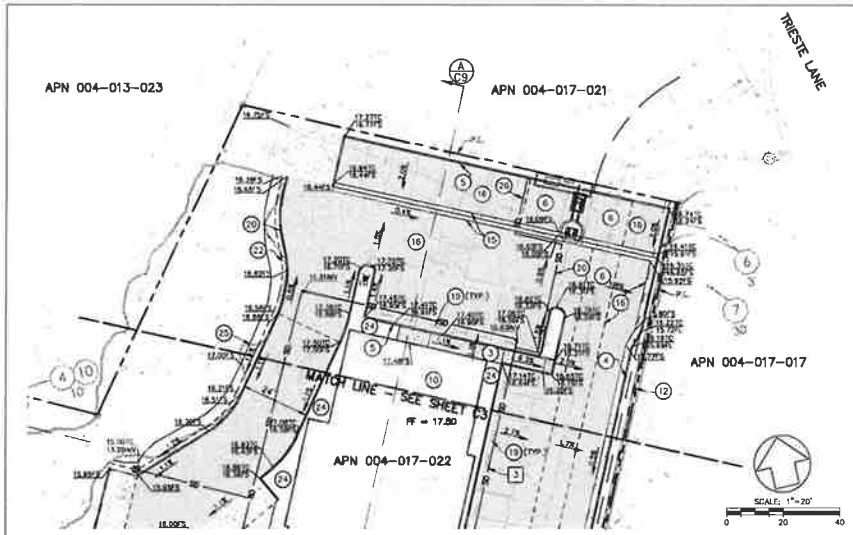

GRADING CONSTRUCTION NOTES:

1. CONSTRUCT 8" THICK CONCRETE SPANDREL AND CROSS GUTTER PER SANTA BARBARA COUNTY DEPT. OF PUBLIC WORKS (COUNTY) STANDARD DETAILS, 4% GUTTER CROSS SLOPE.
2. CONSTRUCT 4" THICK CONCRETE CURB RAMP PER CALTRANS STANDARD PLAN RSP A88A (2010) -CASE C, WITH DETECTABLE WARNING SURFACE.
3. CONSTRUCT MINIMUM 4" THICK CONCRETE WALKWAY PER COUNTY STANDARD DETAILS S-010, S-040, AND S-045, MODIFIED AS FOLLOWS:
   A. COMPACT TOP 12" OF SUBGRADE TO 90% MINIMUM COMPACTION.
   B. SURFACE TREATMENT AND COLOR PER ARCHITECTURAL OR LANDSCAPE PLANS.
   C. #4 REBAR AT 18" ON CENTER, BOTH WAYS.
4. CONSTRUCT 6" CONCRETE CURB (TYPE A) AND 18" CONCRETE GUTTER PER SANTA BARBARA COUNTY DEPT. OF PUBLIC WORKS (COUNTY) STANDARD DETAILS 4-010 AND 4-030, 4% GUTTER CROSS SLOPE.
5. CONSTRUCT 6" CONCRETE CURB PER COUNTY STANDARD DETAILS 4-010 AND 4-030, TYPE A CURB.
6. CONSTRUCT MIN. 4" THICK ASPHALT CONCRETE OVER MINIMUM 6" THICK CLASS 2 AGGREGATE BASE COMPACTED TO MINIMUM 95% RELATIVE COMPACTION.
7. CONSTRUCT 6" DIA. OPENINGS AT 10' ON CENTER THROUGH WALL OR FENCE FOR DRAINAGE.
8. CONSTRUCT MIN. 6" THICK CONCRETE SLAB WITH #4 REBAR AT 18" ON CENTER, BOTH WAYS, OVER MINIMUM 6" THICK CLASS 2 AGGREGATE BASE.
9. LANDSCAPE/OPEN SPACE AREA, SEE LANDSCAPE PLAN.
10. CONSTRUCT BUILDING PER ARCHITECTURAL PLANS.
11. CONSTRUCT CONCRETE BLOCK RETAINING WALL WITH RAILING ON TOP PER SECTION "2" ON SHEET C11. HEIGHT OF WALL AND FENCE VARIES.
12. CONSTRUCT CONCRETE BLOCK SCREEN WALL, PARTIALLY RETAINING PER SECTION "1" ON SHEET C11.
13. CONSTRUCT STORM WATER TREATMENT BASIN WITH 6' HIGH WROUGHT IRON FENCING AROUND BASIN.
14. CONSTRUCT CONCRETE STEPS PER ARCHITECTURAL PLANS.
15. CONSTRUCT 8" THICK, 36" WIDE CONCRETE RIBBON GUTTER.
16. CONSTRUCT 8" THICK PERVIOUS ASPHALT CONCRETE OVER MIN. 1.5' THICK DRAIN ROCK WITH 40% VOIDS PER DETAIL "A" ON SHEET C12.
17. CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
18. CONSTRUCT RETENTION BASIN PER DETAIL "B" ON SHEET C11.
19. CONSTRUCT 4' LONG CONCRETE WHEELSTOP.
20. CONSTRUCT 0" HIGH CONCRETE CURB
21. CONSTRUCT 6" CONCRETE CURB WITH 12" OPENING AT 10' O.C.
22. CONSTRUCT VEGETATED SWALE.
23. CONSTRUCT 8" THICK CONCRETE SLAB WITH #4 REBAR AT 18" ON CENTER, BOTH WAYS, OVER MINIMUM 6" THICK CLASS 2 AGGREGATE BASE COMPACTED TO MINIMUM 95% RELATIVE COMPACTION.
24. CONSTRUCT BIO-FILTER PLANTER PER DETAIL "C" ON SHEET C11.
25. DAYLIGHT TO MATCH EXISTING GROUND
26. INSTALL 4" PERFORATED PIPE PER DETAIL "A" ON SHEET C11.
27. INSTALL 12" WIDE BY 12" DEEP GRAVEL STRIP.
28. CONSTRUCT BIO-RETENTION PLANTER PER DETAIL "D" ON SHEET C11.

DRAINAGE CONSTRUCTION NOTES:

1. CONSTRUCT 18" DIA. HIGH DENSITY POLYETHYLENE (HDPE) STORM DRAIN PIPE, HANCOR SURE-LOK WT OR EQUAL. CONNECT TO EXISTING OR PROPOSED CATCH BASINS OR STORM DRAIN PIPES WITH WYE CONNECTION PER MANUFACTURER'S RECOMMENDATIONS. PIPES NOTED (OFF-SITE) ARE FOR CONVEYING OFF-SITE RUNOFF (TYP. FOR THIS PROJECT).
2. CONSTRUCT 16" DIA. HDPE STORM DRAIN PIPE, HANCOR SURE-LOK WT OR EQUAL. CONNECT TO EXISTING OR PROPOSED CATCH BASINS OR STORM DRAIN PIPES WITH WYE CONNECTION PER MANUFACTURER'S RECOMMENDATIONS.
3. CONSTRUCT 12" DIA. HDPE STORM DRAIN PIPE, HANCOR SURE-LOK WT OR EQUAL. CONNECT TO EXISTING OR PROPOSED CATCH BASINS OR STORM DRAIN PIPES WITH WYE CONNECTION PER MANUFACTURER'S RECOMMENDATIONS.
4. CONSTRUCT OPEN CURB DROP INLET PER COUNTY STANDARD DETAILS 3-010 AND 3-020. W=5'. CONSTRUCT FLOGARD TRASH AND DEBRIS GUARD ALONG OPENING OF INLET WITH FOSSIL ROCK POUCH.
5. CONSTRUCT 24"X24" CONCRETE CATCH BASIN WITH TRAFFIC RATED GRATE AND FRAME, BROOKS PRODUCT OR EQUAL. PAINT STORM DRAIN STENCIL.
6. CONSTRUCT CURBSIDE GRATING CATCH BASIN TRAFFIC RATED GRATE AND FRAME, PER STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (SPPWC)(GREENBOOK 2012) STANDARD PLAN 303-3 WITH 1 GRATE. PAINT STORM DRAIN STENCIL.
7. CONSTRUCT CONCRETE OUTLET STRUCTURE FOR STORM WATER TREATMENT BASIN. PAINT STORM DRAIN STENCIL.
8. CONSTRUCT PVC FLARED END SECTION, J&J DRAINAGE PRODUCT OR EQUAL. CONSTRUCT 5'X5' ROCK RIP RAP, MIN. 6" DIA. ROCK TO MAX. 12" DIA. ROCK, NO GROUT.
9. CONSTRUCT 4' DIA. CONCRETE STORM DRAIN MANHOLE, MID-STATE CONCRETE PRODUCT OR EQUAL.
10. CORE HOLE INTO EXISTING CONCRETE DROP INLET AND CONNECT PROPOSED STORM DRAIN TO EXISTING DROP INLET, AND GROUT IN PLACE.
11. CONSTRUCT STORM DRAIN CLEANOUT.
12. CONSTRUCT 4" DIA. HDPE STORM DRAIN PIPE, HANCOR SURE-LOK WT OR EQUAL. CONNECT TO ROOF DRAIN PER PLUMBING PLANS AND CONNECT TO STORM DRAIN SYSTEM WITH WYE CONNECTION PER MANUFACTURER'S RECOMMENDATIONS.
13. CONSTRUCT 8" DIA. HDPE STORM DRAIN PIPE, HANCOR SURE-LOK WT OR EQUAL. CONNECT TO EXISTING OR PROPOSED CATCH BASINS OR STORM DRAIN PIPES WITH WYE CONNECTION PER MANUFACTURER'S RECOMMENDATIONS.
14. CONSTRUCT 12" BY 12" CATCH BASIN.

GENERAL NOTE

ROOF DOWNSPOUTS SHALL BE CONNECTED DIRECTLY TO BIO-RETENTION/FILTER PLANTERS.

LEGEND

	ASPHALT CONCRETE		SITE WALL
	P.C. CONCRETE	SD	STORM DRAIN PIPE
	CONCRETE WALKWAY		FLOW LINE
	DETECTABLE WARNING SURFACE		CATCH BASIN

AC	ASPHALT CONCRETE	P.L.	PROPERTY LINE
FL	FLOWLINE	RIM	RIM ELEVATION
FS	FINISH SURFACE	R.O.W.	RIGHT OF WAY
GB	GRADE BREAK	TC	TOP OF CURB
INV	INVERT ELEVATION	TG	TOP OF GRATE
PD	PERFORATED DRAIN	TW	TOP OF WALL

CAUTION

CONTRACTOR SHALL POTHOLE AND VERIFY ALL EXISTING UTILITIES WITHIN PROJECT SITE PRIOR TO CONSTRUCTION AND REPORT ANY CONFLICTS TO THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL PROPOSE ANY HORIZONTAL REALIGNMENT AND/OR VERTICAL ADJUSTMENT FOR UTILITY DESIGN TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER OR THE PROJECT.

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PRELIMINARY GRADING AND DRAINAGE PLAN

C4

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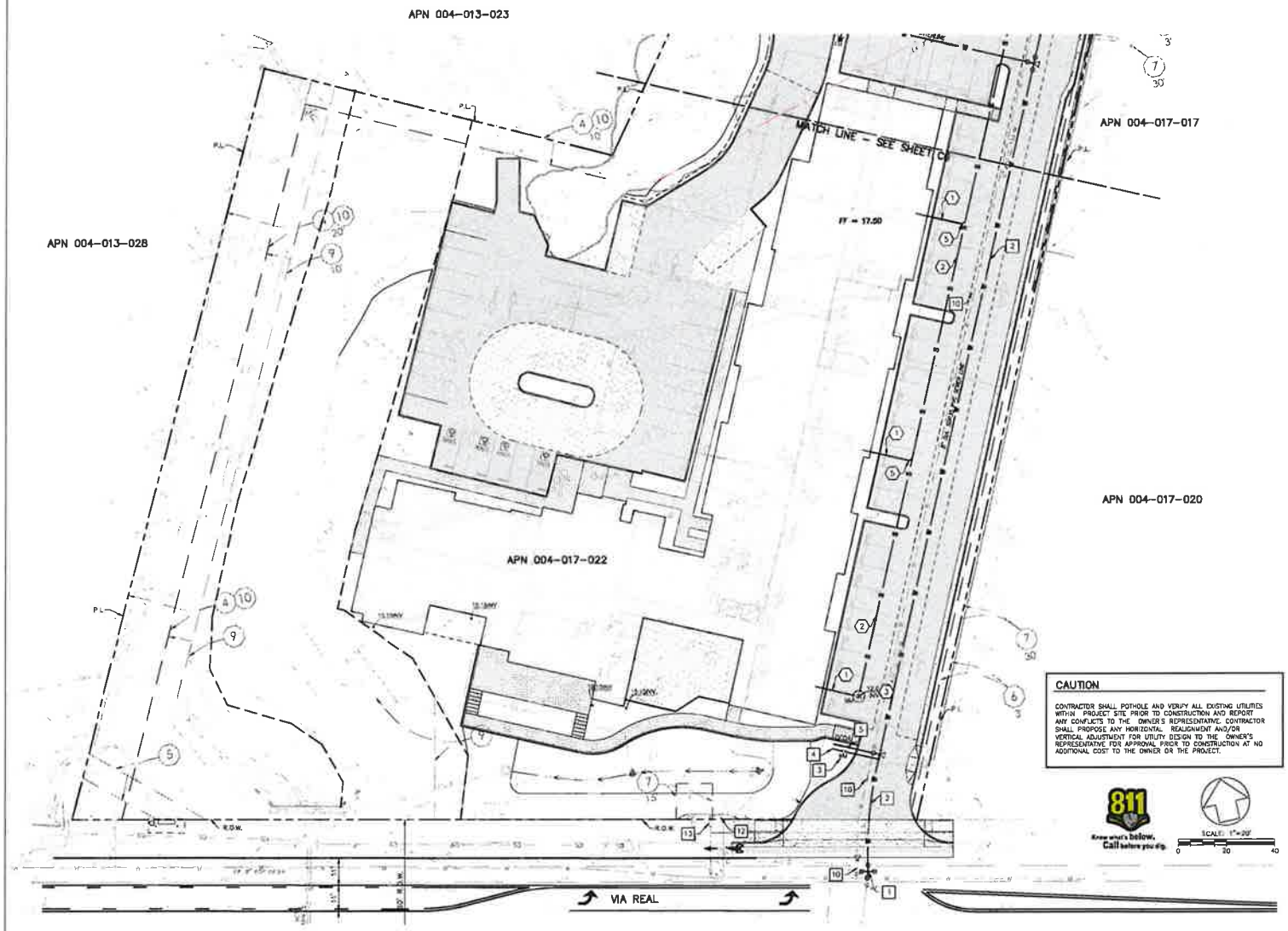

SANITARY SEWER CONSTRUCTION NOTES:

1. CONSTRUCT 8" DIA. SDR35 PVC SEWER LINE. CONNECT TO BUILDING SANITARY SERVICE PER PLUMBING PLANS.
2. CONSTRUCT 8" DIA. SDR35 PVC SEWER LINE.
3. CONSTRUCT 4' DIA. SEWER MANHOLE PER CARPINTERIA SANITARY DISTRICT STANDARD PLATE 101.
4. CONSTRUCT 4' DIA. SEWER MANHOLE PER CARPINTERIA SANITARY DISTRICT STANDARD PLATE 101. CONNECT TO EXISTING SEWER MAIN. VERIFY PIPE SIZE AND INVERT ELEVATION PRIOR TO CONSTRUCTION.
5. CONSTRUCT WYE CONNECTION PER MANUFACTURER'S SPECIFICATIONS.
6. CONSTRUCT SEWER PUMP STATION WITH PUMP VAULT, WET WELL, ELECTRICAL PANEL AND BACKUP GENERATOR. DESIGN AND CONSTRUCT BY ROMTEC UTILITIES COMPANY (541-495-9687) OR EQUAL.
7. CONSTRUCT 4" DIA. SEWER FORCE MAIN FROM PUMP STATION TO SEWER MANHOLE.
8. REMOVE EXISTING PUMP HOUSE, 3" SEWER FORCE MAIN, AND SEWER JUNCTION BOX. COMPLETE, LEGALLY DISPOSE OF OFF-SITE, AND BACKFILL WITH NATIVE MATERIAL AND COMPACT TO MIN. 90% COMPACTION.
9. CONSTRUCT SEWER CLEANOUT.
10. CONSTRUCT 4" DIA. SDR35 PVC SEWER LINE.
11. CONSTRUCT 6" DIA. DRAINAGE INLET WITH TRAFFIC RATED GRATE, NYLOPLAST PRODUCT OR EQUAL, AND CONNECT TO 4" DIA. SEWER PIPE.

WATER LINE CONSTRUCTION NOTES:

1. REMOVE EXISTING 8" TEE AND CONCRETE THRUST BLOCK IN VIA REAL AND CONSTRUCT 8" FLG. CROSS AND CONNECT EXISTING WATER MAINS PER CARPINTERIA VALLEY WATER DISTRICT STANDARDS. CONSTRUCT (4)-8" GATE VALVES AND VALVE CANS PER CARPINTERIA VALLEY WATER DISTRICT STANDARDS. CONSTRUCT GATE VALVES PER CVWD STD. DETAIL C-106 WITH PARKSON NO. 114 VALVE BOX (TYP.) PLACE VALVES AT LOCATIONS SHOWN PER PLAN. CONNECTION TO EXISTING 8" WATER MAIN IN VIA REAL TO BE CONSTRUCTED BY CVWD AFTER CONTRACTOR COMPLETES AWWA WATERLINE DISINFECTION AND PRESSURE TESTING, OBSERVED BY CVWD
2. CONSTRUCT 8" DIA. CL. 305 C905 PVC WATERLINE PER CARPINTERIA VALLEY WATER DISTRICT (CVWD) STANDARD DETAILS C-101 AND C-101-A.
3. CONSTRUCT 3" WATER SERVICE PER CVWD STANDARD DETAILS, INCLUDING WATER METER AND METER BOX.
4. CONSTRUCT 3" WATER SERVICE PER CVWD STANDARD DETAILS TO BUILDING SERVICE PER PLUMBING PLANS.
5. CONSTRUCT 6" DIA. CL. 305 C905 PVC FIRE WATERLINE PER CVWD STD. DETAILS C-101, C101-A, AND CM-102, TO SERVE BUILDING SPRINKLER SYSTEM, INCLUDING 6" DOUBLE DETECTOR CHECK VALVE BACKFLOW ASSEMBLY WITH OSAKY, WILKINS MODEL 350DA, AND SIAMESE FIRE DEPARTMENT CONNECTION ON BUILDING SIDE OF BACKFLOW ASSEMBLY. (NOTE: OWNER TO SUPPLY CVWD WITH CALCULATIONS FROM FIRE SPRINKLER ENGINEER TO VERIFY DDCV SIZE)
6. CONSTRUCT (1)-6" DIA. GATE VALVE, (2)-8" GATE VALVES, 8"X8"X6" TEE, AND CONCRETE THRUST BLOCK. CONSTRUCT GATE VALVE PER CVWD STANDARD DETAIL C-106 WITH PARKSON NO. 114 VALVE BOXES (TYP.)
7. CONSTRUCT 6" DIA. CL. 305 C905 PVC FIRE WATERLINE PER CVWD STD. DETAILS C-101, C101-A, AND CM-102
8. CONSTRUCT FIRE HYDRANT ASSEMBLY COMPLETE PER CVWD STD. DETAIL C-104.
9. REMOVE PORTION OF EXISTING 8" DIA. WATER MAIN AND CONSTRUCT 8"X8"X8" FLG. TEE, (3)-8" FLAN/U GATE VALVES, AND CONCRETE THRUST BLOCK. CONSTRUCT GATE VALVE PER CVWD STD. DETAIL C-106 WITH PARKSON NO. 114 VALVE BOX (TYP.) PLACE VALVES AT LOCATIONS SHOWN PER PLAN.
10. CAP AND ABANDON EXISTING 6" DIA. WATER MAIN IN PLACE.
11. CONSTRUCT 5/8" WATER METER SERVICE TO EXISTING BUILDING AND CONNECT TO EXISTING WATER MAIN.
12. PROTECT EXISTING FIRE HYDRANT IN PLACE.
13. REMOVE AND REPLACE EXISTING 2" WATER METER WITH 1" IRRIGATION WATER METER.

CAUTION

CONTRACTOR SHALL POTHOLE AND VERIFY ALL EXISTING UTILITIES WITHIN PROJECT SITE PRIOR TO CONSTRUCTION AND REPORT ANY CONFLICTS TO THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL PROPOSE ANY HORIZONTAL REALIGNMENT AND/OR VERTICAL ADJUSTMENT FOR UTILITY DESIGN TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER OR THE PROJECT.

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SCALE: 1"=20'
0 20 40

LEGEND

	ASPHALT CONCRETE		BACKFLOW PREVENTER
	P.C. CONCRETE	SD	STORM DRAIN PIPE
	WATER VALVE	W	WATER LINE
	CONCRETE THRUST BLOCK	FW	FIRE WATER LINE
MH	CONCRETE MANHOLE	S	SEWER LINE

AC	ASPHALT CONCRETE	P.L.	PROPERTY LINE
FL	FLOWLINE	RIM	RIM ELEVATION
FS	FINISH SURFACE	R.O.W.	RIGHT OF WAY
GB	GRADE BREAK	TC	TOP OF CURB
INV	INVERT ELEVATION	TG	TOP OF GRATE
PD	PERFORATED DRAIN		

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SEPTEMBER 6, 2016

REGISTERED PROFESSIONAL ENGINEER GABRIEL GOMEZ NO. 81090 CIVIL STATE OF CALIFORNIA

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PRELIMINARY WATER AND SEWER PLAN

C5

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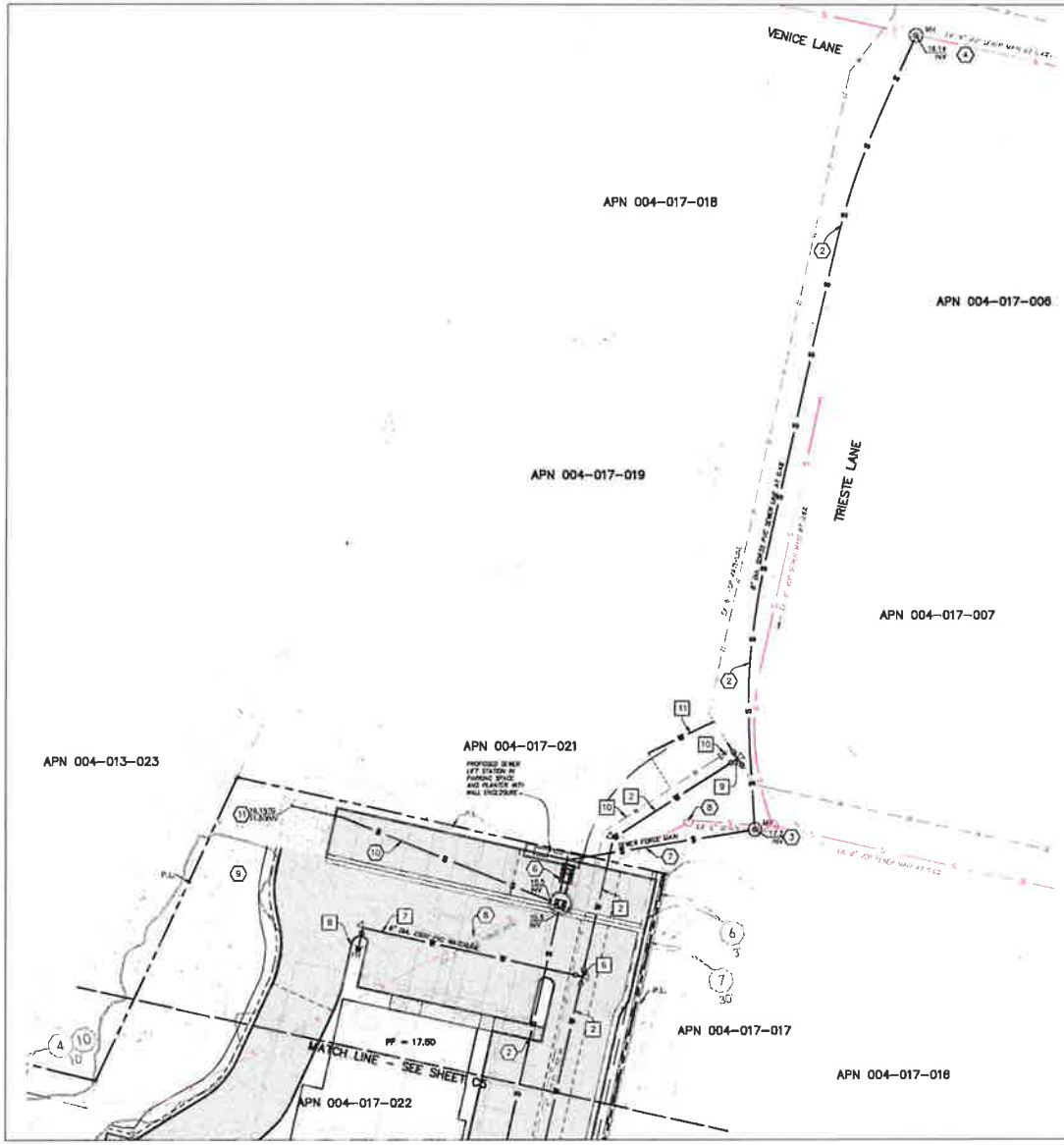

SANITARY SEWER CONSTRUCTION NOTES:

1. CONSTRUCT 6" DIA. SDR35 PVC SEWER LINE. CONNECT TO BUILDING SANITARY SERVICE PER PLUMBING PLANS.
2. CONSTRUCT 8" DIA. SDR35 PVC SEWER LINE.
3. CONSTRUCT 4' DIA. SEWER MANHOLE PER CARPINTERIA SANITARY DISTRICT STANDARD PLATE 101.
4. CONSTRUCT 4' DIA. SEWER MANHOLE PER CARPINTERIA SANITARY DISTRICT STANDARD PLATE 101. CONNECT TO EXISTING SEWER MAIN. VERIFY PIPE SIZE AND INVERT ELEVATION PRIOR TO CONSTRUCTION.
5. CONSTRUCT WYE CONNECTION PER MANUFACTURER'S SPECIFICATIONS.
6. CONSTRUCT SEWER PUMP STATION WITH PUMP VAULT, WET WELL, ELECTRICAL PANEL AND BACKUP GENERATOR. DESIGN AND CONSTRUCT BY ROMTEC UTILITIES COMPANY (541-496-9687) OR EQUAL.
7. CONSTRUCT 4" DIA. SEWER FORCE MAIN FROM PUMP STATION TO SEWER MANHOLE.
8. REMOVE EXISTING PUMP HOUSE, 3" SEWER FORCE MAIN, AND SEWER JUNCTION BOX COMPLETE. LEGALLY DISPOSE OF OFF-SITE, AND BACKFILL WITH NATIVE MATERIAL AND COMPACT TO MIN. 90% COMPACTION.
9. CONSTRUCT SEWER CLEANOUT.
10. CONSTRUCT 4" DIA. SDR35 PVC SEWER LINE.
11. CONSTRUCT 6" DIA. DRAINAGE INLET WITH TRAFFIC RATED GRATE, NYLOPLAST PRODUCT OR EQUAL, AND CONNECT TO 4" DIA. SEWER PIPE.

WATER LINE CONSTRUCTION NOTES:

1. REMOVE EXISTING 8" TEE AND CONCRETE THRUST BLOCK IN VIA REAL AND CONSTRUCT 8" FLG. CROSS AND CONNECT EXISTING WATER MAINS PER CARPINTERIA VALLEY WATER DISTRICT STANDARDS. CONSTRUCT (4)-8" GATE VALVES AND VALVE CANS PER CARPINTERIA VALLEY WATER DISTRICT STANDARDS. CONSTRUCT GATE VALVES PER CVWD STD. DETAIL C-106 WITH PARKSON NO. 114 VALVE BOX (TYP.) PLACE VALVES AT LOCATIONS SHOWN PER PLAN. CONNECTION TO EXISTING 8" WATER MAIN IN VIA REAL TO BE CONSTRUCTED BY CVWD AFTER CONTRACTOR COMPLETES AWWA WATERLINE DISINFECTION AND PRESSURE TESTING, OBSERVED BY CVWD.
2. CONSTRUCT 8" DIA. CL. 305 C905 PVC WATERLINE PER CARPINTERIA VALLEY WATER DISTRICT (CVWD) STANDARD DETAILS C-101 AND C-101-A.
3. CONSTRUCT 3" WATER SERVICE PER CVWD STANDARD DETAILS, INCLUDING WATER METER AND METER BOX.
4. CONSTRUCT 3" WATER SERVICE PER CVWD STANDARD DETAILS TO BUILDING SERVICE PER PLUMBING PLANS.
5. CONSTRUCT 8" DIA. CL. 305 C905 PVC FIRE WATERLINE PER CVWD STD. DETAILS C-101, C101-A, AND CM-102, TO SERVE BUILDING SPRINKLER SYSTEM, INCLUDING 6" DOUBLE DETECTOR CHECK VALVE BACKFLOW ASSEMBLY WITH OS&Y, WILKINS MODEL 350DA, AND SIAMESE FIRE DEPARTMENT CONNECTION ON BUILDING SIDE OF BACKFLOW ASSEMBLY. (NOTE: OWNER TO SUPPLY CVWD WITH CALCULATIONS FROM FIRE SPRINKLER ENGINEER TO VERIFY DDCV SIZE)
6. CONSTRUCT (1)-8" DIA. GATE VALVE, (2)-8" GATE VALVES, 8"X8"X8" TEE, AND CONCRETE THRUST BLOCK. CONSTRUCT GATE VALVE PER CVWD STANDARD DETAIL C-106 WITH PARKSON NO. 114 VALVE BOXES (TYP.).
7. CONSTRUCT 6" DIA. CL. 305 C905 PVC FIRE WATERLINE PER CVWD STD. DETAILS C-101, C101-A, AND CM-102
8. CONSTRUCT FIRE HYDRANT ASSEMBLY COMPLETE PER CVWD STD. DETAIL C-104.
9. REMOVE PORTION OF EXISTING 8" DIA. WATER MAIN AND CONSTRUCT 8"X8"X8" FLG. TEE, (3)-8" FLxFL GATE VALVES, AND CONCRETE THRUST BLOCK. CONSTRUCT GATE VALVE PER CVWD STD. DETAIL C-106 WITH PARKSON NO. 114 VALVE BOX (TYP.) PLACE VALVES AT LOCATIONS SHOWN PER PLAN.
10. CAP AND ABANDON EXISTING 6" DIA. WATER MAIN IN PLACE.
11. CONSTRUCT 5/8" WATER METER SERVICE TO EXISTING BUILDING AND CONNECT TO EXISTING WATER MAIN.
12. PROTECT EXISTING FIRE HYDRANT IN PLACE.
13. REMOVE AND REPLACE EXISTING 2" WATER METER WITH 1" IRRIGATION WATER METER.

CAUTION

CONTRACTOR SHALL POTHOLE AND VERIFY ALL EXISTING UTILITIES WITHIN PROJECT SITE PRIOR TO CONSTRUCTION AND REPORT ANY CONFLICTS TO THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL PROPOSE ANY HORIZONTAL REALIGNMENT AND/OR VERTICAL ADJUSTMENT FOR UTILITY DESIGN TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER OR THE PROJECT

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

SCALE: 1"=20'
0 20 40

LEGEND

- ASPHALT CONCRETE
- P.C. CONCRETE
- WATER VALVE
- CONCRETE THRUST BLOCK
- CONCRETE MANHOLE
- BACKFLOW PREVENTER
- STORM DRAIN PIPE
- WATER LINE
- FIRE WATER LINE
- SEWER LINE

AC	ASPHALT CONCRETE	P.L.	PROPERTY LINE
FL	FLOWLINE	RIM	RIM ELEVATION
FS	FINISH SURFACE	R.O.W.	RIGHT OF WAY
GB	GRADE BREAK	TC	TOP OF CURB
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PRELIMINARY WATER AND SEWER PLAN

C6

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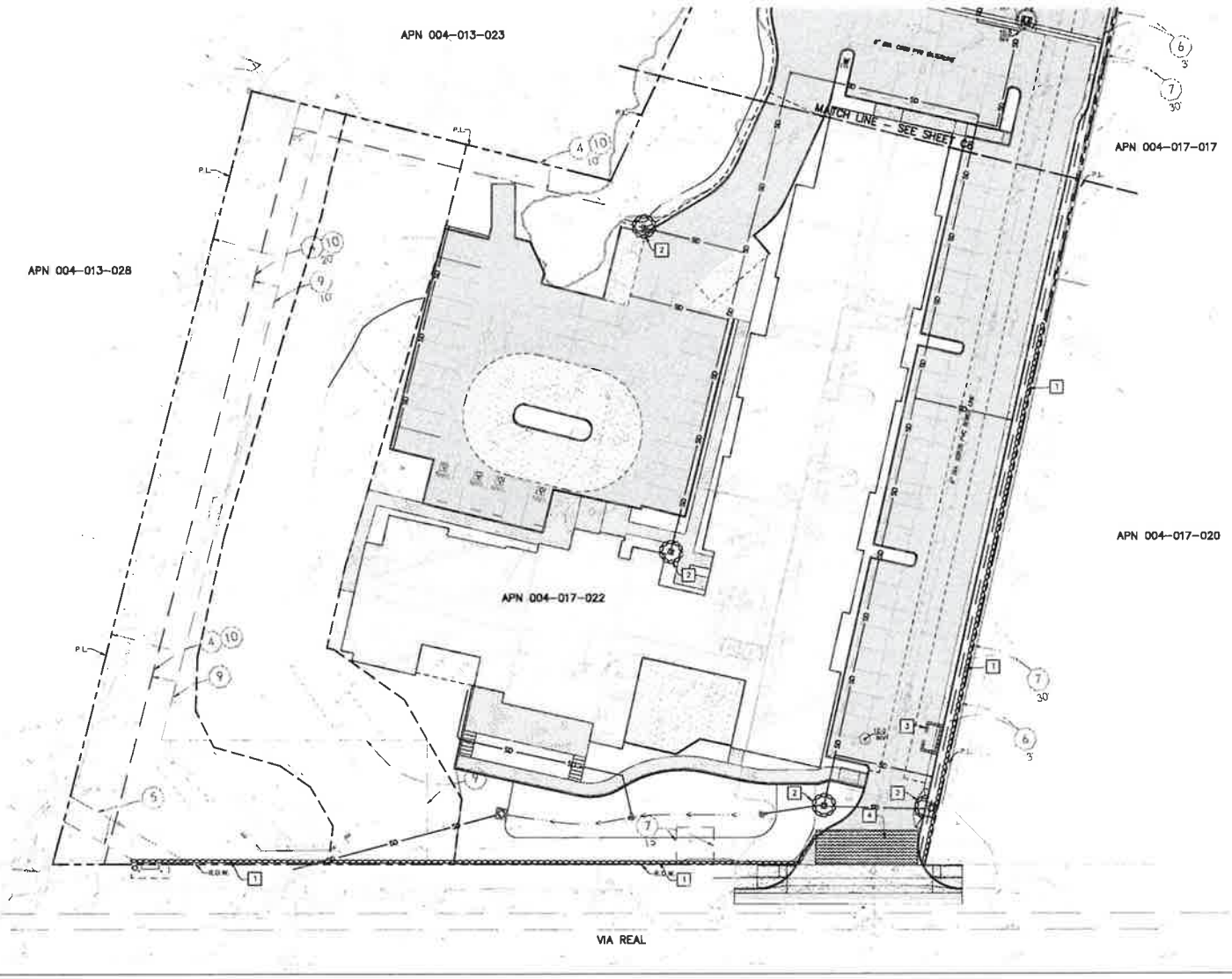

LEGEND

- ROCK BAG PROTECTION
- FIBER ROLL
- CONCRETE WASH-OFF AREA
- STABILIZED ENTRANCE

GENERAL NOTES

1. THE CONTRACTOR SHALL UTILIZE THIS PLAN ONLY AS A GUIDE TO FULFILL ALL REGULATORY AND PRACTICAL REQUIREMENTS RELATED TO EROSION CONTROL AND STORM WATER POLLUTION PREVENTION.
2. CONTRACTOR SHALL REVIEW AND PERFORM ALL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS, WHICH MAY NOT BE LIMITED TO THE FEATURES DEPICTED ON THIS SHEET.
3. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
4. EROSION CONTROL DEVICES MAY BE REMOVED WHEN APPROVED BY THE OWNER'S REPRESENTATIVE IF THE GRADING OPERATIONS HAVE PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
5. EARTHEN AREAS ADJACENT TO THE PUBLIC RIGHT OF WAY SHALL DRAIN AWAY FROM THE PUBLIC RIGHT OF WAY AT THE CONCLUSION OF EACH WORKING DAY.
6. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM.
7. EXCEPT AS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE, ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR WEEKENDS WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
8. ALL LOOSE SOIL AND DEBRIS, WHICH MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY, SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
9. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION AND/OR RUNOFF DAMAGE WITHIN THE SITE SHALL BE AT THE DISCRETION OF THE OWNER'S REPRESENTATIVE.
10. EROSION CONTROL DEVICES SHALL NOT BE MODIFIED WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE. REVISED PLANS SHALL BE SUBMITTED FOR APPROVAL.
11. THE CONTRACTOR SHALL HIRE A CERTIFIED QUALIFIED SWPPP PRACTITIONER (QSP) TO MONITOR EROSION CONTROL WORK IN ACCORDANCE WITH THE APPROVED PLANS. THE WORK ALSO INCLUDES, BUT IS NOT LIMITED TO, INSPECTION OF EROSION CONTROL MEASURES BEFORE EACH RAINSTORM AND 5-DAY PROBABILITY RAIN FORECAST, AS WELL AS WEEKLY AND QUARTERLY MONITORING, AND FILE ANNUAL REPORTS AND NOTICE OF TERMINATION AFTER THE PROJECT COMPLETION.
12. IF RAIN IS FORECAST OR THREATENING, ALL STOCKPILED MATERIALS SHALL BE TARPED TO PREVENT EROSION. TARP SHALL BE ANCHORED WITH GRAVEL FILLED BAGS AT 8' INTERVALS.
13. WHENEVER SEDIMENT-LADEN WATER MUST BE REMOVED FROM THE CONSTRUCTION SITE, A DEWATERING PUMP, A FILTER BOX, PORTABLE SEDIMENT TANK, OR SOME FORM OF FILTERING MEDIA IS TO BE USED PRIOR TO OR DURING DISCHARGE.

EROSION CONTROL CONSTRUCTION NOTES

1. CONSTRUCT FIBER ROLL. FIBER ROLL SPACING SHALL NOT EXCEED 20' SPACING FOR SLOPES 4:1 AND FLATTER, 15' FOR SLOPES BETWEEN 2:1 AND 4:1, AND 10' FOR SLOPES 2:1 AND GREATER (U.N.O.)
2. CONSTRUCT DRAIN INLET PROTECTION FOR USE DURING PROJECT CONSTRUCTION.
3. CONSTRUCT CONCRETE WASH-OUT AREA.
4. CONSTRUCT STABILIZED ENTRANCE TO FULL WIDTH OF DRIVEWAY (A MINIMUM 20 FEET LONG BY FULL CONSTRUCTION ENTRANCE ROADWAY WIDTH METAL RUMBLE STRIP) AT ALL ACCESS POINTS FROM THE JOB SITE TO PREVENT TRACKING OF MUD ONTO PUBLIC ROADS, UNLESS OTHERWISE APPROVED BY OWNER'S REPRESENTATIVE.

CAUTION

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SEPTEMBER 6, 2016

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PRELIMINARY EROSION CONTROL PLAN

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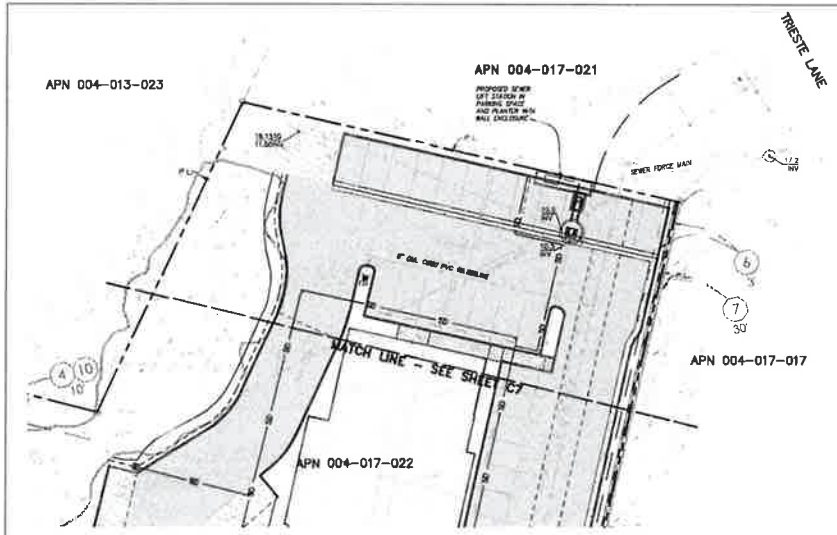

LEGEND

- ROCK BAG PROTECTION
- FIBER ROLL
- CONCRETE WASH-OFF AREA
- STABILIZED ENTRANCE

GENERAL NOTES

1. THE CONTRACTOR SHALL UTILIZE THIS PLAN ONLY AS A GUIDE TO FULFILL ALL REGULATORY AND PRACTICAL REQUIREMENTS RELATED TO EROSION CONTROL AND STORM WATER POLLUTION PREVENTION.
2. CONTRACTOR SHALL REVIEW AND PERFORM ALL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS, WHICH MAY NOT BE LIMITED TO THE FEATURES DEPICTED ON THIS SHEET.
3. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
4. EROSION CONTROL DEVICES MAY BE REMOVED WHEN APPROVED BY THE OWNER'S REPRESENTATIVE IF THE GRADING OPERATIONS HAVE PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
5. EARTHEN AREAS ADJACENT TO THE PUBLIC RIGHT OF WAY SHALL DRAIN AWAY FROM THE PUBLIC RIGHT OF WAY AT THE CONCLUSION OF EACH WORKING DAY.
6. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM.
7. EXCEPT AS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE, ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR WEEKENDS WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
8. ALL LOOSE SOIL, AND DEBRIS, WHICH MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY, SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
9. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION AND/OR RUNOFF DAMAGE WITHIN THE SITE SHALL BE AT THE DISCRETION OF THE OWNER'S REPRESENTATIVE.
10. EROSION CONTROL DEVICES SHALL NOT BE MODIFIED WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE. REVISED PLANS SHALL BE SUBMITTED FOR APPROVAL.
11. THE CONTRACTOR SHALL HIRE A CERTIFIED QUALIFIED SWPPP PRACTITIONER (QSP) TO MONITOR EROSION CONTROL WORK IN ACCORDANCE WITH THE APPROVED PLANS. THE WORK ALSO INCLUDES, BUT IS NOT LIMITED TO, INSPECTION OF EROSION CONTROL MEASURES BEFORE EACH RAINSTORM AND 5-DAY PROBABILITY RAIN FORECAST, AS WELL AS WEEKLY AND QUARTERLY MONITORING, AND FILE ANNUAL REPORTS AND NOTICE OF TERMINATION AFTER THE PROJECT COMPLETION.
12. IF RAIN IS FORECAST OR THREATENING, ALL STOCKPILED MATERIALS SHALL BE TARPED TO PREVENT EROSION. TARP SHALL BE ANCHORED WITH GRAVEL FILLED BAGS AT 8' INTERVALS.
13. WHENEVER SEDIMENT-LADEN WATER MUST BE REMOVED FROM THE CONSTRUCTION SITE, A DEWATERING PUMP, A FILTER BOX, PORTABLE SEDIMTAT TANK, OR SOME FORM OF FILTERING MEDIA IS TO BE USED PRIOR TO OR DURING DISCHARGE.

EROSION CONTROL CONSTRUCTION NOTES

1. CONSTRUCT FIBER ROLL. FIBER ROLL SPACING SHALL NOT EXCEED 20' SPACING FOR SLOPES 4:1 AND FLATTER, 15' FOR SLOPES BETWEEN 2:1 AND 4:1, AND 10' FOR SLOPES 2:1 AND GREATER (U.N.O.).
2. CONSTRUCT DRAIN INLET PROTECTION FOR USE DURING PROJECT CONSTRUCTION
3. CONSTRUCT CONCRETE WASH-OUT AREA.
4. CONSTRUCT STABILIZED ENTRANCE TO FULL WIDTH OF DRIVEWAY (A MINIMUM 20 FEET LONG BY FULL CONSTRUCTION ENTRANCE ROADWAY WIDTH METAL RUMBLE STRIP) AT ALL ACCESS POINTS FROM THE JOB SITE TO PREVENT TRACKING OF MUD ONTO PUBLIC ROADS, UNLESS OTHERWISE APPROVED BY OWNER'S REPRESENTATIVE.

CAUTION

CONTRACTOR SHALL POTHOLE AND VERIFY ALL EXISTING UTILITIES WITHIN PROJECT SITE PRIOR TO CONSTRUCTION AND REPORT ANY CONFLICTS TO THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL PROPOSE ANY HORIZONTAL REALIGNMENT AND/OR VERTICAL ADJUSTMENT FOR UTILITY DESIGN TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER OR THE PROJECT.

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SCALE: 1"=20'
0 20 40

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Email:info@nKLOSURES.com

RAM HOTELS
P.O.BOX 52098
AMARILLO, TX 79159

VIA REAL HOTELS
4110 VIA REAL, CARPINTERIA
SEPTEMBER 6, 2016

REGISTERED PROFESSIONAL ENGINEER GABRIEL CO-REYNOLDS NO 81090 CIVIL STATE OF CALIFORNIA

Stantec
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801

PRELIMINARY EROSION CONTROL PLAN

C8

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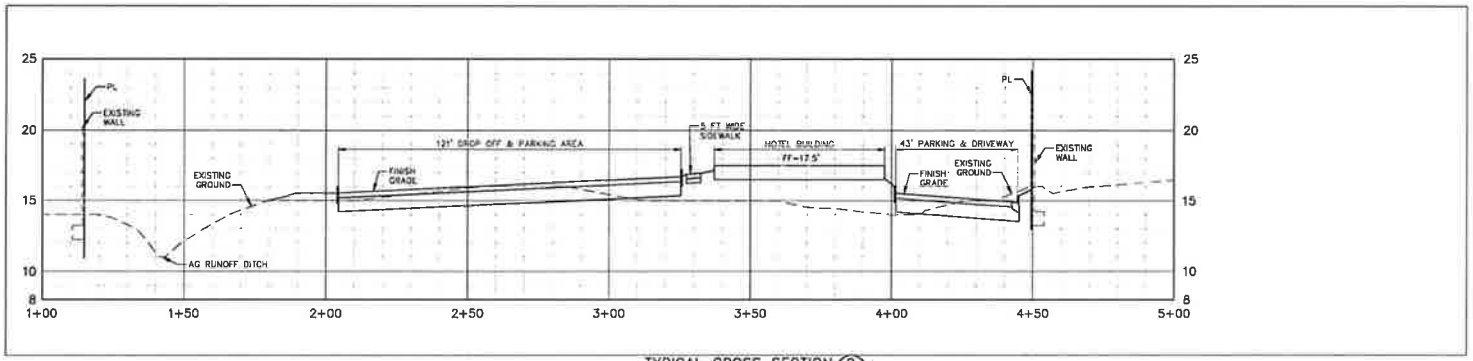
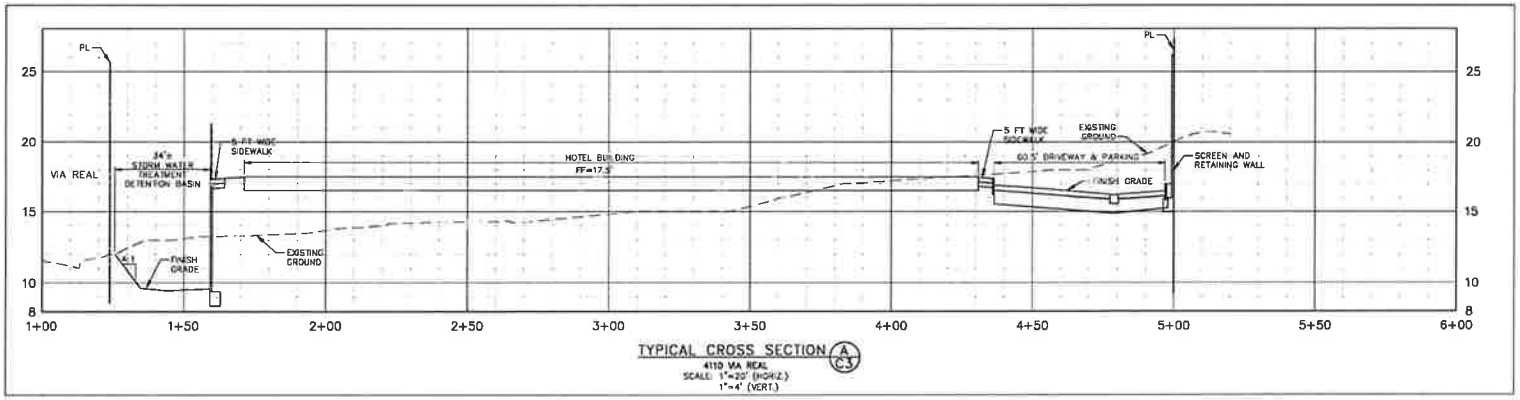


TYPICAL CROSS SECTION (B / C3)
4110 VIA REAL
SCALE: 1"=20' (HORIZ.)
1"=4' (VERT.)



TYPICAL CROSS SECTION (A / C3)
4110 VIA REAL
SCALE: 1"=20' (HORIZ.)
1"=4' (VERT.)

ARCHITECT: nKLOSURES, Inc. Tel: 323.309.7334 Email:info@nKLOSURES.com	RAM HOTELS P.O.BOX 52098 AMARILLO, TX 79159	VIA REAL HOTELS 4110 VIA REAL, CARPINTERIA SEPTEMBER 6, 2016	Stantec 111 East Victoria Street, Santa Barbara, CA 93101 Phone: (805) 963-9532 Fax: (805) 966-9801	SECTIONS	C9

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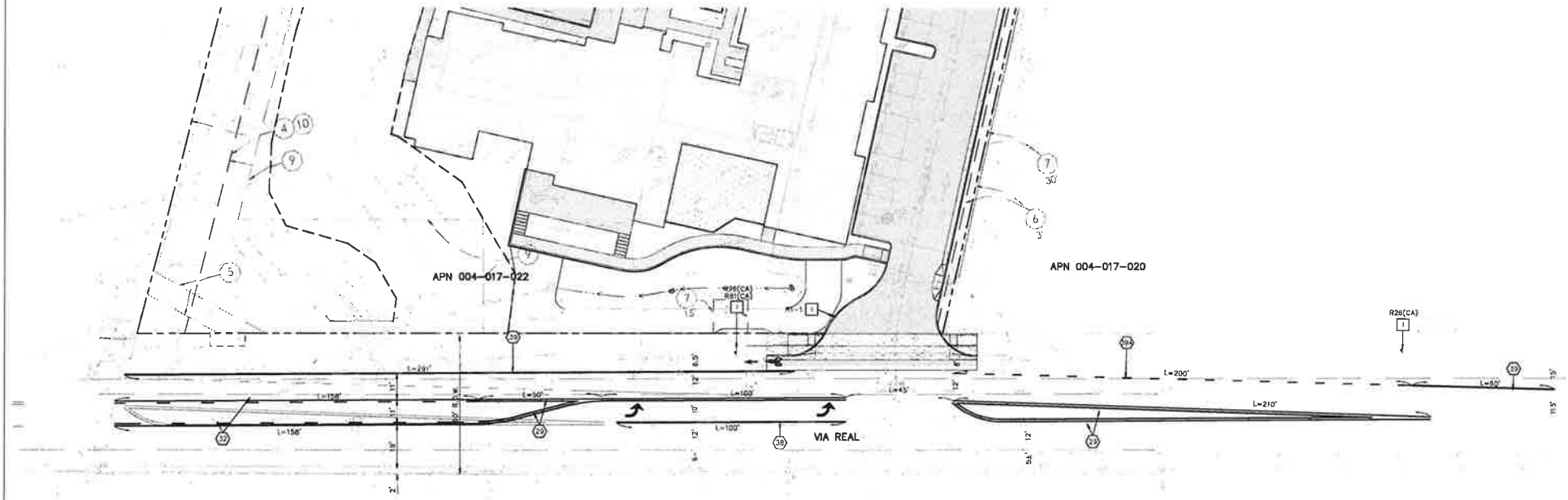
SIGNING AND STRIPING GENERAL NOTES

1. ALL SIGNING AND STRIPING SHALL BE ACCORDING TO THE CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL (CAMUTCD), 2012 EDITION. ALL PAVEMENT DELINEATION WORK AND ROADSIDE SIGN WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALTRANS STANDARD SPECIFICATIONS AND STANDARD PLANS DATED 2010, AND THE CONTRACT SPECIAL PROVISIONS.
2. THE CONTRACTOR SHALL REMOVE BY WET SANDBLASTING ALL EXISTING STRIPING AND PAVEMENT MARKINGS WHICH CONFLICT WITH NEW WORK SHOWN ON THE PLANS. SANDBLAST AREAS FOR PAVEMENT MARKING LEGENDS AND ARROWS SHALL BE RECTANGULAR. ALL SANDBLASTED AREAS SHALL BE FOG SEALED WITH AN SS1 EMULSION.
3. ALL CONSTRUCTION MATERIALS FOR ROADSIDE SIGN AND PAVEMENT DELINEATION WORK SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
4. THE EXACT LOCATIONS OF ALL NEW ROADSIDE SIGNS AND PAVEMENT DELINEATION SHALL BE MARKED IN THE FIELD BY THE CONTRACTOR. SIGNING AND STRIPING SHALL BE CAT TRACKED FOR REVIEW AND APPROVAL BY CITY ENGINEER PRIOR TO FINAL SIGN AND STRIPING INSTALLATION.
5. ALL STRIPING AND PAVEMENT MARKINGS SHALL BE PAINTS. LANE WIDTHS SHOWN ON THE PLAN ARE DIMENSIONED FROM FACE OF CURB TO CENTER OF STRIPE, OR BETWEEN CENTERS OF STRIPES.
6. THIS PLAN IS ACCURATE FOR SIGNING AND STRIPING WORK ONLY.

PAVEMENT DELINEATION LEGEND

- (XX) INSTALL TRAFFIC STRIPE PER CALTRANS STANDARD PLAN NOS A20A, A20B, A20C, AND A20D AS NOTED.
- INSTALL TYPE IV(L) WHITE ARROW CENTERED IN LANE AS SHOWN.
- INSTALL WHITE "BIKE LANE" LEGEND WITH ARROW AS SHOWN.
- [1] INSTALL SIGN AND POLE AS NOTED.

ROADSIDE SIGN LEGEND



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SCALE: 1"=20'

ARCHITECT	RAM HOTELS	VIA REAL HOTELS		PRELIMINARY SIGNING AND STRIPING PLAN	C10
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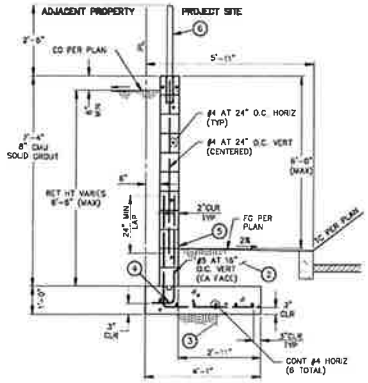
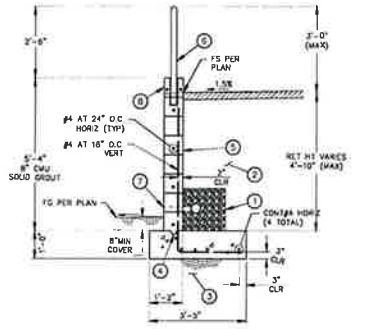


PERIMETER WALL

SCALE: 1"=2'

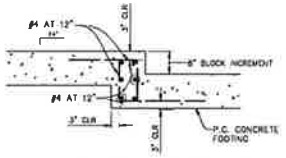


STORM WATER BASIN WALL

SCALE: 1"=2'

WALL CONSTRUCTION NOTES

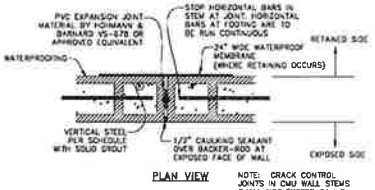
1. CONSTRUCT 18" SQUARE GRAVEL WRAPPED WITH FABRIC WITH CONTINUOUS 4-INCH PERFORATED PIPE AT TOP OF FOOTING AND CAP ENDS.
2. CONSTRUCT GRANULAR NON-EXPANSIVE BACKFILL COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION UNDER ROADWAY AND MINIMUM 90% RELATIVE COMPACTION ELSEWHERE (UNLESS NOTED OTHERWISE) AT A 1:1 SLOPE FROM BOTTOM OF WALL STEM.
3. SUB-GRADE AT MINIMUM 80% RELATIVE COMPACTION, AS APPROVED BY PROJECT GEOTECHNICAL ENGINEER.
4. CONSTRUCT 2x KEYWAY AT CONCRETE/MASONRY CONSTRUCTION JOINTS AS NOTED.
5. CONSTRUCT SONOSHIELD HLM 5000 WATERPROOFING BY BASF OR APPROVED EQUIVALENT. WATERPROOFING SHALL BE CONTINUOUS AT RETAINED SOIL.
6. CONSTRUCT 3'-6" HIGH WROUGHT IRON FENCE WITH POSTS PER ARCHITECTURAL OR LANDSCAPE PLANS. SEE POST EMBEDMENT DETAIL "5", THIS SHEET.
7. CONSTRUCT 2-INCH WEEP HOLE DRAINS AT MAXIMUM 10-FEET ON CENTER. OUTLET 2" ABOVE FINISH GRADE.
8. CONSTRUCT 6" DIA. OPENINGS AT 10' O.C. THROUGH WALL FOR DRAINAGE.



NOTE: REINFORCEMENT SHOWN IS IN ADDITION TO THAT SHOWN IN THE WALL DETAIL(S)

STEP FOOTING DETAIL

SCALE: 1"=1'

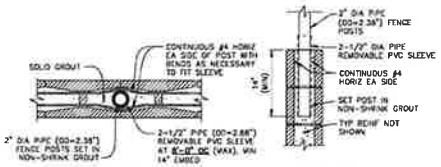


PLAN VIEW

NOTE: CRACK CONTROL JOINTS IN CMU WALL STEMS SHALL NOT EXCEED 24 L.F.

CMU WALL STEM EXPANSION JOINT DETAIL

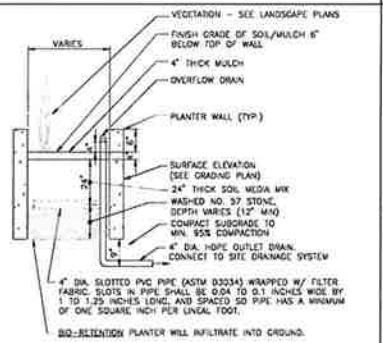
SCALE: 1"=1'



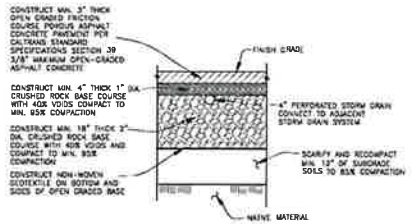
PLAN VIEW SECTION VIEW

POST EMBEDMENT DETAIL

SCALE: N.T.S.



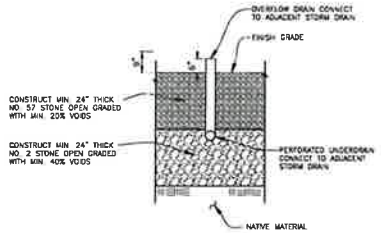
BIO-RETENTION PLANTER — NOT TO SCALE — D



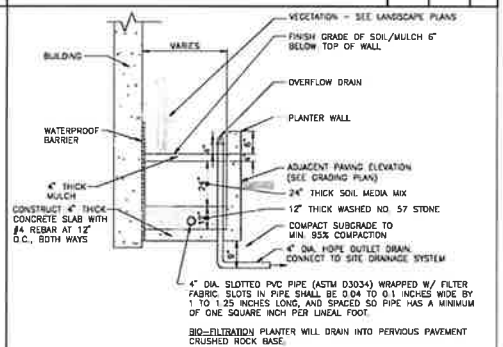
NOTES:

1. OVEREXCAVATE EXISTING SUBGRADE MATERIAL TO MIN. 12" BELOW EXISTING GROUND OR MIN 12" BELOW DESIGN SECTION, WHICHEVER IS GREATER.

PERVIOUS ASPHALT PAVEMENT STRUCTURAL SECTION — NOT TO SCALE — A



STORM WATER BASIN — NOT TO SCALE — B



BIO-FILTRATION PLANTER — NOT TO SCALE — C

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SEPTEMBER 6, 2016

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DETAILS

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EAST ELEVATION (2)
1/8" = 1'-0"

SOUTH ELEVATION (FROM VIA REAL) (1)
1/8" = 1'-0"

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AMARILLO, TX 79124

VIA REAL HOTEL
4110 VIA REAL, CARPINTERIA
NOVEMBER 21, 2019

0' 8'
4' 16'
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS

EXHIBIT
OP-1A

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PROPOSED LEVEL 01 FINISH FLOOR EL. 17.50

WEST ELEVATION (2)
1/8" = 1'-0"

PROPOSED LEVEL 01 FINISH FLOOR EL. 17.50

NORTH ELEVATION (MAIN ENTRY) (1)
1/8" = 1'-0"

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AMARILLO, TX 79124

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NOVEMBER 21, 2019

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

EXTERIOR ELEVATIONS

EXHIBIT
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VIEW OF BUILDING FROM VIA REAL (1)

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AMARILLO, TX 79124

VIA REAL HOTEL
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NOVEMBER 21, 2019

EXTERIOR RENDERING

EXHIBIT
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VIEW OF MAIN ENTRANCE (1)

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RAM HOTELS
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VIA REAL HOTEL
4110 VIA REAL, CARPINTERIA
NOVEMBER 21, 2019

EXTERIOR RENDERING

EXHIBIT
OP-1D

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PROPOSED LEVEL 01 FINISH FLOOR EL. 17.50

EAST ELEVATION (2)
1/8" = 1'-0"

PROPOSED LEVEL 01 FINISH FLOOR EL. 17.50

SOUTH ELEVATION (FROM VIA REAL) (1)
1/8" = 1'-0"

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AMARILLO, TX 79124

VIA REAL HOTEL
4110 VIA REAL, CARPINTERIA
NOVEMBER 21, 2019

0' 8'
4' 16'
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS

EXHIBIT
OP-2A

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1/8" = 1'-0"

NORTH ELEVATION (MAIN ENTRY) (1)
1/8" = 1'-0"

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VIA REAL HOTEL
4110 VIA REAL, CARPINTERIA
NOVEMBER 21, 2019

0' 8'
4' 16'
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EXTERIOR ELEVATIONS

EXHIBIT
OP-2B

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VIEW OF BUILDING FROM VIA REAL (1)

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AMARILLO, TX 79124

VIA REAL HOTEL
4110 VIA REAL, CARPINTERIA
NOVEMBER 21, 2019

EXTERIOR RENDERING

EXHIBIT
OP-2C

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VIEW OF MAIN ENTRANCE (1)

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Tel: 323.309.7334
Email:info@nKLOSURES.com

RAM HOTELS 21 PRESTWICK LANE, AMARILLO, TX 79124	VIA REAL HOTEL 4110 VIA REAL, CARPINTERIA NOVEMBER 21, 2019	**EXTERIOR RENDERING**	EXHIBIT OP-2D

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Attachment A

Exhibit 3: Recommended Conditions of Approval

Via Real Hotel Time Extension
16-1822-DP/CDP/TEX

December 2, 2024

PLANNING COMMISSION HEARING
PROJECT 16-1822-DP/CDP/TEX
VIA REAL HOTEL
4110 VIA REAL (APN 004-017-022)
DECEMBER 2, 2024

ATTACHMENT C: CONDITIONS OF APPROVAL
VIA REAL HOTEL TIME EXTENTION
(APPLICANT: KUSH NATHU, RAM HOTELS)

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 is based upon and limited to compliance with the project description, the hearing exhibits (Attachment A, Exhibit 3 to the staff report dated December 2, 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:

   RAM Hotels proposes to construct and operate a 72-guestroom hotel on a 2.6-acre site. An existing single story, 5,678 square foot church building, children's play area, parking lot, vegetable garden and several small storage sheds would all be demolished and removed to accommodate the project. The new two-story hotel would have a building footprint of 22,460 square feet and a total square footage of 44,191 square feet. The maximum height of the new hotel would vary from 21 feet 10 inches to 25 feet, measured from the new finished grade to the top of the roof parapets.

   In addition to 72 guestrooms, the hotel would include a fitness center, business center, breakfast area, meeting room, outdoor pool, and outdoor garden patio. The hotel would also include typical support services (i.e., main lobby, admin/offices, employee breakroom, kitchen, laundry/storage, etc.). Twelve employees would be

required to operate the hotel during every eight-hour shift. The hotel will operate with twelve employees daily working the following 3 shifts: Morning from 7:00 AM to 3:00 PM; Evening 3:00 PM to 11:00 PM; Overnight 11:00 PM to 7:00 AM

The project would be served by one driveway accessed from Via Real at the southeastern corner of the property. A 77-space surface parking lot and two loading zones would serve the proposed hotel and be located around the side and rear perimeter of the project site. New site landscaping, lighting and walkways are proposed throughout, including around the building perimeter and around the parking lot. A new masonry wall would be constructed along the side and rear property lines. In some cases, the new wall would be located on top of a retaining wall to account for grade differences between adjoining properties. A separate paved private driveway easement located along the west (side) property line is proposed to remain "as is," and will continue to serve several properties located to the north (behind) the subject property.

The project requires earthwork and grading (estimated at 4,700 cubic yards of cut; 2,900 cubic yards of fill; net export of 1,800 cubic yards of cut) in order to establish a level building pad, meet flood zone requirements and address site drainage needs. The finished floor height of the proposed hotel would be, in places, up to approximately two feet six inches above existing grade. Onsite stormwater improvements included in the project description include use of pervious concrete paving for parking areas, use of landscaped retention basins around the perimeter of the hotel building to capture roof runoff, and the expansion and improvements of a large, landscaped stormwater treatment and detention basin along the project's Via Real frontage. Other surface and underground storm drain improvements are required to convey onsite stormwater flows to the proposed treatment and detention basin.

An existing drainage feature that runs north-to-south along the project site's western edge would be protected in place and enhanced as riparian habitat. A 50-foot protective creek buffer would be established and restored with appropriate riparian and upland native plantings. A permeable walking trail and passive seating area is proposed within the creek buffer area. A separate area of riparian woodland located along the northern (rear) property line, approximately at the middle of the site would be protected in place.

Utility improvements required as part of the project include installation of a new eight-inch water line underneath the eastern hotel drive aisle to connect the existing main line in Via Real to the water line north of the project site in the Trieste Lane right-of-way. New water meters and connections for the building, irrigation system and fire protection system would tie the proposed hotel into the new water line. A new fire hydrant would be constructed toward the rear northeast corner of the hotel; the existing hydrant at the project's southeast corner would remain. A new eight-inch sewer line would run through the eastern drive aisle toward the

northeast corner of the property and continue on a northerly route up Trieste Lane, connecting to an existing main line on Venice Lane. A new underground pump station would be placed at the northeast corner of the hotel's parking lot, underneath a parking space. An existing sewer pump house and force main would be removed during site demolition and prep.

Proposed offsite and frontage improvements include re-constructing the driveway curb cut and apron at the project entrance, new street lane striping to allow for left-hand turn movements into- and out of the project site and restriping the bicycle lane across the project frontage.

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.

MITIGATION MEASURES FROM THE PROJECT MND

2. **AES-1. Architectural Review Board (ARB) Review.** The design, scale, character, colors, and materials of the project architecture shall be compatible 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 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 mitigation measure and site inspect during the construction phase for compliance with the approved plans.

3. **AES-2. Equipment Screening.** All mechanical equipment, including but not limited to, heating and air conditioning units, and trash receptacle areas, shall be completely screened from surrounding properties by use of a wall or fence, or shall be enclosed within a building or roof parapet/equipment well.

   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 structures. Building Inspector/CDD staff shall inspect structures upon completion to ensure that mechanical equipment has been installed consistent with the approved Plan.

4. **AES-3. Lighting.** 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 and into the protected riparian habitats and their associated buffers. Applicant shall develop a Lighting Plan incorporating these requirements and provisions for dimming lights after 10:00 pm.

   Plan Requirements: Specifications for all selected exterior lighting fixtures shall be included in the plans. The locations of all exterior lighting fixtures and photometric exhibit showing the direction and intensity of light being cast by each fixture and the height of the fixtures shall be depicted on a Lighting Plan to be reviewed and approved by CDD with input from the ARB. **Monitoring:** CDD and ARB shall review a Lighting Plan for compliance with this measure prior to approval of a building permit for structures. Building Inspector/CDD staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

5. **AES-4. Illuminated Signs.** Building and grounds signage shall be reviewed by the Architectural Review Board to ensure the size, design, colors, and intensity of signage is appropriate to the neighborhood setting and does not create distracting or intrusive impacts on surrounding uses.

   Plan Requirements: Detailed sign plans, depicting the location, construction, size, and dimensions of all project-related signage shall be submitted to the Architectural Review Board for review and approval prior to Building Permit issuance. All illuminated signage shall be outfitted with dimmable controls to control light intensity. **Monitoring:** CDD staff shall ensure compliance with the Architectural Review Board-approved sign plans during Building Permit review and prior to occupancy clearance.

6. **AG-1. Right to Farm Notification.** The following informational notice shall be recorded with the Santa Barbara County Clerk Recorder's office for appearance on any future property owners' Title Reports; shared with hotel employees; and disclosed to hotel guests prior to check-in:

   IMPORTANT: PROPERTY OWNER, EMPLOYEE & HOTEL GUEST NOTIFICATION

   This property is located adjacent to property zoned for agriculture and is located in an area that has been planned for agricultural uses. Existing agricultural growing operations are located north of the property. Vehicles associated with the agricultural use of this property utilize the adjacent driveway located immediately west and north of this property to access agricultural lands. While the Via Real Hotel project design includes landscape buffers and physical setbacks from the adjacent agricultural lands to reduce possible noise, light, odors and dust from impacting guests and employees of the Via Real Hotel project, property/business owners, employees and guests are to be notified that these are existing conditions

and will not be considered by the City of Carpinteria to be a nuisance requiring extraordinary actions by the adjacent agricultural operators or landowners. It is in the public interest to preserve agricultural land and operations within the Carpinteria Valley and to specifically protect these lands for exclusive agricultural use. Any inconvenience or discomfort from properly conducted agricultural operations, including noise, lights, odors, dust, and chemicals, will not be deemed a nuisance.
Plan Requirements: The applicant shall prepare and submit to the Community Development Department for review and approval the informational notice containing the above disclosure statement. The notice shall be recorded prior to granting of occupancy clearance by the City of Carpinteria. Hotel operator shall be made aware of this disclosure requirement in writing and shall provide a copy of the disclosure document(s) used to notify hotel guests and employees of the adjacent agricultural land's "right to farm" protections. **Monitoring**: Following recordation and prior to granting of occupancy clearance, CDD staff shall be provided with a conformed copy of the recorded informational notice, and a copy of the disclosure document that will be used to notify hotel guests and employees.

7. **BIO-1. Nesting Bird Surveys.** To avoid disturbance of nesting and special-status birds, including raptor species protected by the MBTA and CFGC, activities related to the project including, but not limited to, vegetation removal, ground disturbance, and construction and demolition shall occur outside of the bird breeding season (February 1 through August 30), if feasible. If construction must begin during the breeding season, then a pre-construction nesting bird survey shall be conducted no more than 14 days prior to initiation of ground disturbance and vegetation removal activities. The nesting bird pre-construction survey shall be conducted on foot inside the Project Boundary, including a 300-foot buffer (500-foot for raptors), and in inaccessible areas (e.g., private lands) from afar using binoculars to the extent practical. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in southern California coastal communities. If nests are found, an avoidance buffer (dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within this buffer until the avian biologist has confirmed that breeding/ nesting is completed, and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist.

   Plan Requirements: The most suitable bird nesting habitat shall be identified on the building and grading plans. This Measure shall be printed on all building and grading plans. **Timing:** A Qualified Biologist will conduct a pre-construction

nesting bird survey, no more than 14 days prior to the initiation of construction. **Monitoring:** City of Carpinteria's Community Development Department (CDD) shall check plans prior to issuance of a Grading or Building Permit and shall spot check in the field. The qualified biologist shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program. A report summarizing the results of the nesting bird survey and monitoring activities shall be prepared and submitted to the City, once all survey and monitoring activities are completed.

8. **BIO-2. Riparian Habitat Restoration Plan.** In adherence to LCP/LUP goals and Policies, City's Creek Preservation Program and CCC requirements, the project will restore and enhance the riparian habitat associated with drainage swales A and B, and preserve these habitat areas for the life of the project. Enhancement would include removal of non-native plants and planting of appropriate riparian native plants such as arroyo and red willows. As part of this MM, a Riparian Habitat Restoration/Enhancement Plan (Plan) will be prepared for the project. This Plan will provide details on the restoration of the riparian areas associated with swales A and B and will include such elements as a planting plan, location of enhancement/restoration, irrigation (if needed), and success and monitoring criteria. The Plan will also incorporate biological aspects of the stormwater wetland treatment system (see MM BIO-3); that will be created to enhance stormwater quality. Details such as design of the wetland treatment system, planting plan and monitoring of this water quality enhancement; will be included in the Plan.

   Plan Requirements/Timing: The Applicant shall provide a copy of the Riparian Habitat Restoration Plan (Plan) to the CDD for review and approval, prior to issuance of building permits, and will require that the restoration work be completed prior to Occupancy clearance for the building. CDD shall refer the Plan to the City's consulting biologist for review and approval prior to CDD acceptance of the Plan. The Plan must also outline protective measures for the riparian habitats that must be implemented during construction (i.e., fencing, exclusion zones, etc.) to avoid potential impacts to sensitive riparian habitats. The Restoration Plan will also require approval from CDFW as a Streambed Alteration Agreement will be required. Protected habitat areas shall be preserved for the life of the project. **Monitoring:** Following the enhancement/restoration of the riparian habitat, a qualified biologist will conduct one (1) annual inspection of Swales A and B and associated riparian habitat for 5 years, to document that the habitat is viable and providing the intended ecological functions and values. The monitoring frequency for the riparian habitat restoration/enhancement associated with Swales A and B may be conducted in tandem with the monitoring for the Stormwater Treatment Wetland Habitat (MM BIO-3). The monitoring & reporting elements will be detailed in the Plan. The Biologist will submit annual reports to CDD, based on the annual monitoring criteria. The CDD shall inspect the wetland habitat once a year after construction of the habitat, with the final inspection at the end of the 5 years.

Applicant shall record a covenant in a form approved by CDD requiring the protection and preservation of the protected riparian areas for the life of the project. Said covenant shall be recorded prior to final occupancy clearance.

9. **BIO-3. Stormwater Treatment Wetland.** In adherence to LCP/LUP goals and Policies, City's Creek Preservation Program and CCC requirements, the project will design and construct a stormwater treatment wetland habitat as part of the proposed treatment swale to enhance stormwater quality. The small freshwater wetland will be designed to provide both enhancement of stormwater quality and serve as a wetland habitat for wildlife.

   Plan Requirements/Timing: The Applicant will provide the final design plans showing the stormwater treatment wetland, on all grading plans submitted to the City, for review and approval prior to issuance of any permits for construction. The biological aspects of the stormwater treatment wetland habitat (including planting plan); will be detailed in the Riparian Habitat Restoration/Enhancement Plan (Plan), as identified in MM BIO-2. The Stormwater Treatment Wetland Plan will also require approval from the RWQCB, if a Section 402 water quality certification or other regulatory permitting is required. **Monitoring:** Following the construction of the treatment wetland, a qualified biologist will conduct one (1) annual inspection of the treatment wetland and swale, for 5 years, to document that the system is viable and providing the intended ecological functions and values. CDD shall review and approve the design, prior to the issuance of grading or building permits. The monitoring and reporting program for the treatment wetland can be integrated with the Riparian Habitat Enchantment/Creation program (MM BIO-2). The CDD shall inspect the wetland habitat once a year after construction of the habitat, with the final inspection at the end of the 5 years.

10. **CR-1. Cultural Resources Monitoring.** Applicant shall develop and submit for review and approval by the Community Development Department a Construction Monitoring Treatment Plan to ensure that any unknown cultural resources are adequately recorded, evaluated, and if significant, mitigated. The Construction Monitoring Treatment Plan shall include, at minimum, the following required elements:
    a. Execution of a scope of work and contract for the monitoring of initial ground disturbances (e.g., rough grading and excavation) by a qualified archaeologist and Chumash Native American observer.
    b. Development and adoption of procedures for notifying the City of Carpinteria and other involved or interested parties in case of discovery of unknown cultural resources. The qualified archaeologist and Chumash Native American observer shall have the authority to temporarily halt or redirect construction activities in the vicinity of any potentially significant discovery to allow for adequate recordation and evaluation.
    c. Development and adoption of procedures to be used to record, evaluate, and mitigate any new discoveries with a minimum of delay; and

d. Development and adoption of procedures to follow in case of discovery of human remains. In the event that isolated human remains are encountered, consultation with the most likely Native American descendent, pursuant to Public Resources Code §5097.97 and §5097.98, would apply.

Results of the Construction Monitoring Treatment Plan shall be documented in a report after completion of initial ground disturbances. A copy of the report shall be submitted to the Community Development Department for review and approval.

Plan Requirements/Timing: The Construction Monitoring Plan shall be prepared by a qualified archaeologist and submitted to the Community Development Department for review and approval prior to issuance of any engineering or building permits. A copy of the executed contract shall be submitted to the Community Development Department for acceptance prior to issuance of any engineering or building permits. **Monitoring:** Contracted qualified archaeologist and Chumash Native American observer shall be responsible for monitoring initial ground disturbance activities (e.g., rough grading and excavation), as applicable. Contracted qualified archaeologist shall be responsible for submitting the final report summarizing and documenting all monitoring activities to the Community Development Department within sixty (60) days of the completion of construction.

11. **GEO-1. Geotechnical Report Compliance.** Project construction and grading shall comply with all recommendations for Grading, Foundations and Retaining Walls, contained in the Geotechnical Engineering Report prepared by Pacific Materials Laboratory, to the satisfaction of the City Engineer.

    Plan Requirements: Grading and building plans shall include all required measures as determined by the City Engineer. **Timing:** Prior to issuance of building and grading permits and during grading and construction. **Monitoring:** The City Engineer shall site inspect during grading. The City Building Inspector shall ensure that all recommendations are implemented during construction, by conducting periodic site inspections during and at the completion of construction.

12. **WQ-1 Implementation of Low Impact Design (LID) Development Measures.** The following LID measures will be incorporated with the stormwater treatment design for the project:

    - *Limitation of development envelope*. The project development footprint will be limited to provide areas for treatment and retention of stormwater runoff by means of a treatment swale along the southerly boundary, high groundwater, and preservation of historic drainage patterns.
    - *Preservation of natural drainage features.* The drainage runoff from the northerly adjacent properties is currently draining along the western side of the property in a drainage swale. This drainage pattern is proposed to be preserved. A 50-foot setback from the existing drainage swales will be accommodated and depicted on project designs.

- *Incorporation of existing drainage into stormwater treatment design/treatment wetland.* The stormwater treatment system for the project will be so designed to direct all stormwater runoff into the existing drainages and into a stormwater treatment swale along the southern property line. The vegetated stormwater treatment will act as an aesthetic feature at the entry to the property. A freshwater treatment wetland will also be created at the end of the detention basin, to further clarify water and to provide a habitat for wildlife.
- *Minimization of imperviousness*. The project will utilize porous pavement within the northwesterly parking lot to reduce the amount of impervious material.
- *Use of permeable pavements.* The project utilizes porous asphalt concrete pavement at various locations on the site to allow infiltration of the parking areas, treat stormwater, and minimize runoff.
- *Dispersal of runoff to pervious areas.* To meet the Tier 3 requirement for retaining 95th percentile rainfall intensity on the site, a large percentage of roof water will be discharged to bioretention devices. The remaining drainage runoff will be directed to the existing swales along the eastern and western sides of the project site, which will then be routed through the treatment swale and wetlands, before it discharges off-site. In addition to the stormwater treatment, the vegetated swale will be designed to promote infiltration of water during rainfall events.

Plan Requirements: The set back from the existing drainage, LID and all storm water treatment design features shall be depicted on all building and grading plans. A final copy of the design plans showing these features will be submitted to CDD and Public Works for review and approval. **Timing:** All stormwater treatment measures shall be completed prior to occupancy clearance. **Monitoring:** City of Carpinteria's Community Development Department (CDD) and Public Works Department shall check plans prior to issuance of a Grading or Building Permit and shall spot check in the field.

13. **WQ-2. Compliance with NPDES Permit Requirements.** The project shall comply with the requirements of the National Pollutant Discharge Elimination System (NPDES) stormwater permitting program. Since the project would disturb one or more acres from construction activities, the construction operators must obtain coverage under a NPDES permit, which is administered by the State, prior to the start of construction. In order to obtain an NPDES permit, the project Applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP). The following measures are examples of construction Best Management Practices (BMPs) that may be included in the SWPPP:
    - Stockpiling of Soil. City Ordinance requires operators to preserve native topsoil on-site unless infeasible and protect all soil storage piles from run-on and runoff. For smaller stockpiles, covering the entire pile with a tarp may be sufficient.

- Protecting Construction Materials from Run-On and Runoff. At the end of every workday and during precipitation events, contractors must provide cover for materials that could leach pollutants.
- Designating Waste Disposal Areas. Clearly identify separate waste disposal areas on-site for hazardous waste, construction waste, and domestic waste by designating with signage, and protect from run-on and runoff.
- Installing Perimeter Controls on Downhill Lot Line. Install perimeter controls such as sediment filter logs or silt fences around the downhill boundaries of your site.
- Maintaining a Stabilized Exit Pad. Minimize sediment track-out from vehicles exiting the site by maintaining an exit pad made of crushed rock spread over geotextile fabric. If sediment track- out occurs, remove deposited sediment by the end of the same workday.

Plan Requirements: The BMPs will be depicted on all building and grading plans and will be submitted to the CDD and Public Works for review and approval. The Applicant shall prepare a SWPPP and provide a copy of the document and a copy of the project's NPDES Construction General Permit to the CDD and Public Works Department. **Timing:** All stormwater treatment measures and structural BMPs shall be in place prior to commencement of construction. **Monitoring:** City of Carpinteria's Community Development Department (CDD) and Public Works Department shall check plans prior to issuance of a Grading or Building Permit and shall spot check in the field.

14. **WQ-3. Soil Erosion & Sediment Control Plan.** To control erosion and potential discharge of soil during construction into the drainage swales, the applicant shall prepare a Soil Erosion and Sediment Control Plan. This plan can be part of the SWPPP.

    Plan Requirements: Specific BMPs that would be implemented from the Soil and Erosion Control Plan that are not otherwise covered under the SWPPP shall also be depicted on all grading plans. **Timing:** All Soil Erosion & Sediment Control BMPs shall be in place prior to commencement of construction. **Monitoring:** City of Carpinteria's Community Development Department (CDD) and Public Works Department shall check plans prior to issuance of a Grading or Building Permit and shall spot check in the field.

15. **WQ-4. Minimum Lowest Floor Elevation.** The project shall be designed to have a minimum lowest floor elevation of 17.0. Applicant shall obtain a Letter of Map Revision based on fill from FEMA to remove the new structure built on the property from the Special Flood Hazard Area (SFHA).

    Plan Requirements: Project plans submitted for Building and Engineering Permits shall depict a minimum lowest floor elevation of 17.0 feet. A copy of the Letter of Map Revision based on fill shall be submitted to the City for review and approval prior to submittal to the Federal Emergency Management Agency (FEMA) for approval and issuance of a Letter of Map Revision Based on Fill Determination

Document (LOMR). **Timing:** Project plans depicting the minimum required lowest floor elevation shall be submitted prior to Building and Engineering Permit approvals. A copy of the application for LOMR shall be submitted to City prior to submittal to FEMA. A copy of the approved LOMR shall be submitted to the City following FEMA approval. **Monitoring:** CDD and Public Works shall review building and engineering plans for conformance with this Measure. Public Works staff shall review and approve submittal of LOMR request to FEMA prior to submittal.

16. **WS-1. Compliance for Carpinteria Valley Water District Requirements.** The Project will comply with the requirements of the Carpinteria Valley Water District (District) to ensure domestic water supply for the project. The following items shall be submitted to the District for their review and approval:

    - Final design plan set that shows profiles for water, sewer, and storm drainage
    - Signed plans set by the City of Carpinteria planning department and public work department.
    - The City completed Plan Set shall include all of the District's comments
    - All required fees (including the Capital Cost Recovery Fee [CCRF], and any fees associated with inspection of the installation or cost to cover any system improvement required by the project shall be paid prior to Plan set submittal.
    - Main Extension Agreement with the District for the Construction of any new water mains or other facilities requiring upgrades or improvements to meet the demand for the project shall be completed prior to final Plan set submittal.
    - Construction deposits and bonds per the main extension agreement shall also be paid prior to final Plan set submittal

    Plan Requirements: Profiles for water, sewer, and storm drainage shall be depicted on all final Plan set for submittal to the District. **Timing:** Final Plan set, and applicable fees shall be submitted to the District, prior to obtaining a grading permit for the project. **Monitoring:** The Applicant shall provide proof of District approval/sign-off prior to issuance of building permits.

17. **N-1. Construction Hours.** Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on 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: Two signs stating these restrictions shall be provided to the applicant and posted on site. **Timing:** Signs shall be in place prior to the beginning of and throughout all grading and construction activities. Violations may result in

suspension of permits. **Monitoring:** Building Inspector shall spot check and respond to complaints.

18. **N-2. Mechanical Equipment.** Construction equipment shall be properly maintained and all internal combustion engine driven machinery with intake and exhaust mufflers and engine shrouds, as applicable, shall be in good condition and appropriate for the equipment. Equipment engine shrouds shall be closed during equipment operation. Whenever feasible, electrical power shall be used to run air compressors and similar power tools rather than diesel equipment. The developer shall require all contractors, as a condition of contract, to maintain and tune-up all construction equipment to minimize noise emissions.

    Plan Requirements: The notes on all building and grading plans shall include these requirements. **Timing/Monitoring:** CDD shall monitor implementation of this measure throughout building and grading.

19. **N-3. Construction Vehicles.** Construction vehicles and equipment shall not be left idling for longer than five minutes when not in use.

    Plan Requirements: The notes on all building and grading plans shall include these requirements. **Timing/Monitoring:** CDD shall monitor implementation of this measure throughout building and grading.

20. **N-4. Stationary Equipment.** Stationary construction equipment that generates noise that exceeds 60 dBA Leq at the boundaries of the nearby residential uses shall be shielded.

    Plan Requirements: Temporary noise barriers used during construction activity shall be made of noise resistant material sufficient to achieve a Sound Transmission Class (STC) rating of STC 40 or greater, based on sound transmission loss data taken according to ASTM Test Method E90. Such a barrier may provide as much as a 10 dB insertion loss, provided it is positioned as close as possible to the noise source or to the receptors. To be effective, the barrier must be long and tall enough (a minimum height of eight feet) to completely block the line-of-site between the noise source and the receptors. The gaps between adjacent panels must be filled-in to avoid having noise penetrate directly through the barrier. The recommended minimum noise barrier or sound blanket requirements would reduce construction noise levels by at least 10 dB. **Timing/Monitoring:** The equipment area with appropriate acoustical shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.

21. **N-4. Sound Curtains.** Temporary sound curtains shall be installed for the closest sensitive receptors if construction-related noise would exceed City thresholds. A sound curtain shall be installed and maintained along the easterly and northerly

property lines throughout the duration of all construction activities on the project site.

Plan Requirements: The notes on all building and grading plans shall include these requirements. Applicant shall provide an acoustical analysis prepared by a licensed acoustical engineer to demonstrate whether earthwork and/or construction activities would exceed City noise thresholds for nearby sensitive receptors. **Timing:** The acoustical analysis shall be submitted prior to issuance of any building or engineering permits. If the use of a sound curtain is found to be necessary to mitigate construction-related noise, the sound curtain(s) shall be in place prior to the beginning of and throughout all demolition, grading, and construction activities. **Monitoring:** CDD shall be responsible for receipt and review of the acoustical analysis. If sound curtains are required, CDD shall ensure sound curtains are in place prior to start of construction. Building inspector shall spot check and respond to complaints.

22. **N-5. Noise Monitor.** A disturbance coordinator shall be designated by the contractor. The noise disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The noise disturbance coordinator shall determine the cause of the noise complaint (e.g. starting too early, bad muffler, etc.) and shall require that reasonable measures warranted to correct the problem be implemented.

    Plan Requirements: A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site. **Timing/Monitoring:** CDD shall monitor implementation of this measure throughout building and grading.

23. **N-6. Exterior Walls Construction.** The exterior wall construction shall consist of wood frame, composed of 7/8" stucco, 30 lb felt vapor barrier, 6" studs with R-13 or thicker batt insulation and two layers of 5/8" type X gypsum board wall for the interior face, with a minimum Outside Inside Transmission Class (OITC) 40 (comparable to STC 50).

    Plan Requirements: The exterior wall specifications shall be shown on all building construction plans. **Timing:** Final exterior wall specifications shall be provided to CDD for verification, prior to initiation of project construction activities. **Monitoring:** CDD/Building Inspector check plans prior to issuance of building permit.

24. **N-7. Ceiling/Roof Construction.** Standard construction techniques shall be implemented (roofing, 30 lb. felt, truss or joists, R-30 insulation and 5/8" gypsum board) to provide the necessary 20 dBA noise reduction.

    Plan Requirements: The construction techniques/specifications shall be shown on all building construction plans. **Timing:** Construction techniques for ceiling/roof shall be provided to CDD for verification, prior to initiating project construction activities. **Monitoring:** CDD/Building Inspector check construction techniques/specifications prior to issuance of building permit.

25. **N-8. Windows/Doors Specifications.** Glazing for all sound rated windows shall be of unequal thickness, or with one glazing light of laminated glass, in order avoid harmonic resonance at certain low frequencies. The windows should have the performance characteristics listed below to provide the required (or recommended) noise reduction for the south elevation. In addition to specifying the required Sound Transmission Class of building assemblies, flanking paths for noise should be reduced by sealing all potential leaks in construction by use of acoustical sealant and putty pads. Notes and details shall be included on the design drawings to insure that the construction details achieve the sound insulation potential of the basic building assemblies. The following are recommended additional notes and details that shall be followed:

- Use permanently non-hardening acoustical sealant around perimeter of window frames and at joints of all wall and roof/ceiling building assemblies. Gypsum board seams and joints should be sealed with acoustical sealant to prevent all air leaks. If double-layer gypsum board is used, panels should be staggered.
- Select window assemblies with effective, airtight, nonporous gaskets or weatherstripping to minimize air infiltration and sound leakage.
- Provide airtight construction at all exterior walls with acoustical sealant at interior and exterior of sole plates and sill plates, headers and top plate, where warping and drying may open construction joints over time.
- Use door jamb and head gasketing and door bottom gasketing at entry doors to seal solid core doors against weather and sound. Caulk entry door thresholds as they are placed, provide rubber-seal door thresholds, such as those by Trademark Hardware.

Some of the above steps are also necessary for compliance with CCR Title 24 Thermal Insulation requirements.

Plan Requirements: The windows/doors specifications shall be shown on all building construction plans. **Timing:** Final exterior wall specifications shall be provided to CDD for verification, prior to initiation of project construction activities. **Monitoring:** CDD/Building Inspector check plans prior to issuance of building permit.

PROJECT SPECIFIC CONDITIONS

26. **Provision of Lower-Cost Overnight Accommodations.** The permittee, and any and all other successors or assigns, shall provide actual lower cost accommodation on the site of the hotel, subject to the following requirements:
    a. The permittee shall provide 15% of the 72 new hotel rooms (72 X 0.15 = 10.8, rounded to 11 rooms) at a per room per night rate not to exceed 75% of the "peak season" statewide average daily rate (ADR) as published on the "Visit California" website (or where unavailable, a similar reputable trade organization specializing in the California travel industry), inclusive of

parking costs and resort fees, which may be adjusted in the future according to Consumer Price Index not more than once per year, with written notice to the CDD Director.

b. If the permittee seeks to increase the rates or reduce the percentage of lower-cost accommodations, they shall obtain an amendment to this permit that will authorize the change in conjunction with a requirement to mitigate for any increased rates (i.e., payment of in-lieu mitigation fees or provision of alternate lower cost rooms).
c. The provided eleven (11) rooms designated for this lower-cost purpose shall meet the minimum specifications of a standard, double occupancy room.
d. The rates shall apply every day of the year and shall not be adjusted seasonally.
e. Lower-cost rooms shall be reserved through a first-come, first-serve reservation system on the hotel website. Interested guests may also call the hotel to inquire about lower cost room availability and make a reservation if there is availability.
f. The hotel operator shall reasonably promote and publicize availability of the lower-cost rooms to underserved communities, such as low-income communities, communities of color, and other communities that have been historically marginalized and face greater barriers to coastal access.
    i. The hotel operator shall reasonably identify strategies for both online advertising and offline marketing efforts, which shall include targeted outreach to community organizations focused on underserved communities such as local non-profits, environmental justice groups, labor unions, or recipients of public benefits programs by coordinating with local program administrators.
    ii. The hotel operator may identify additional actions or measures that could be taken to improve access by underserved communities, if necessary, as determined by the CDD Director upon review of the monitoring reports required by Subsection g of this condition.
g. Records of compliance with this condition shall be maintained by the permittee or its operator/management entity and submitted to CDD upon request.

Prior to the issuance of any Certificate of Occupancy for this project, the applicant, and any and all successors or assigns shall provide an assignment of the rooms that will be designated for the required low cost accommodations and a per room nightly rate in compliance with the above requirements. These requirements shall be recorded in the deed restriction described in Condition 28.

27. **General Occupancy Agreement.** By acceptance of this permit, the permittee agrees that all hotel facilities shall be open to the general public. No timeshare or other fractional ownership or long-term occupancy of hotel rooms is permitted without an amendment to this permit. No hotel rooms shall be rented for more than 30 consecutive days.

28. **Deed Restriction(s).** Prior to issuance of any permits for construction or demolition, the applicant/ landowner shall submit to CDD for review and approval documentation demonstrating that the applicant/ landowner has executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the CDD Director: (1) indicating that, pursuant to this permit, the City of Carpinteria has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the adopted project conditions of approval of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

29. **Creeks Program Conditions**. 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 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 native trees;
d. Important resources (e.g., native vegetation) located within the construction area that are to be preserved will be clearly marked on plans and on site to avoid the accidental removal of such resources;
e. Construction activities shall be scheduled to avoid the breeding seasons of sensitive wildlife species located within 300 feet of the proposed improvements;

f. Construction Phase Requirements from the City's Water Quality Protection Regulations shall be implemented to minimize impacts related to runoff, erosion and water quality;
g. The use of herbicides shall be minimized by using manual removal methods to eliminate undesired vegetation whenever possible.

Post-Construction:

h. Mechanisms to provide for the permanent protection of natural areas as identified and approved on the project plans shall be included in property exchange documents, deeds, lease agreements, CC&Rs, etc.;
i. Permanent native landscaping shall be provided to developed areas;
j. The planting of any landscape plants listed on the California Exotic Pest Plan Council's Lists of Exotic Pest Plants of Greatest Ecological Concern in California is prohibited in any ESHA or creek setback area;
k. 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;
l. Loud, stationary equipment shall be located away from or provided with enclosures to minimize potential impacts to wildlife;
m. Post-Construction Requirements from the City's Water Quality Protection Regulations will be implemented to minimize impacts to runoff, erosion, and water quality;
n. All new fencing shall be wildlife permeable;
o. 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 building 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, drive aisles and parking lot. 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 accessory structures;
    v. No lighting around the perimeter of the site, no lighting for sports courts or other 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. Fencing shall be installed prior to start of grading or construction. **Monitoring:** CDD shall site inspect throughout grading and construction activities.

30. To ensure that protective measures listed in the Construction Mitigation Plan are fully implemented, a qualified biological monitor approved by or working directly for the City shall be provided during construction activities for projects on parcels within a creek ESHA overlay area. The biological monitor's duties shall include:

    a. Conduct orientations for the work crew upon project commencement and subsequent orientations upon significant crew changes to educate work crews about the sensitivity of biological resources at the site and to inform them of protective measures that must be complied with;
    b. Observing construction activities and directing construction crews as needed to ensure that protective measures are implemented;
    c. If any breach in protective fencing occurs, the monitor shall order all work suspended until the fence is repaired or replaced.

    Plan Requirements and Timing: The City approved biological monitor shall be identified prior to issuance of a Grading or Building Permit. **Monitoring:** The biological monitor shall report to CDD as required by the City.

31. All new fencing adjacent to creeks or a creek ESHA overlay 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;
    c. Fences shall have a space greater than 14 inches between the ground and the bottom rail;
    d. Solid or chain link fences are prohibited.

32. **Colors and Materials.** All materials and colors used in construction and all landscape materials shall be as represented to the Architectural Review Board and any deviation will require approval by CDD, which may include review by the Board.

33. **Landscape Plan.** Complete landscape and irrigation plans shall be prepared for all landscape areas on the project site and within the public rights-of-way along the project frontages. The complete landscape and irrigation plans shall be reviewed and approved by CDD with input from the ARB as part of final design review.

34. **MWELO Compliance.** 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.

35. **Site Upkeep & Maintenance.** The applicant shall be responsible for maintaining the premises in a clean and orderly condition at all times. This includes, but is not limited to the following:

    a. The parking lot shall be cleaned on a regular basis. Cleaning activities shall include the removal of litter; spot cleaning of oil, fuel and other automotive leaks; vacuum sweeping and pressure washing when necessary;
    b. All trash/recycling shall be properly disposed of in the appropriate receptacles provided on site. The applicant shall regularly inspect the perimeter of the site to ensure that trash is not leaving the premises via wind or runoff;
    c. All structures and improvements on site shall maintain a tidy appearance and be kept in good working order; and
    d. All site landscaping shall be adequately maintained

    Plan Requirements: This requirement shall be included in the approved conditions of approval signed by the applicant prior to approval of any Building Permit for physical development. **Timing:** CDD shall monitor in the field as required. **Monitoring:** CDD staff shall periodically inspect the site to ensure compliance with this condition. If it is found that the site is not being maintained in a manner consistent with this condition, the matter shall be referred to the City's Code Compliance staff for resolution.

36. **Solid Waste.** An enclosure for all trash and recycling solid waste bins shall be provided onsite. Said enclosure shall be sufficient in size and capacity to contain all solid waste containers/bins/dumpsters and shall be designed and constructed to screen all solid waste containers from public view. All solid waste containers shall be lidded and/or the enclosure structure shall be roofed. Said enclosure shall be accessible at all times. Enclosure area shall comply with all specifications outlined in CMC 15.09.030. Frequency of trash service shall be scheduled as needed to ensure solid waste generated by the development does not exceed the capacity of the approved trash enclosure. When not being serviced, all solid waste containers/bins/dumpsters shall remain stored within the trash enclosure at all times.

    Plan Requirements: Enclosure area shall be depicted on plans submitted for Building Permit review and shall include construction specifications/details for screening, access and roof coverage (as applicable). **Timing:** CDD and/or Public Works staff shall verify the enclosure is constructed consistent with Plan requirements prior to Occupancy clearance. **Monitoring:** CDD and Public Works staff shall periodically monitor the site to ensure the enclosure is maintained and functions adequately.

37. **Required Parking.** A minimum of 77 parking spaces shall be maintained onsite for the life of the project. Parking spaces shall remain available for the use of hotel guests, visitors and employees. In addition, bicycle parking shall be provided onsite in a quantity consistent with the requirements of the CA Green Building Code and maintained for the life of the project.

    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. A copy of the lease agreement terms concerning employee offsite parking shall be provided to CDD prior to Occupancy clearance.

38. **Loading Zones.** Every effort shall be made to utilize the designated loading zones in the hotel parking lot for business deliveries, and to schedule deliveries for the morning hours. This requirement shall be written into all hotel operators' lease agreements and shall be enforced by the applicant/owner or their agent(s).

    Plan Requirements and Timing: This requirement shall be written into all hotel operator lease agreements, and shall be in effect for the life of the project. **Monitoring:** A copy of the standard lease agreement terms addressing business deliveries shall be provided to the City prior to Occupancy clearance.

39. **Traffic Safety Committee.** Applicant shall submit plans and appropriate materials to the City's Traffic Safety Committee depicting all proposed revisions to street striping and curb painting along the project frontage. The Traffic Safety Committee

shall be responsible for reviewing the proposed changes and making a recommendation to the City Council for final action. In the event any of the proposed traffic circulation and/or public on street parking alterations that are included as part of the project are not supported by the Traffic Safety Committee and/or City Council, the project shall return to the Planning Commission for a permit revision. The Planning Commission shall have the option of revising or adding project conditions, as warranted, to address the impacts of these changes. **Plan Requirements and Timing:** Applicant shall submit improvement plans to the Public Works Department. Review by the Traffic Safety Committee and approval by the City Council shall occur prior to issuance of an Engineering Permit to begin any improvement work in the City rights-of-way. **Monitoring:** CDD and PW staff shall be responsible for ensuring all necessary approvals have been granted.

DEVELOPMENT PLAN CONDITIONS

40. **EHS Approval.** Prior to issuance of Building Permits for any kitchen improvements associated with the approved hotel, applicants shall obtain approval from Santa Barbara County Environmental Health Services (EHS).
Plan Requirements: Approval stamps on the final building plans or similar proof of EHS approval shall be obtained and copies provided to CDD for any kitchen or food preparation facilities. **Timing:** Proof of EHS approval shall be provided prior to issuance of any Building Permits for kitchen improvements. **Monitoring:** EHS and the City Building Inspector shall be responsible for ensuring all kitchen improvements are constructed per the approved plans.

41. **Construction Materials Storage.** 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 building and grading plans submitted to the City for review prior to issuance of a Building or Grading Permit. **Monitoring:** CDD and Public Works shall site inspect prior to the commencement and as needed during all grading and construction activities.

42. **Waste Diversion.** 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.

43. **Construction Waste.** To prevent construction and/or employee trash from blowing offsite, appropriate 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.

44. **Construction Washout Area.** 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 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.

45. **Dust Management.** 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 winds 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.

46. **Dust Monitor.** 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.

47. **Diesel Exhaust Control Measures.** 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.

48. **Utilities.** 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.

49. **Project Approval Timing.** Approval of the Development Plan shall expire ~~two~~ on May 4, 2026 ~~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.~~

50. ~~**Project Approval Time Extension.** 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.~~

51. **Project Conformance.** 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 3 dated April 3, 2023. Substantial conformity shall be determined by the Community Development Department Director.

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

53. **Underground Service Alert.** 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.

54. **Easements** 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

55. **Formula Business Regulations.** The applicant acknowledges it is informed of the City's formula business regulations and agrees to abide by said regulations and ensure all hotel operators and/or management entities shall be in compliance with the City's formula business regulations in effect at the time of application for any certificate of occupancy and business license.

56. **ABC License.** No provision of alcohol service is permitted as part of this approval. Should the applicant or any future hotel operator(s) choose to provide any of such service, the proper licenses and approvals must first be obtained from the City of Carpinteria and ABC.

    Plan Requirements/Timing: Prior to initiating alcohol service, 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.

57. **Food Dispenser Containers.** In the event the approved hotel includes any kind of food service, all food and beverage service 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.

58. **Building Permits Required.** 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 application 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.

59. **Project Conditions.** All applicable 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.

60. **Signed Project Conditions.** 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.

61. **Payment of Fees**. 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.

62. **School Fees.** 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.

63. **Development Impact Fees.** 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.

64. **Landscape Bond.** 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.

65. **Change of Use.** 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.

66. **Precedence of Conditions of Approval**. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.

67. **Damage to Public Property.** 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.

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

69. **Standards.** 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.

70. **Project Revisions.** 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.

71. **Terms of Building Permit Issuance.** 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.

72. **Violation of Conditions of Approval.** 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, modify conditions, 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.

73. **Legal Challenge.** In the event that any Condition of Approval 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.

74. **Indemnification and Waiver of Liability.** 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, whether brought by the Owner or any other person or entity, 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.

SPECIAL DISTRICT CONDITION LETTERS

75. **Departmental & Special District Conditions.** Compliance with the attached Departmental and District letters is required as follows:

    a. City of Carpinteria Public Works Department dated March 31, 2023
    b. Carpinteria–Summerland Fire Protection District dated July 25, 2019
    c. Carpinteria Sanitary District letter dated August 19, 2019
    d. Carpinteria Valley Water District letter dated August 20, 2019
    e. Santa Barbara County Air Pollution Control District dated November 23, 2022

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.

Approved by the Planning Commission on December 2, 2024

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

Applicant/Property Owner Date

CITY OF CARPINTERIA, CALIFORNIA

Public Works Department
Memorandum

To: Nick Bobroff, Principal Planner
Community Development Department

From: John L. Ilasin, Public Works Director/City Engineer /s/

Date: March 31, 2023

Subject: 4110 Via Real, Project No. 16-1822-DP/CDP

The Public Works Department has reviewed the project submittal and has the following conditions of approval:

CONDITIONS OF APPROVAL

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

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

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

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

5. All existing private property encroachments shall be removed from the City of Carpinteria public right-of-way.

6. Improvements shall include upgrade to existing easterly driveway approach for conformance with current Americans with Disabilities Act (ADA) standards.

7. Improvements shall include installation of red curbs along north side Via Real adjacent to proposed easterly driveway approach for intersection sight distance, as determined by and engineering and traffic study (E&TS).

8. Improvements shall include full depth reclamation with cement (FDR-C) base pavement rehabilitation for the entirety of Trieste Lane from Venice Lane to south end.

9. Improvements shall include street lights along the property frontage on Via Real.

10. Improvements shall include the removal and replacement of any lifted or damaged sidewalks, curbs, and gutters along the property frontage on Via Real.

11. Improvements shall include installation of Class II Bikeway (Bike Lane) on north side of Via Real along the property frontage.

12. Applicant shall pay its proportional share of One Hundred Eighty-Six Thousand Four Hundred Eighty Dollars ($186,480) for the cost of the City of Carpinteria's Via Real pavement improvements.

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

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

15. A Maintenance Agreement for permanent stormwater quality best management practices shall be submitted to the City Engineer for review and approval. The Maintenance Agreement shall include, at minimum, the following elements: (1) Operations and Maintenance Plan; (2) Legal description and plat of property; (3) Site plan of all permanent stormwater quality best management practices; (4) Property owner's printed name, signature, and date of signing; and (5) Notary public acknowledgement.

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

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

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

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

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

End of Comments

CARPINTERIA~SUMMERLAND
FIRE PROTECTION DISTRICT

July 25, 2019

Nick Bobroff
Senior Planner
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013

RE:FPC-P Project:18-1949 / New Hotel
APN:004-017-022 / 4110 Via Real

Dear Nick Bobroff:

The following items are necessary for fire protection:

1. Address numbers must be posted at the driveway and on the buildings such that they are visible from the street. Numbers shall be a minimum 4 inches high on a contrasting background.

2. Per Carpinteria-Summerland Fire District Ordinance No. 2019-01 pertaining to fees and service charges, a permit application fee is assessed on all plan reviews.

3. ALL REQUIRED ACCESS WAYS (public or private) shall be installed and made serviceable prior to the erection of combustible materials.

4. FIRE HYDRANT capable of supplying the required fire flow for fire protection shall be provided for all buildings or portions of buildings which have been or are hereafter constructed within this project.

5. The hydrant(s) will be an onsite hydrant. Contact the Carpinteria Valley Water District. Submit one set of plans to CSFD showing the location, size and type of hydrants, valves, main lines and lateral lines for approval.

6. Hydrant submittal to Fire Department shall be submitted to fire department and installed prior to erection of combustibles.

7. A Fire District Approved KEY ENTRY SYSTEM shall be installed in an accessible location.

8. PRIOR TO ROUGH FRAMING SIGN OFF, all new buildings and structures shall be protected by an approved automatic fire sprinkler system.

9. Multi-station fire alarm devices shall be provided such that all occupants will be notified in the event of a fire. State Fire Marshal approved interconnected smoke detectors must be installed in accordance with the California Fire Code.

10. EXIT SIGNS. Illuminated exit signs and Emergency Exit lighting shall be provided in accordance with the provisions of the California Fire Code.

11. Roof Access shall be provided in accordance with the provisions of the Carpinteria City Municipal Code

12. Any future changes, including further division, intensification of use, or increase in hazard classification, may require additional conditions in order to comply with applicable fire district development standards.

If you need additional information on Fire District conditions, please contact me at 805-566-0483.

Sincerely,

Todd Jenkins
Fire Inspector I / Plans Examiner / Fire Prevention Bureau
cc: Applicant

CARPINTERIA
Sanitary District

5300 Sixth Street
Carpinteria, CA 93013
Phone (805) 684-7214 • Fax (805) 684-7213

August 19, 2019

Mr. Nick Bobroff
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, California 93013

Subject: 16-1822-DP/CDP: Via Real Hotel
4110 Via Real (APN 004-017-022)

Dear Mr. Bobroff:

Thank you for the opportunity to provide comments on the subject project. The District offers the following comments to provide the applicant with direction and information related to the provision of sanitary sewer service for the proposed development. The project is to remove the existing Church and construct a new 72-room hotel.

The site does not have an adequate sewer line fronting the property on Via Real. The applicant is proposing to construct a private sewer lift station, construct a private 4-inch sewer force main and connect to a new sewer manhole in Trieste Lane. A new gravity sewer main would be extended north in Trieste Lane approximately 285 feet and connect to the existing public sewer main in Venice Lane. The District has the following comments.

1. All costs and expenses associated with the installation of sewer facilities will be the sole responsibility of the developer. The developer will be required to enter into an agreement with the District that guarantees the construction of the necessary infrastructure.
2. A Performance Bond shall be in place prior to the issuance of a sewer construction permit. The bond shall be in the amount of 100% of the approved Engineer's estimate to construct the sewer portion of the project. The bond shall guarantee the faithful performance of the required sewer service improvements per District standards and specifications. A letter of credit may be used in lieu of a bond as a form of surety at the discretion of the District General Manager. Once the work is completed and accepted, the surety will be released. A Maintenance Bond will be required for a period of one year following project acceptance.
3. All sanitary sewer facilities shall be designed and constructed in accordance with the current version of the District's Design Standards and Specifications.
4. The proposed plans show a food preparation area within the hotel. The food preparation area will be required to have a grease-management device sized in accordance with the 2015 unified plumbing code (UPC) and approved by the District. The grease-management device should be located where it is accessible and easily maintained and serviced.

5. The Preliminary Water and Sewer Plans show a 4-inch sewer lateral extended from the sewer lift station to provide drainage at the trash storage area. District Ordinance No. 2 expressly prohibits the discharge of surface drainage, rainwater, stormwater, seepage, or unpolluted industrial process waters to enter any sanitary sewer by any devise or method whatsoever. The sewer lateral to provide drainage at the trash storage area is not allowed.

6. Development Impact Fees (DIF) for the proposed project will be required. The existing church has existing sewer connections to the District and the project DIF fees will be credited for that connection. The project will receive a DIF credit of **$5677.28** for the existing 5,678 square foot church facility. The proposed 72-room has an estimated DIF fee of **$145,284.00**. The fees will be determined when the District reviews the finalized construction plans.

7. District sewer service charges (SSCs) are collected through the County of Santa Barbara property tax rolls on an annual basis. Prior to obtaining a Certificate of Occupancy, the applicant shall pay District applicable SSCs due for the period between building occupancy and the following June 30th for each new EDU being served. The estimated SSC for the proposed 72-room Hotel is **$22,313.53**.

Thank you again for the opportunity to provide feedback on this project. Please do not hesitate to contact me if you have any questions or need additional information regarding sewer service requirements. I can be reached at (805) 684-7214 extension 13 or by email at lancel@carpsan.com

Sincerely,
CARPINTERIA SANITARY DISTRICT

Lance Lawhon
Engineering Technician

Carpinteria Valley Water District

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

BOARD OF DIRECTORS

Polly Holcombe
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GENERAL MANAGER

Robert McDonald, P.E. MPA

August 20, 2019

City of Carpinteria
Attn: Nick Bobroff
5775 Carpinteria Ave
Carpinteria, CA 93013

SUBJECT: 4110 VIA REAL, APN NO. 004-017-022, ACCOUNT NO. 09-092545-02, VIA REAL HOTEL COMMENTS AND CONDITIONS

Dear Nick,
Please be advised, this parcel is within the jurisdiction of Carpinteria Valley Water District and therefore is entitled to District water service in accordance with District Rules and Regulations. Currently the District is in a Stage I Drought Emergency; for more information on Ordinance 15-2, please visit the District website www.cvwd.net.

This letter is good for one year from the date of the letter.

The subject parcel is currently served by a 2-inch water meter and service on the southeast corner of the property. After reviewing the submitted materials, dated July 2019, the District has the following conditions:

- Renderings and irrigation plans show trees and shrubbery on/near water lines and appurtenances. Trees and shrubbery shall be a minimum of 10' (beginning at the canopy) away from water assets.
- Irrigation meter and backflow device are arbitrarily shown within the driveway apron. Actual location shall be shown on the irrigation and utility plan.
- Backflow and other details shall reference CVWD standard drawings available at www.cvwd.net
- The hydrant on the southeast end of the property will likely need to be relocated due to revised sidewalk.
- Sheet C12 is referenced but not provided.
- Sheet C5 shows the backflow device at the entrance, a potential visual impact.
- Meter on Trieste Lane shall be 3/4"
- Provide details for connecting to the existing system.
- Provide plan and profile drawings for the proposed water line.
- Shorten hydrant lateral on north end of the site or install irrigation at this location to prevent stagnation.
- Provide fire sprinkler, potable water, and irrigation demand calculations.

Following the submission of complete plan and profile drawings the District requests an additional review.

Should you have any questions please do not hesitate to contact me at 805-684-2816 ext 103.

Regards,
Carpinteria Valley Water District

Tim Beaman, P.E.
Associate Engineer

apcd air pollution control district
SANTA BARBARA COUNTY

November 23, 2022

Nick Bobroff
City of Carpinteria
Community Development Department
5775 Carpinteria Avenue
Carpinteria, CA 93013

Sent Via Email: nickb@carpinteriaca.gov

Re: Santa Barbara County Air Pollution Control District Suggested Conditions for Via Real Hotel, 16-1822-DP/CDP

Dear Nick Bobroff:

The Santa Barbara County Air Pollution Control District (District) has reviewed the referenced project, which consists of the construction and operation of a 72-room hotel on a 2.6-acre site. An existing single story, 5,678 square-foot (SF) church, children's play area, parking lot, vegetable garden, and several small storage sheds would all be demolished and removed to accommodate the project. The new two-story hotel would have a building footprint of 22,460 SF and a total square footage of 44,191 SF. The maximum height of the new hotel would vary from 21 feet 10 inches to 25 feet, measured from the new finished grade to the top of the roof parapets. In addition to 72 guestrooms, the hotel would include a fitness center, business center, breakfast area, meeting room, outdoor pool, outdoor garden patio, and a 77-space parking lot. The hotel would also include typical support services (i.e., main lobby, admin/offices, employee breakroom, kitchen, laundry/storage, etc.). The project requires earthwork and grading (estimated at 4,700 cubic yards [CY] of cut; 2,900 CY of fill; net export of 800 CY of cut) in order to establish a level building pad, meet flood zone requirements, and address site drainage needs. Construction is expected to take approximately 18 months. The subject property, a 2.6-acre parcel zoned CDP/R and identified in the Assessor Parcel Map Book as APN 004-017-022, is located at 4110 Via Real in the City of Carpinteria.

The proposed project is subject to the following **regulatory requirements** that should be included as conditions of approval in the applicable land use permit:

1. Prior to building permit issuance, **District Authority to Construct permits** must be obtained for all equipment that requires a District permit. Proof of receipt of the required District permits shall be submitted by the applicant to planning staff. District Authority to Construct permits are required for diesel engines rated at 50 brake horsepower and greater (e.g., firewater pumps and emergency standby generators) and boilers/large water heaters whose combined heat input rating exceeds 2.0 million British thermal units per hour (Btu/hr). *Advisories:* (1) In the case of a diesel-fired emergency generator, an equipment-specific Health Risk Assessment may be required as part of District permit issuance. The applicant should refer to the District's website at www.ourair.org/dice-atcm for more information on diesel engine permitting. (2) The District permit process can take several months. To avoid delay, the applicant is encouraged to submit their Authority to Construct permit application to the District as soon as possible, see www.ourair.org/permit-applications to download the necessary permit application(s).

2. All portable diesel-fired construction engines rated at 50 brake horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or District permits prior to grading/building permit issuance. Construction engines with PERP certificates are exempt from the District permit, provided they will be on-site for less than 12 months.

3. The application of architectural coatings, such as paints, primers, and sealers that are applied to buildings or stationary structures, shall comply with District Rule 323.1, *Architectural Coatings* that places limits on the VOC-content of coating products.

4. Asphalt paving activities shall comply with District Rule 329, *Cutback and Emulsified Asphalt Paving Materials.*

5. Construction/demolition activities are subject to District Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities.* This rule establishes limits on the generation of visible fugitive dust emissions at demolition and construction sites, includes measures for minimizing fugitive dust from on-site activities, and from trucks moving on- and off-site. Please see www.ourair.org/wp-content/uploads/rule345.pdf. Activities subject to Rule 345 are also subject to Rule 302 (*Visible Emissions*) and Rule 303 (*Nuisance*).

6. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 British thermal units per hour (Btu/hr) and water heaters rated below 75,000 Btu/hr must comply with the emission limits and certification requirements of District Rule 352. Please see www.ourair.org/wp-content/uploads/rule352.pdf for more information.

7. Boilers, water heaters, and process heaters rated between 75,000 and 2.0 million British thermal units per hour (Btu/hr) must comply with the emission limits and certification requirements of District Rule 360. Note: Units fired on fuel(s) other than natural gas still need to be certified under Rule 360. Please see www.ourair.org/wp-content/uploads/rule360.pdf for more information.

8. Boilers, water heaters, and process heaters rated between 2 million to 5 million British thermal units per hour (Btu/hr) must comply with the emission limits and certification requirements of District Rule 361. Please see www.ourair.org/wp-content/uploads/Rule361.pdf for more information.

9. The applicant is required to complete and submit an **Asbestos Demolition/Renovation Notification** (District Form ENF-28, which can be downloaded at www.ourair.org/compliance-forms) for each regulated structure to be demolished or renovated. Demolition notifications are required regardless of whether asbestos is present or not. The completed notification should be presented or mailed to the District with a minimum of 10 working days advance notice prior to disturbing asbestos in a renovation or starting work on a demolition. For additional information on asbestos notification requirements, please see www.ourair.org/asbestos/ or contact the District's Compliance Division at (805) 961-8800.

In addition, the District recommends that the following **best practices** be considered for inclusion as conditions of approval, in the interest of reducing emissions of criteria air pollutants, greenhouse gases, and dust:

1. To reduce the potential for violations of District Rule 345 *(Control of Fugitive Dust from Construction and Demolition Activities)*, Rule 302 *(Visible Emissions)*, and Rule 303 *(Nuisance)*, standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the District prior to grading/building permit issuance.

2. The State of California considers particulate matter emitted by diesel engines carcinogenic. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of particulate matter (as well as of ozone precursors) from diesel equipment. Recommended measures should be implemented to the maximum extent feasible. Prior to grading/building permit issuance and/or map recordation, all requirements shall be shown as conditions of approval on grading/building plans, and/or on a separate sheet to be recorded with the map. Conditions shall be adhered to throughout all grading and construction periods. The contractor shall retain the Certificate of Compliance for CARB's In-Use Regulation for Off-Road Diesel Vehicles onsite and have it available for inspection.

3. At a minimum, prior to occupancy, any feasible greenhouse gas reduction measures from the following sector-based list should be applied to the project:
   - Energy use (energy efficiency, low carbon fuels, renewable energy)
   - Water conservation (improved practices and equipment, landscaping)
   - Waste reduction (material re-use/recycling, composting, waste diversion/minimization)
   - Architectural features (green building practices, cool roofs)
   - Transportation (reduce vehicle miles traveled through employee commute trip reduction programs, such as ride-sharing programs and alternative transportation options, such as public transit, local shuttles, park-and-ride lots, etc., pedestrian- and bicycle-friendly features such as sidewalks and bike racks)
   - Electric Vehicle Infrastructure (EV charger installation, installation of pre-wiring for future EV chargers)
   - For additional information on greenhouse gas mitigation and potential strategies, see www.ourair.org/ghgmitigation-sbc.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 979-8336 or via email at hamiltont@sbcapcd.org.

Sincerely,

Ted Hamilton-Rolle

Ted Hamilton-Rolle,
Air Quality Specialist
Planning Division

Attachments: Fugitive Dust Control Measures
Diesel Particulate and NO_x Emission Measures

cc: Planning Chron File

air pollution control district
SANTA BARBARA COUNTY

ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

These measures should be required for all projects involving earthmoving activities regardless of the project size or duration. Projects are expected to manage fugitive dust emissions such that emissions do not exceed APCD's visible emissions limit (APCD Rule 302), create a public nuisance (APCD Rule 303), and are in compliance with the APCD's requirements and standards for visible dust (APCD Rule 345).

- During construction, use water trucks, sprinkler systems, or dust suppressants in all areas of vehicle movement to prevent dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. When using water, this includes wetting down areas as needed but at least once in the late morning and after work is completed for the day. Increased watering frequency should be required when sustained wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Onsite vehicle speeds shall be no greater than 15 miles per hour when traveling on unpaved surfaces.
- Install and operate a track-out prevention device where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can include any device or combination of devices that are effective at preventing track out of dirt such as gravel pads, pipe-grid track-out control devices, rumble strips, or wheel-washing systems.
- If importation, exportation, and stockpiling of fill material is involved, soil stockpiled for more than one day 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 from the point of origin.
- Minimize the amount of disturbed area. After clearing, grading, earthmoving, or excavation is completed, treat the disturbed area by watering, OR using roll-compaction, OR revegetating, OR by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur. All roadways, driveways, sidewalks etc. to be paved should be completed as soon as possible.
- Schedule clearing, grading, earthmoving, and excavation activities during periods of low wind speed to the extent feasible. During periods of high winds (>25 mph) clearing, grading, earthmoving, and excavation operations shall be minimized to prevent fugitive dust created by onsite operations from becoming a nuisance or hazard.
- The contractor or builder shall designate a person or persons to monitor and document the dust control program requirements to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to grading/building permit issuance and/or map clearance.

PLAN REQUIREMENTS: All requirements shall be shown on grading and building plans and/or as a separate information sheet listing the conditions of approval to be recorded with the map. **Timing:** Requirements shall be shown on plans prior to grading/building permit issuance and/or recorded with the map during map recordation. Conditions shall be adhered to throughout all grading and construction periods.

MONITORING: The Lead Agency shall ensure measures are on project plans and/or recorded with maps. The Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.

air pollution control district
SANTA BARBARA COUNTY

ATTACHMENT B
DIESEL PARTICULATE AND NO_x EMISSION REDUCTION MEASURES

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is a list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- All portable diesel-powered construction equipment greater than 50 brake horsepower (bhp) shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of diesel-powered mobile construction equipment greater than 25 hp are subject to the California Air Resource Board (CARB) In-Use Off-Road Diesel-Fueled Fleets Regulation (Title 13, California Code of Regulations (CCR), §2449), the purpose of which is to reduce oxides of nitrogen (NOx), diesel particulate matter (DPM), and other criteria pollutant emissions from in-use off-road diesel-fueled vehicles. Off-road heavy-duty trucks shall comply with the State Off-Road Regulation. For more information, see www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- Fleet owners of diesel-fueled heavy-duty trucks and buses are subject to CARB's On-Road Heavy-Duty Diesel Vehicles (In-Use) Regulation (Title 13, CCR, §2025), the purpose of which is to reduce DPM, NOx and other criteria pollutants from in-use (on-road) diesel-fueled vehicles. For more information, see www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm.
- All commercial off-road and on-road diesel vehicles are subject, respectively, to Title 13, CCR, §2449(d)(3) and §2485, limiting engine idling time. Off-road vehicles subject to the State Off-Road Regulation are limited to idling no more than five minutes. Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes, unless the truck engine meets the optional low-NOx idling emission standard, the truck is labeled with a clean-idle sticker, and it is not operating within 100 feet of a restricted area.

The following measures are recommended:

- Diesel equipment meeting the CARB Tier 3 or higher emission standards for off-road heavy-duty diesel engines should be used to the maximum extent feasible.
- On-road heavy-duty equipment with model year 2010 engines or newer should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible. Electric auxiliary power units should be used to the maximum extent feasible.
- Equipment/vehicles using alternative fuels, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel, should be used on-site where feasible.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.
- Construction truck trips should be scheduled during non-peak hours to reduce peak hour emissions whenever feasible.
- Proposed truck routes should minimize to the extent feasible impacts to residential communities and sensitive receptors.
- Construction staging areas should be located away from sensitive receptors such that exhaust and other construction emissions do not enter the fresh air intakes to buildings, air conditioners, and windows.

PLAN REQUIREMENTS AND TIMING: Prior to grading/building permit issuance and/or map recordation, all requirements shall be shown as conditions of approval on grading/building plans, and/or on a separate sheet to be recorded with the map. Conditions shall be adhered to throughout all grading and construction periods. The contractor shall retain the Certificate of Compliance for CARB's In-Use Regulation for Off-Road Diesel Vehicles onsite and have it available for inspection.

MONITORING: The Lead Agency shall ensure measures are on project plans and/or recorded with maps. The Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.

Attachment B

Minutes from the April 3, 2023 Planning Commission Meeting

Via Real Hotel Time Extension
16-1822-DP/CDP/TEX

December 2, 2024

MINUTES, PLANNING COMMISSION
CITY OF CARPINTERIA
CARPINTERIA, CALIFORNIA

April 3, 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:** Steve Goggia, Community Development Director Nick Bobroff, Principal Planner	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE Chair Benefield led the flag salute.	PLEDGE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS - None	ANNOUNCEMENTS
PUBLIC COMMENT - None	PUBLIC COMMENT
CONSENT CALENDAR - None	CONSENT CALENDAR
NEW PUBLIC HEARING 1) Via Real Hotel Project # 16-1822-DP/CDP Address: 4110 Via Real Applicant: Kush Nathu, RAM Hotels Planner: Nick Bobroff Hearing on the request of Kush Nathu, RAM Hotels to consider Project 16-1822-DP/CDP (application filed April 19, 2016) for approval of a Development Plan and a Coastal Development Permit to demolish an existing 5,678 square foot former church building and all associated improvements, and to construct a two-story, 72-guestroom, 44,191 square foot hotel and associated improvements under the provisions of the Commercial Planned Development zone district and Residential Overlay district; and to approve the Mitigated Negative Declaration pursuant to the California	NEW PUBLIC HEARING

Environmental Quality Act ("CEQA") Guidelines. The MND and all documents may be reviewed at the Community Development Department, 5775 Carpinteria Avenue, Carpinteria. The application involves APN 004-017-022, addressed as 4110 Via Real.

DISCLOSURE OF EX PARTE COMMUNICATIONS
Commissioner Moyer disclosed that he drove by the west side of the property on Friday to look at the agricultural property. Chair Benefield said she drove around the entire property on Wednesday.

Principal Planner Nick Bobroff presented the staff report. He said staff was recommending approval of the project with an amendment to incorporate a letter from Public Works' regarding Conditions of Approval.

Mr. Bobroff proceeded to answer commissioners' questions about the project. Topics included the number of parking spaces provided for staff (five with four employees expected per shift), at what point it's verified the operator is in compliance with business regulations (upon Certificate of Occupancy), the location of the main entrance (in the interior parking lot), and details on how low-cost rooms will be administered (advertising is required but stops upon rooms not booked at a certain point), whether a shuttle had been considered (no) and coordination of infrastructure fees with agencies. Regarding fencing, he explained a six-foot block wall is proposed and there will be no fencing facing Via Real.

PUBLIC HEARING OPENED

Kevin Cohen, agent representing the landowner, described the hotel as family-run and family-oriented. He said they are in acceptance of the Conditions of Approval. He commented that a hotel shuttle is a great idea. He clarified that there will be no post fencing facing Via Real.

Kush Nathu of RAM Hotels said he looks forward to being part of this community and its beautiful growth. With respect to the specifics of providing lower-cost accommodations, he explained the concept is new to him and he needs to learn more. He said his base operates out of Amarillo, TX, he plans to make periodic visits, and there's a possibility he will move here in the long-term.

Lynn Ransom, resident of Franciscan Village, said she likes the look of the hotel. She said it would be nice to have something upscale, noting there are already a lot of low-cost hotels in the area and crime at Sandyland Reef Inn. She likes the idea of a shuttle and said the nearby hotels should participate.

Bob Franco, resident of Sandpiper Mobile Home Park, described this as the wrong project in the wrong place. He said what the community needs during a housing shortage is affordable housing, not hotels. He questioned where the hotel's low-paid employees would live. He also questioned why there is no Environmental Impact Report for a project of this size, noting there might be a strain on water later. He spoke about how hotels generate low-paying jobs and increase demand for low-cost housing. He described the location as perfect for a project such as Casa de las Flores. He said we should question how every project will affect climate change. He recommended denial of the project.

PUBLIC HEARING CLOSED

Commissioner Moyer expressed concern about what the hotel is going to pay its employees but said the labor shortage will require paying them more. He likes that the project was reduced from 150 to 77 rooms and said it will eliminate the strip-mall character of the area. He also likes its landscape features. He expressed his support.

Commissioner La Fevers pointed out there are a lot of potential locations in Carpinteria for affordable housing, with this location good for this kind of project. He said we have enough low-cost hotels and appreciates having some that are higher end. He commented on the evolution of the project and how it is better than when it started. He added that we have a comprehensive Mitigated Negative Declaration (MND) and rigorous review process. He said he supports the project as proposed.

Commissioner Salant said she doesn't have a long history with the project. She believes it will not have impacts on the rest of the city due to the site, and it fits into the scale of the neighborhood. She noted the benefits of hotel visitors patronizing local businesses. She expressed support.

Chair Benefield described the project as attractive and expressed relief that it is under 30-feet. Among other things, she described the landscaping as beautiful and said she likes the idea of looking into a shuttle. She expressed her support.

MOTION
Commissioner La Fevers moved that the Planning Commission adopt Resolution PC-23-004 thereby approving Project 16-1822-DP/CDP to allow the removal of an existing church and all associated improvements, and the construction of a two-story 72-guestroom hotel and associated improvements, and to approve and certify the Mitigated Negative Declaration prepared for the project pursuant to the CEQA guidelines. This

project location is 4110 Via Real and also includes Condition 75, which incorporates the Public Works Conditions of Approval into the project Conditions of Approval. Commissioner Moyer seconded the motion. Motion passed 4-0 by the following roll call vote: Salant voted yes, Moyer voted yes, La Fevers voted yes, and Benefield voted yes.	
OTHER BUSINESS - None	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS - None	MATTERS PRESENTED
DIRECTOR'S REPORT 2) Architectural Review Board Meeting Minutes of January 26, 2023, and February 16, 2023 3) City Calendar for the month of April 2023 4) Planning Activity Report as of March 30, 2023 5) Building Permit Report as of March 30, 2023	DIRECTOR'S REPORT
ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF MONDAY, May 1, 2023 – All present indicated they could attend. Commissioner Moyer commented that he found the APA's planning boot camp invaluable. Community Development Director Steve Goggia said he would look for information on an upcoming one for commissioners to attend.	ATTENDANCE FOR NEXT MEETING
ADJOURNMENT – Chair Benefield adjourned the meeting at 6:46 p.m. _____ Secretary, Planning Commission **ATTEST:** _____ Chair, Planning Commission	ADJOURNMENT

Attachment C

Time Extension Request Letter

Via Real Hotel Time Extension
16-1822-DP/CDP/TEX

December 2, 2024

Elevated Entitlements
5716 Corsa Avenue Suite 201
Westlake Village, CA 91362

Date: October 28, 2024

Attention: City of Carpinteria, Planning Department

Reference: Project 16-1822-DP/CDP, **APN:** 004-017-022

Dear Brian Banks,

This letter is to inform you that Elevated Entitlements on behalf of Mina Patel is requesting an extension for permits (Project 16-1822-DP/CDP).

This project is located at 4110 Via Real, Carpinteria, CA 93013 and intends to demolish one existing commercial building that includes one church and then construct a new, two-story, 44,191 square-foot, commercial building. The project will consist of 72 guestroom units, and 77 parking spaces. The parking area will reserve 5 employee parking stalls leaving 72 stalls for guests.

We understand that these permits expire on April 3, 2025, however, we are still processing the final site plans for building and safety submission and due to anticipated holiday delays, we do not expect to have permits issuance in time to meet this deadline. Therefore, we are requesting the maximum extension to our entitlements to move this project forward and ultimately obtain project approval with building and safety in a timely manner.

Thank you for your understanding and give us a call if you have any questions.

Best,

Kevin Kohan
Principal Planner
Phone: 805-232-4383
Kevin@elvted.com

Attachment D

Previously-Adopted Resolution No. PC-23-004

Via Real Hotel Time Extension
16-1822-DP/CDP/TEX

December 2, 2024

RESOLUTION NO. PC-23-004

A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION APPROVING THE DEVELOPMENT PLAN AND COASTAL DEVELOPMENT PERMIT 16-1822-DP/CDP TO ALLOW THE REMOVAL OF AN EXISTING 5,678 SQ. FT. CHURCH AND ALL ASSOCIATED IMPROVEMENTS; AND THE CONSTRUCTION OF A TWO-STORY, 72-GUESTROOM, 44,191 SQ. FT. HOTEL AND ASSOCIATED IMPROVEMENTS; AND TO APPROVE AND CERTIFY THE MITIGATED NEGATIVE DECLARATION (MND) PREPARED FOR THE PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES. THE PROJECT IS LOCATED AT 4110 VIA REAL (APN 004-017-022).

REQUESTED BY KUSH NATHU, RAM HOTELS

WHEREAS, the City of Carpinteria Planning Commission has considered an application for a Development Plan and Coastal Development Permit filed by Kush Nathu, RAM Hotels on April 19, 2016 to allow the removal of an existing 5,678 square foot former church building and all associated improvements, and the construction of a two-story, 72-guestroom, 44,191 square foot hotel; and

WHEREAS, the current application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on January 6, 2020; and

WHEREAS, the City of Carpinteria Architectural Review Board considered the proposed project at their November 21, 2019 meeting wherein the project was recommended for revised preliminary approval; and

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

WHEREAS, in accordance with the California Environmental Quality Act ("CEQA"), a Mitigated Negative Declaration ("MND") dated December 2022 has been prepared for the project and has been noticed and subject to public review as required under CEQA; and

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

NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The Mitigated Negative Declaration prepared for the project has been accepted and certified as having met the procedural requirements of the California Environmental Quality Act; and

2. The Development Plan and Coastal Development Permit are approved, making the Findings for approval outlined in Attachment A.

3. The Development Plan and Coastal Development Permit for the project shown in Attachment B are approved subject to the conditions of approval set forth in Attachment C.

PASSED, APPROVED AND ADOPTED this 3rd day of April 2023, by the following called vote:

AYES: **COMMISSIONERS:** Benefield, La Fevers, Moyer, Salant

NOES: **COMMISSIONER(S):**

ABSENT: **COMMISSIONER:**

Jane Benefield, Chair

ATTEST:

Steve Goggia, 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 3rd day of April 2023.

PLANNING COMMISSION STAFF REPORT

MEETING DATE: December 2, 2024

ITEM FOR CONSIDERATION

Dish Wireless Telecommunications Facility

Project 24-2292-CUP/CDP

Request for a Conditional Use Permit and Coastal Development Permit to allow installation of a new wireless telecommunications facility on an existing multi-story office building. The request includes the installation of three (3) 8-foot wireless telecommunication antennas, six radios and associated rooftop equipment, and architectural screening materials to visually shield the antennas. The proposed antenna screening enclosures would reach a height of 39 feet 4-inches. The building currently hosts an existing Verizon Wireless facility.

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

SIGNATURE

Reviewed by: Nick Bobroff, Director
Community Development Department

SIGNATURE

Owner: 6155 Carpinteria Avenue, LLC

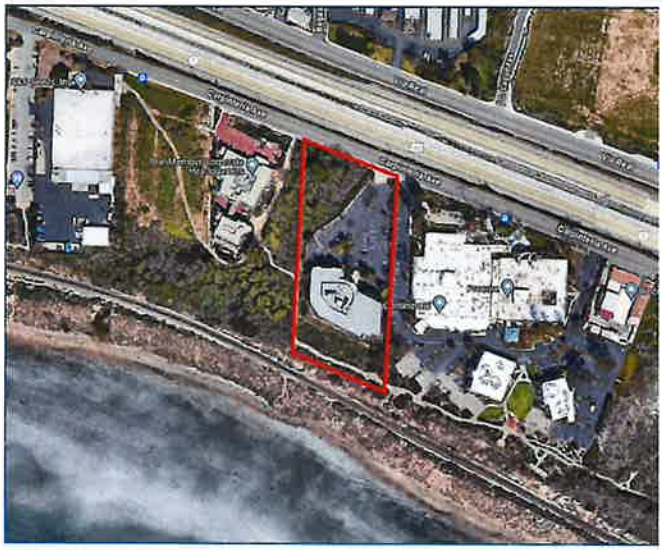
Applicant: Harold Thomas Jr, MD7 Architecture, for Dish Wireless, LLC

Project Location: 6267 Carpinteria Avenue

APN: 001-190-056

Zoning: Industrial Research Park (M-RP)

General Plan Designation: Research Development Industrial (RDI)



I. RECOMMENDATION

Adopt the attached Resolution No. PC-24-012, thereby approving Project 24-2292-CUP/CDP to allow installation of a new wireless telecommunications facility on an existing multi-story office

building; and to accept a categorical exemption pursuant to Sections 15301 and 15303 of the California Environmental Quality Act (CEQA).

II. PROPOSED PROJECT DESCRIPTION

Conditional Use Permit: This is a request of Harold Thomas Jr, MD7 Architecture, for Dish Wireless, LLC to allow for collocation of a new wireless telecommunications facility on an existing multi-story office building which currently hosts an existing Verizon Wireless facility. The request includes the installation of three (3) 8-foot wireless telecommunication antennas, six radios and associated rooftop equipment, and architectural screening materials to visually shield the antennas. The equipment cabinets and ancillary equipment would be located behind an existing secondary rooftop mechanical screen. The existing building is 33 feet in height, with an additional two-foot six-inch rooftop mechanical screen within the central roof area, and a stair house reaching 39 feet 4 inches in height. The proposed antenna screening enclosure would reach a height of 39 feet 4-inches.

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

Plans are attached as Attachment A, Exhibit 2. Site photos are provided as Attachment B. Photosimulations representing the appearance of the installed facility on the building are provided as Attachment C.

III. BACKGROUND

Site Characteristics

The project site is located on Carpinteria Avenue, between U.S. 101 and the coastal bluffs. The site is bounded by office buildings to the east and west, U.S. 101 and Carpinteria Avenue to the north, and the Union Pacific Railroad corridor, bluffs, and ocean to the south. A public coastal trail transverses the southern portion of the site adjacent to the railroad corridor.

The 3.73-acre site is currently improved with a multi-story office building. The existing rooftop mechanical screen measures 35 feet six inches from finished grade, and the building features a stair house reaching a height of 39 feet 4-inches. As discussed below, the building hosts an existing Verizon Wireless telecommunications facility with antennas screened by the existing parapet wall, and rooftop equipment extending 12 inches above the existing mechanical screen.

The site is zoned Industrial Research Park (M-RP), has a Research Development Industrial (RDI) land use designation, and is located within Community Design Subarea 6: The Bluffs (Bluffs Area II) of the Community Design Element of the City's General Plan/Coastal Land Use Plan. The site is subject to the Coastal Appeals (CA) Overlay due to the site's location within the Coastal Commission Appeals jurisdiction.

Project History

The site currently hosts an existing wireless telecommunications facility (Verizon Wireless) mounted atop the existing building, permitted by the Planning Commission on December 7, 2015 under Project 15-1786-CUP/CDP. The original approval allowed for six (6) four-foot-tall flat wall-mounted panel antennas behind an existing rooftop parapet at the building's perimeter and installation of two GPS antennas, four rooftop equipment cabinets and ancillary equipment within a secondary rooftop mechanical screen. The existing antennas at the building's perimeter are fully screened by the existing parapet wall, the rooftop equipment cabinets stand 12 inches above the rooftop mechanical screen, and the rooftop equipment extends 21 inches above the rooftop mechanical screen. Since its original approval, two modifications to the Verizon Wireless facility have been approved: a Substantial Conformity Determination in 2018 to replace the existing remote radio units (Building Permit #12359); and a Substantial Conformity Determination in 2023 to remove and replace the existing antennas and associated equipment, and install new antennas (Building Permit #14141). Neither of these previous modifications altered the height or width of the facility, altered the locations of equipment, or resulted in a change in visibility of the facility. As such, the existing facility remains in compliance with all conditions of the original CUP/CDP approval.

Architectural Review Board (ARB)

The proposed Dish Wireless telecommunications project was presented to the ARB for preliminary review on August 15, 2024. The ARB was generally supportive of the proposed design. However, the Board requested that the applicant study setting back each antenna screening element from the roof edge / building façade, and to use a slightly darker color for the antenna screening elements. The ARB commented that these revisions would help to minimize the appearance of the antenna screening projections and help them blend more effectively with the existing building's appearance. Ultimately, the ARB unanimously voted to recommend preliminary approval to the Planning Commission with these comments attached.

In response to the ARB's comments, the project plans have been revised to incorporate both a substantial setback from the façade of the building (over 4 feet), and the use of a darker brown-gray color for the antenna screening elements ("Wild Truffle" BEHR HDC-NT-27B). A copy of the Minutes from the August 15, 2024 ARB Meeting is attached as Attachment D. The plans included as part of Attachment A to this report reflect these changes.

IV. ENVIRONMENTAL

As no significant impacts to the environment are anticipated for the proposed collocation of the new wireless telecommunications facility to the rooftop of the existing building, the project can be found categorically exempt from environmental review pursuant to §15301 [Existing Facilities] and §15303 [New Construction or Conversion of Small Structures] of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA).

Consistent with §15301 and §15303, the project involves the installation of wireless telecommunication antennas and ancillary equipment to the rooftop of an existing building in an

urbanized, developed part of the City. The project would not require any grading or site disturbance, and therefore would not impact any environmentally sensitive habitat or result in increased stormwater runoff. Finally, as the project results in collocation of wireless telecommunication facilities on an existing building in compliance with the City's Wireless Communications standards, the project is consistent with the City's Zoning Code and all relevant provisions of the City's General/Coastal Plan. As the project is consistent with these standards, the exemption is appropriate. See the proposed Notice of Exemption attached as Attachment E.

V. ANALYSIS

The discussion below provides an analysis of the project with respect to its compliance with the development standards of Chapter 14, Zoning, of the Carpinteria Municipal Code, and with the policies and objectives of the General Plan/Coastal Land Use Plan.

Zoning Code Requirements

The parcel is zoned Industrial/Research Park (M-RP), which provides areas primarily for light industry, technical research, and large business headquarters office use in well-designed buildings and attractively landscaped areas. Additionally, the zone is intended to provide opportunities for mixed residential/industrial uses. The intent of the M-RP zone district is to establish development standards and landscaping requirements to ensure a park-like environment for the permitted industrial uses and compatibility with adjoining nonindustrial areas. Although wireless communication facilities are not a principally permitted use in this zone district, wireless communications facilities are allowed in the M-RP zone subject to a Conditional Use Permit (CMC § 14.56.030).

Conditional Use Permit

CMC § 14.62.010 - Conditional Use Permit Purpose and intent.

The purpose of a Conditional Use Permit (CUP) is to provide for uses that are essential or desirable but cannot be readily classified as principal permitted uses in individual districts by reason of their special character, uniqueness of size or scope, or possible effect on surrounding uses or the general community. The intent is to provide a mechanism for requiring specific consideration of these uses.

Wireless communications facilities are also subject to their own unique development standards and required findings for approval as provided for in CMC §14.56 - Wireless Communications, as discussed below.

Wireless Communications Development Regulations, Standards, and Design Criteria

CMC § 14.56.010 - Wireless Communications Purpose and intent.

The purposes of this chapter are: (a) to provide regulations, standards, and design criteria for wireless communication facilities to facilitate a comprehensive system of wireless communications within the city; (b) to promote the general welfare and public interests of the community; (c) to

promote public safety; (d) to ensure consistency with the local coastal plan and general plan policies; and, (e) to further the goals of land use and aesthetic compatibility between these uses and other uses in the city. Specifically, these standards are adopted to promote the following objectives:

A. *Ensure that the city is appropriately developed with land use intensities and compatible urban and rural land use patterns that promote the general welfare and public interest of the community.*
B. *Preserve the "small town" character in all physical features of the city.*
C. *Protect against visual impacts in order to preserve the area's unique coastal resources:*
D. *Implement general plan policies that encourage the preservation and enhancement of the unique character and assets of the city.*
E. *Allow for development of wireless communications facilities located and designed to provide adequate reception in the city considering its unique size and environmental constraints, and to avoid the creation or maintenance of areas of the city in which acceptable wireless communications services cannot be provided.*
F. *To treat wireless communications service providers equally and without regard to the technology upon which they rely.*

Relevant provisions of the City's Wireless Communications regulations related to location and development criteria are discussed below:

CMC § 14.56.050 - Location criteria for all wireless communication facilities.

All new wireless communication facilities shall comply with the following location and separation requirements:

A. *Wireless communication facilities may be located on otherwise vacant, undeveloped or unused parcels only upon the following showings: (a) that there is no other location at which the project can provide the service for which the application is submitted; (b) that the proposed development is sited and developed to facilitate other productive use of the site; and, (c) that the wireless communications facilities are appropriately screened from view from off-site and aesthetically integrated with neighboring uses.*
B. *Wireless communications providers are encouraged to construct and site their wireless communication facilities in anticipation of colocation of similar facilities on the same site. Except where such co-location is approved, a new wireless communication facility shall be located a minimum distance of one thousand three hundred twenty feet (one-quarter mile) from the closest parcel developed with a wireless communication facility. This separation standard applies to those facilities located within as well as outside the city's boundaries. This separation standard may be relaxed pursuant to conditional use permit approval if necessary to accomplish the fifth purpose identified in Section 14.56.010.E.*
C. *The location of wireless communication facilities within residential, community facility and recreation zone districts is discouraged due to the city's small size, its level topography and the many opportunities to locate such facilities within the commercial, industrial and utility zone districts with lesser aesthetic and land use compatibility impacts. An applicant may locate a wireless communication facility in a residential, community facility and recreation*

zone district upon a showing that the area to be served would otherwise not be served and that all of the findings for approval required by Section 14.56.090 of this chapter can be made.

In compliance with the above criteria, the proposed Dish Network facility would be collocated on the existing office building, which already hosts a Verizon Wireless facility, on an Industrial/Research Park (M-RP) zoned site. Due to the proposed facility's location atop the existing building, and with the antennas concealed behind proposed wireless-compatible architectural screening projections, the proposed facility is designed to limit aesthetic and land use compatibility impacts while filling a gap in Dish Network's service area in the east portion of the City and along U.S. Highway 101.

CMC § 14.56.070 Development criteria.

All wireless communication facilities shall be designed to relate harmoniously in terms of size, scale and form to existing developments on site and with existing and proposed surrounding developments. The following development criteria shall apply to all wireless communications facility projects:

A. *All wireless communication facilities shall satisfy the required building setbacks, lot coverage, located on existing structures, unless otherwise permitted pursuant to Section 14.56.050(A) of this chapter. The addition of new architectural features to an existing building to conceal antennae shall not negatively affect the architectural design of the building or how the building blends with surrounding development.*
B. *Building mounted facilities shall architecturally blend with the structure to which they are attached to avoid the appearance of a wireless facility. Colors, textures and materials shall be consistent with those utilized on existing structures.*
D. *All mechanical equipment associated with the operation of wireless communication facilities shall be located within or concealed by the structure to which the facility is attached. No exposed conduit, wire, cables or similar appurtenances shall be permitted. Other than new monopole facilities in conformance with Section 14.56.050(A), all mechanical equipment for the wireless facilities shall be located within or concealed by the structure on which the facility is located.*
E. *The development of wireless communications facilities shall minimize the removal of landscaping and shall not result in the removal of mature trees, shrubs or other landscaping determined to be a significant environmental or aesthetic resource, including, but not limited to natural habitat. A landscape plan shall also be required to further enhance landscaping on the parcel if necessary for screening or aesthetic purposes.*

The proposed rooftop-mounted facility would not alter the existing building setbacks or lot coverage, and would not alter any existing parking or landscape areas. The proposed design of the facility utilizes wireless-compatible architectural elements in the same style and color family of the existing building to conceal the wireless antennas without negatively affecting the architectural design of the building or how the building blends with surrounding development. With the incorporation of the plan revisions as requested by the ARB, the proposed architectural projections would effectively screen the antennas, and the overall facility design would architecturally blend with the building to

which it is attached. The equipment cabinets and ancillary equipment would be located behind an existing secondary rooftop mechanical screen, and all conduits, wires and cables would be discretely routed from the interior of the building or within concealed cable trays on the rooftop. As such, the proposed wireless communication facility is designed to relate harmoniously with the existing building and with surrounding development in compliance with the development criteria.

CMC § 14.56.090 – Findings

In addition to the findings identified within Chapter 14.62 of the Carpinteria Municipal Code (Conditional Use Permits), in order to approve an application to develop a wireless communications facility, the planning commission shall also find that: The proposed wireless communications facility will be compatible with existing and surrounding developments in terms of land use and aesthetics;

A. *The proposed wireless communications facility complies with the intent of the wireless communications chapter;*
B. *The proposed wireless communications facility is designed to minimize its visibility from points off-site, to be obscured from view within protected view corridors, and complies with the development criteria identified within §14.56.070 of the CMC; and*
C. *The applicant has demonstrated that the wireless communications facility will be operated within the allowed frequency by the FCC and complies with all applicable health and safety standards.*

As previously discussed, and in compliance with the relevant location and development criteria, the proposed design of the facility utilizes wireless-compatible antenna concealing architectural elements in the same style and color of the existing building to conceal the wireless antennas to ensure compatibility with existing and surrounding development, and to minimize visibility from points off-site. While the new architectural elements reach 39 feet 4-inches in height, and could therefore impact views to the ocean and Channel Islands from public viewing areas along Carpinteria Avenue and U.S. Highway 101, as depicted in the provided photosimulations included as Attachment C, the existing public views over the building are heavily obscured by existing mature landscaping and trees that surround the building on the north, east and west sides. In addition, the proposed architectural elements that would screen the antennas are limited to three locations on the building on the north, northwest, and extreme southeast portions of the rooftop. As such, the relatively small percentage of building elevations being raised to conceal the antennas would not result in a substantial view impact. Similarly, while the site contains a public trail at the southern portion of the site, the predominant public views are from the trail looking south at the ocean and islands, with limited mountain views available because of the exiting tall trees and landscaping, and because of the existing building's proximity to the trail which obscures existing public views from the trail towards the mountains.

To confirm that the communications facility will be operated within the allowed FCC limits and complies with all applicable health and safety standards, the applicant has provided a Radio Frequency - Electromagnetic Energy (RF-EME) Report dated February 5, 2024, prepared by EBI Consulting. The report models the RF-EME emissions of the proposed facility to determine RF-EME exposure levels from proposed wireless communications equipment and to confirm that all relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields would

be met. The report concludes that based on worst-case predictive modeling (including the existing Verizon Wireless facility), the composite exposure level from all carriers on this site would be approximately 8.16 percent of the FCC's general public limit at ground level. The worst-case exposure level may exceed the FCC's general public limit within approximately 54 feet of the proposed antennas at the main roof level, however the rooftop area is not accessible by the general public. As required by the FCC's rules and regulations, implementation of a Site Safety Plan requires signage and barriers to protect workers and individuals within areas exceeding the general public emissions limit (including arborists and landscapers accessing the rooftop or nearby elevated structures or trees) to inform them of the presence and locations of antennas and their associated fields, where applicable. The RF-EME Report is included as Attachment F.

Height Regulations

CMC § 14.20.100 - Height Requirement

No building or structure shall exceed a height of thirty (30) feet.

14.50.090 - Height (definition)

Chimneys, elevator and stair housings, television receiving antennas for individual receiving set or sets, antennas for amateur radio shortwave sending and receiving sets used by commercial enterprises in connection with a business other than broadcasting radio programs for the general public, flagpoles, monuments, oil derricks, church spires, and similar architectural features and similar structures may exceed the building height limit in all districts where such excess heights are not in conflict with other provisions of this title.

14.56.080 Exceptions - *Wireless communication facilities may deviate from the standards herein when:*

A. *A development standard herein allows for an exception and the planning commission and city council approves such an exception; or*
B. *A variance has been approved pursuant to Chapter 14.70 of the Carpinteria Municipal Code.*

The architectural elements which would conceal the proposed antennas reach a height of 39 feet 4-inches feet, exceeding the City's maximum allowable 30-foot height. However, exceptions to the height limit are allowed pursuant to CMC 14.50.090 for certain structures or architectural features such as the proposed antenna screening elements, and therefore, approval of a variance would not be required to approve this project if all other development regulations and findings can be met. The proposed antenna concealing elements would not exceed the height of the existing rooftop stair housing.

General Plan/Coastal Plan Policies

The City's Land Use, Community Design, and Open Space, Recreation and Conservation Elements of the General Plan/Coastal Plan contain both general over-arching policies and specific subarea policies. The project site is in Design Subarea 6 (Bluffs II).

Land Use Element

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

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

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.*

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

The proposed use is compatible with the Research & Development Industrial (RDI) land use designation with approval of a Conditional Use Permit. CMC 14.56.050 encourages the location of wireless facilities within commercial, industrial and utility designated properties, since the facilities will have lesser aesthetic and land use compatibility impacts in these areas of the City. The primary use of the property as an office building will not be affected by the proposed wireless facility, and the building already hosts an existing wireless facility by another carrier. The proposed collocated wireless facility has been designed to minimize visual alterations affecting the character of the building, except for an increase in height in the locations of the antenna screening architectural elements. Approval of the facility would address a service gap in Dish Wireless coverage and improve overall voice and wireless data service for residents and visitors to the City.

Community Design Element / Open Space, Recreation and Conservation Element / Sub Area 6 Objectives and Policies

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.*

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 the 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.*

Objective CDS6-1: *Maintain the Carpinteria Bluffs Access, Recreation & Open Space Master Program as the coordinated plan for the Carpinteria Bluffs area that will allow development of uses*

identified in the Land Use Plan herein, so as to complement one another and preserve and enhance the site's coastal environment. The plan should be maintained so as to include information adequate to define the environmental resources and hazards within the Carpinteria Bluffs, and to delineate precise and appropriate policies for their management.

Objective CDS6-2: *Ensure that development is controlled to avoid impacts to significant viewsheds, vistas, and view corridors.*

Policy CDS6-b: *Development on the Bluffs shall not obstruct existing view corridors of the ocean and bluff top edge. In addition, views of the ocean and mountains for users of the Carpinteria Bluffs Nature Park and coastal trail(s), for bluffs area property owners and visitors, and for passing motorists, shall be maintained.*

While the new architectural elements proposed to conceal the antennas reach 39 feet 4-inches in height, and could therefore impact views to the ocean and Channel Islands from public viewing areas along Carpinteria Avenue and U.S. Highway 101, as depicted in the provided photosimulations included as Attachment C, the existing public views over the building are heavily obscured by existing mature landscaping and trees that surround the building on the north, east and west sides. In addition, the proposed architectural elements that would screen the antennas are limited to three locations on the building on the north, northwest, and extreme southeast portions of the rooftop. As such, the relatively small percentage of building elevations being raised to conceal the antennas would not result in a substantial view impacts. Similarly, as depicted in the site photographs included as Attachment B, while the site contains a public trail at the southern portion of the parcel, the predominant public views are from the trail looking south at the ocean and islands, with limited mountain views available at the subject site because of the exiting tall trees and landscaping, and because of the existing building's proximity to the trail which obscures existing public views of the mountains over the building.

Noise Element

Policy N-5b: *The City will require that construction activities adjacent to sensitive noise receptors be limited as necessary to prevent adverse noise impacts.*

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

The City's standard conditions relating to construction timing and noise attenuation have been included in the attached Conditions of Approval.

VI. DEVELOPMENT IMPACT FEES

As the project does not involve the creation of new residential units or new commercial square footage, the project is exempt from payment of the City's Development Impact Fees. However, the project may still be subject to fees from other special districts including the Carpinteria-Summerland Fire Protection District.

VII. ACTION OPTIONS

1. Adopt Resolution PC-24-012, thereby approving Project 24-2292-CUP/CDP to allow installation of a new wireless telecommunications facility on an existing multi-story office building, including the installation of three (3) 8-foot wireless telecommunication antennas, six radios and associated rooftop equipment, and outdoor screening materials to visually shield the antennas; accept the CEQA Exemption; and adopt the Findings in Attachment A, Exhibit 1 and Conditions of Approval as proposed in Attachment A, Exhibit 3. (staff's recommendation)

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

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

VIII. ATTACHMENTS

Attachment A Resolution PC-24-012
Exhibit 1 – Findings for Approval
Exhibit 2 – Plan set
Exhibit 3 – Recommended Conditions of Approval

Attachment B Site Photos

Attachment C Photosimulations of the Installed Facility

Attachment D August 15, 2024 ARB Preliminary Meeting Minutes

Attachment E CEQA Notice of Exemption

Attachment F Radio Frequency - Electromagnetic Energy (RF-EME) Report

Attachment A

Resolution PC-24-012

Dish Wireless Telecommunications Facility
24-2292-CUP/CDP

December 2, 2024

RESOLUTION NO. PC-24-012

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARPINTERIA APPROVING CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT PERMIT 24-2292-CUP/CDP TO ALLOW INSTALLATION OF A NEW WIRELESS TELECOMMUNICATIONS FACILITY ON AN EXISTING OFFICE BUILDING, INCLUDING THE INSTALLATION OF THREE (3) 8-FOOT WIRELESS TELECOMMUNICATION ANTENNAS, SIX RADIOS AND ASSOCIATED ROOFTOP EQUIPMENT, AND OUTDOOR SCREENING MATERIALS TO VISUALLY SHIELD THE ANTENNAS. THE PROJECT IS LOCATED AT 6267 CARPINTERIA AVENUE (APN 001-180-070)

REQUESTED BY HAROLD THOMAS JR, MD7 ARCHITECTURE, FOR DISH WIRELESS, LLC

WHEREAS, the Planning Commission of the City of Carpinteria has considered an application for a Conditional Use Permit and Coastal Development Permit filed by Harold Thomas Jr, MD7 Architecture on behalf of Dish Wireless, LLC, on April 11, 2024.

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on July 10, 2024; and

WHEREAS, the project was recommended for preliminary approval by the City's Architectural Review Board on August 15, 2024; and

WHEREAS, the Planning Commission has conducted a hearing and received evidence regarding the application for a Conditional Use Permit and Coastal Development Permit; and

WHEREAS, the project is exempt from the California Environmental Quality Act pursuant to Sections 15301 and 15303 of the California Environmental Quality Act Guidelines, as the project involves construction of a small structure on the roof of an existing building in an urbanized, developed part of the City with no potential for significant environmental effects; and

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

NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The Development Plan and Coastal Development Permit are approved, making the Findings outlined in Exhibit 1.

2. The Development Plan and Coastal Development Permit for the project shown in Exhibit 2 are approved subject to the conditions set forth in Exhibit 3.

PASSED, APPROVED AND ADOPTED this 2nd day of December 2024, by the following called vote:

AYES: Commissioners:

NOES: Commissioner(s):

ABSTAIN: Commissioner(s):

ABSENT: Commissioner(s):

_____
Glenn La Fevers, 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 2nd day of December 2024.

Attachment A

Exhibit 1: Findings for Approval

Dish Wireless Telecommunications Facility
24-2292-CUP/CDP

December 2, 2024

ATTACHMENT A
FINDINGS

PLANNING COMMISSION HEARING
PROJECT 24-2292-CUP/CDP
DECEMBER 2, 2024

DISH WIRELESS TELECOMMUNICATIONS FACILITY
6267 CARPINTERIA AVENUE
REQUESTED BY HAROLD THOMAS JR, MD7 ARCHITECTURE, FOR DISH WIRELESS, LLC

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

1.0 Administrative Findings

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

1.1 Procedures

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

a. An application for a Conditional Use Permit and Coastal Development Permit was submitted on April 11, 2024, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on July 17, 2024. Said application and all related material have been available for public review at City offices since the date of submittal.

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

c. The project has been reviewed by the City's Architectural Review Board at a duly noticed public meeting which included, but is not limited to, mailed notice to all

property owners within 300 feet of the subject property and residents within 100 feet of the property.

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

1.2 California Environmental Quality Act

The Planning Commission finds that the project is exempt from the California Environmental Quality Act pursuant to sections 15301 [Existing Facilities] and 15303 [New Construction or Conversion of Small Structures] of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA).

Consistent with §15301 and §15303, the project involves the installation of wireless telecommunication antennas and ancillary equipment to the rooftop of an existing building in an urbanized, developed part of the City. The project would not require any grading or site disturbance, and therefore would not impact any environmentally sensitive habitat or result in increased stormwater runoff. Finally, as the project results in collocation of wireless telecommunication facilities on an existing building in compliance with the City's Wireless Communications standards, the project is consistent with the City's General/Coastal Plan and Zoning Code requirements.

As the project is consistent with these standards, the exemption is appropriate.

1.3 Conditional Use Permit Findings

Pursuant to Carpinteria Municipal Code ("CMC") section 14.62.040(8), the Planning Commission may grant a Conditional Use Permit upon a determination that all of the following criteria have been met:

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

   The facility would be collocated on an existing building which already hosts a wireless facility for another carrier. The proposed wireless communication facility is designed to occupy a minimal amount of rooftop area to allow for future collocation of other wireless providers in the future.

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

The proposed use would result in a minor amount of traffic during the construction and installation period. Once built, no new traffic trips would be generated by the facility except for periodic maintenance of the facility. Therefore, the finding can be made.

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

The installation of the proposed facility would not materially adversely affect the above-mentioned community services as these types of services are already available to serve the existing building, and no increase or change in levels of service would be needed for the operation of a wireless telecommunications facility located on the building's roof. Therefore, the finding can be made.

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

As discussed in the staff report prepared for the December 2, 2024 Planning Commission hearing and herein incorporated by reference, a Radio Frequency - Electromagnetic Energy (RF-EME) Report was provided with the project application to confirm that all relevant Federal Communication Commission (FCC) RF-EME compliance standards for limiting human exposure to RF-EME fields would be met. The report concludes that based on worst-case predictive modeling (including the existing Verizon Wireless facility), the composite exposure level from all carriers on this site would be approximately 8.16 percent of the FCC's general public limit at ground level. The worst-case exposure level may exceed the FCC's general public limit within approximately 54 feet of the proposed antennas at the main roof level, however the rooftop area is not accessible by the general public. As required by the FCC's rules and regulations, implementation of a Site Safety Plan requires signage and barriers to protect workers and individuals within areas exceeding the general public emissions limit (including arborists and landscapers accessing the rooftop or nearby elevated structures or trees) to inform them of the presence and locations of antennas and their associated fields, where applicable.

The project is consistent with the FCC health and safety regulations, and the collocated wireless facility has been designed to minimize visual alterations affecting the character of the building and surrounding neighborhood. The Architectural Review Board (ARB) and staff have reviewed the project for compliance with all applicable wireless telecommunication facility design standards and relevant Bluffs Community Design policies. In response to the ARB's comments, the project plans have been revised to incorporate minor design changes including a substantial setback of the antennas from the façade of the building (over 4 feet), and the use of a darker brown-gray color for the antenna screening elements to help minimizes the appearance of the antenna screening

elements. For these reasons, granting of the permit will not be detrimental to the health, safety, and general welfare of the neighborhood this finding can be made.

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

As discussed in the staff report prepared for the December 2, 2024 Planning Commission hearing and herein incorporated by reference, the proposed rooftop collocated wireless facility is consistent with the site's General Plan/Coastal Plan Research Development Industrial (RDI) land use designation and Industrial Research Park (M-RP) zone district development standards. In addition, the proposed wireless telecommunications facility complies with all relevant Wireless Communications regulations, standards, and design criteria of Carpinteria Municipal Code section 14.56. As the project satisfies all requirement of the City's Zoning Code, which implements the General Plan/Coastal Plan, this finding can be made.

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

The proposed project would be located on the rooftop of an existing building in an urbanized, developed part of the City. The project would not require any grading or site disturbance, and therefore would not impact any environmentally sensitive habitat or result in increased stormwater runoff. A Notice of Exemption has been prepared which determines that no significant environmental impacts would occur. Therefore, the finding can be made.

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

The finding can be made as the proposed location of the facility would not impact any easements for access or use. Access along the public trail adjacent to the building will not be impacted as the facility would be installed entirely upon the building's roof.

1.4 Wireless Communication Facility Findings

Pursuant to CMC 14.56.090, in addition to the findings identified in CMC Chapter 14.62 (Conditional Use Permits), in order to approve an application to develop a wireless communications facility, the Planning Commission shall also find that:

a. *The proposed wireless communications facility will be compatible with existing and surrounding developments in terms of land use and aesthetics.*

As discussed in the staff report prepared for the December 2, 2024 Planning Commission hearing and herein incorporated by reference, the proposed rooftop-mounted facility would not alter the existing building setbacks or lot coverage, and would not alter any existing parking or landscape areas. The proposed design of the facility utilizes wireless-compatible architectural elements in the same style and color family of the existing building to conceal the wireless antennas without negatively affecting the architectural design of the building or how the building blends with surrounding development. With the incorporation of the plan revisions as requested by the ARB, the proposed architectural projections would effectively screen the antennas, and the overall facility design would architecturally blend with the building to which it is attached. The equipment cabinets and ancillary equipment would be located behind an existing secondary rooftop mechanical screen, and all conduits, wires and cables would be discretely routed from the interior of the building or within concealed cable trays on the rooftop. As such, the proposed wireless communication facility is designed to relate harmoniously with the existing building and with surrounding development, and this finding can be made.

b. *The proposed wireless communications facility complies with the intent of this chapter and other applicable city policies.*

As discussed in the staff report prepared for the December 2, 2024 Planning Commission hearing and herein incorporated by reference, and as discussed in Finding 1.3(e) above, the proposed wireless telecommunications facility would comply with the regulations, standards, and design criteria of Chapter 14.56 (Wireless Communications Facilities) and all other City regulations and policies. Therefore, this finding can be made.

c. *The proposed wireless communications facility is designed to minimize its visibility from points off-site, to be obscured from view within protected view corridors, and complies with the development criteria identified within Section 14.56.070 of this chapter.*

As discussed in the staff report prepared for the December 2, 2024 Planning Commission hearing and herein incorporated by reference, the proposed design of the rooftop-mounted facility would utilize wireless-compatible architectural elements in the same style and color family of the existing building to conceal the wireless antennas without negatively affecting the architectural design of the building or how the building blends with surrounding development. With the incorporation of the plan revisions as requested by the ARB, the proposed architectural projections would effectively screen the antennas, and the overall facility design would architecturally blend with the building to which it is attached. The equipment cabinets and ancillary equipment would be located behind an existing secondary rooftop mechanical screen, and all conduits, wires and cables would be discretely routed from the interior of the building or within concealed cable trays on

the rooftop. As the facility is designed to minimize its visibility from points off-site, would be obscured from view within protected view corridors, and complies with the development criteria identified within Section 14.56.070, this finding can be made.

d. *The applicant has demonstrated that the wireless communications facility will be operated within the allowed frequency range permitted by the FCC and complies with all other applicable health and safety standards.*

As discussed in the staff report prepared for the December 2, 2024 Planning Commission hearing and herein incorporated by reference, a Radio Frequency - Electromagnetic Energy (RF-EME) Report was provided with the project application to confirm that all relevant Federal Communication Commission (FCC) RF-EME compliance standards for limiting human exposure to RF-EME fields would be met. In addition, as required by the FCC's rules and regulations, the project requires implementation of a Site Safety Plan including signage and barriers to protect workers and individuals within areas exceeding the general public emissions limit. Therefore, the applicant has demonstrated proof of compliance with FCC and other applicable health and safety standards, and this finding can be made.

1.5 Coastal Development Permit Finding

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

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

As discussed in the staff report prepared for the December 2, 2024 Planning Commission hearing and herein incorporated by reference, and as discussed in Finding 1.3(e) above, the proposed rooftop collocated wireless facility is consistent with the site's General Plan/Coastal Plan Research Development Industrial (RDI) land use designation and Industrial Research Park (M-RP) zone district development standards. The proposed project can also be found to be consistent with the other applicable Objectives and Policies of the City's General Plan/Coastal Plan in that it would not have a materially significant effect upon the existing development character of the neighborhood. In addition, the proposed wireless telecommunications facility complies with all relevant Wireless Communications regulations, standards, and design criteria of Carpinteria Municipal Code chapter 14.56, which is an implementation program of the City's certified Local Coastal Program.

As the project is consistent with the site's General Plan/Coastal Plan land use designation and the project complies with all requirement of the City's Zoning Code, which

implements the General Plan/Coastal Plan, the proposed development is in conformity with the City's certified Local Coastal Program, and this finding can be made.

Attachment A

Exhibit 2: Project Plans

Dish Wireless Telecommunications Facility
24-2292-CUP/CDP

December 2, 2024

DISH Wireless L.L.C. SITE ID:

LALAX01023C

DISH Wireless L.L.C. SITE NAME:

PROCORE HQ

DISH Wireless L.L.C. SITE ADDRESS:

6267 CARPENTERIA AVE
CARPENTERIA, CA 93013

SCOPE OF WORK

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

SECTOR SCOPE OF WORK:
- INSTALL (3) PROPOSED PANEL ANTENNAS (1 PER SECTOR)
- INSTALL PROPOSED JUMPERS
- INSTALL (6) PROPOSED RRUs (2 PER SECTOR)
- INSTALL (3) PROPOSED OVER VOLTAGE PROTECTION DEVICE (OVP) (1 PER SECTOR)
- INSTALL (3) PROPOSED DISCRETE POWER CABLES
- INSTALL (3) PROPOSED DISCRETE FIBER CABLES
- INSTALL PROPOSED CABLE TRAYS

ROOFTOP SCOPE OF WORK:
- INSTALL (1) PROPOSED 75KVA STEP-DOWN TRANSFORMER
- INSTALL (1) PROPOSED DISCONNECT SWITCH
- INSTALL (1) PROPOSED METAL PLATFORM WITH H-FRAME
- INSTALL (1) PROPOSED CABLE TRAY
- INSTALL (1) PROPOSED BBU IN CABINET
- INSTALL (1) PROPOSED EQUIPMENT CABINET
- INSTALL (1) PROPOSED POWER CONDUIT
- INSTALL (1) PROPOSED TELCO CONDUIT
- INSTALL (1) PROPOSED NEMA 3 TELCO-FIBER BOX
- INSTALL (1) PROPOSED GPS UNIT
- INSTALL (1) PROPOSED GENERATOR CAMLOCK

SITE INFORMATION

PROPERTY OWNER:	ROBIN STOREY
ADDRESS:	6155 CARPINTERIA AVE CARPINTERIA, CA 93013 (805) 698-2614
TOWER TYPE:	ROOFTOP
TOWER CO SITE ID:	N/A
TOWER APP NUMBER:	N/A
COUNTY:	SANTA BARBARA COUNTY
LATITUDE (NAD 83):	34° 23' 8.0304" N 34.385014
LONGITUDE (NAD 83):	119° 29' 32.874" W -119.492465
ZONING JURISDICTION:	SANTA BARBARA COUNTY
ZONING DISTRICT:	CITY OF CARPENTERIA
PARCEL NUMBER:	001-160-070
OCCUPANCY GROUP:	U
CONSTRUCTION TYPE:	II-B
POWER COMPANY:	N/A
TELEPHONE COMPANY:	N/A

PROJECT DIRECTORY

APPLICANT:	DISH Wireless L.L.C. 7345 IRVINE CENTER DRIVE, SUITE 250 IRVINE, CA 92618
ASSET OWNER:	ROBIN STOREY 6155 CARPINTERIA AVE CARPINTERIA, CA 93013 (805) 698-2614
SITE DESIGNER:	MD7, LLC. 10590 WEST OCEAN AIR DR., SUITE 250 SAN DIEGO, CA 92130 (858) 964-7439
ARCHITECT	MD7 ARCHITECTURE SERVICES, INC 10590 WEST OCEAN AIR DRIVE SUITE 250 SAN DIEGO, CA 92130 NICK BRITT (619) 322-8425
SITE ACQUISITION:	BECKY RHODES (951) 801-1923
CONSTRUCTION MANAGER:	JAVIER PULIDO (626) 801-1923
RF ENGINEER:	CRAIG STANZIANO N/A

CALIFORNIA CODE OF COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE 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

CODE TYPE	CODE
BUILDING	2023 CALIFORNIA BUILDING CODE
MECHANICAL	2023 CALIFORNIA MECHANICAL CODE
ELECTRICAL	2023 CALIFORNIA ELECTRICAL CODE

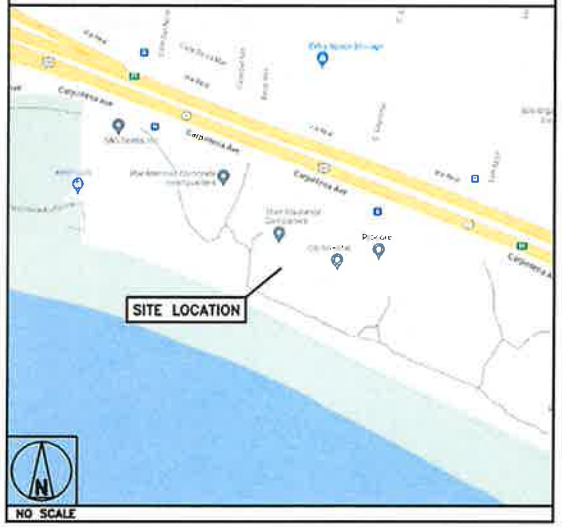
SITE PHOTO

DIRECTIONS

DIRECTIONS FROM DISH Wireless L.L.C. OFFICE/AIRPORT/DOWNTOWN:
GET ON I-405 N. FOLLOW I-405 AND US-101 N TO CA-150 W/RINCON RD IN CARPINTERIA. TAKE EXIT 84 FROM US-101 N. FOLLOW RINCON RD AND CARPINTERIA AVE TO YOUR DESTINATION

6267 CARPINTERIA AVE
CARPINTERIA, CA 93013

VICINITY MAP



SHEET INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
T-2	PHOTOSIMULATIONS
T-3	PHOTOSIMULATIONS
1-A	1A LETTER
LS-1	SITE SURVEY
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	ANTENNA LAYOUT WITH SCHEDULE
A-3.1	PARAPET WALL REMOVE & REPLACE DETAILS
A-4	EAST & WEST ELEVATIONS
A-5	NORTH & SOUTH ELEVATIONS
A-6	EQUIPMENT LAYOUT
A-7	EQUIPMENT DETAILS
A-8	EQUIPMENT DETAILS
A-9	EQUIPMENT DETAILS
E-1	ELECTRICAL/FIBER ROUTE PLAN & NOTES
E-2	ELECTRICAL DETAILS
E-3	ELECTRICAL ONE-LINE & PANEL SCHEDULE
E-4	PPC NEUTRAL-TO-GROUND SCHEMATIC
G-1	GROUNDING PLANS & NOTES
G-2	GROUNDING DETAILS
G-3	GROUNDING DETAILS
G-4	GROUNDING DETAILS
RF-1	RF CABLE COLOR CODE
GN-1	LEGEND & ABBREVIATIONS
GN-2	RF SIGNAGE
GN-3	GENERAL NOTES
GN-4	GENERAL NOTES
GN-5	GENERAL NOTES

UNDERGROUND SERVICE ALERT
UTILITY NOTIFICATION CENTER OF CALIFORNIA
(800) 422-4133
WWW.CALIFORNIA811.ORG
CALL 2-14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

811

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

dish wireless.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

MD7
MD7, LLC
10590 West Ocean Air Dr.
Suite 250
San Diego, CA 92130
858.964.7439

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ARCHITECT, TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
JJ	FR	NB

RFDS REV #: 0

CONSTRUCTION DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
0	08/08/2024	90% ISSUED FOR REVIEW
1	10/11/2024	90% ISSUED FOR REVIEW

A&E PROJECT NUMBER

LALAX01023C

DISH Wireless L.L.C.
PROJECT INFORMATION

LALAX01023C
6267 CARPENTERIA AVE
CARPENTERIA, CA 93013

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

dish wireless.

MD7

LALAX01023C - PROCORE HQ

6267 CARPINTERIA AVE., CARPINTERIA, CA 93013

VIEW 1

LOCATION

EXISTING LOOKING SOUTH

PROPOSED LOOKING SOUTH

dish wireless.

MD7

LALAX01023C - PROCORE HQ

6267 CARPINTERIA AVE., CARPINTERIA, CA 93013

VIEW 2

LOCATION

EXISTING LOOKING SOUTH

PROPOSED LOOKING SOUTH

dish wireless.

MD7

LALAX01023C - PROCORE HQ

6267 CARPINTERIA AVE., CARPINTERIA, CA 93013

VIEW 3

LOCATION

EXISTING LOOKING SOUTHEAST

PROPOSED LOOKING SOUTHEAST

dish wireless.

MD7

LALAX01023C - PROCORE HQ

6267 CARPINTERIA AVE., CARPINTERIA, CA 93013

VIEW 4

LOCATION

EXISTING LOOKING EAST

PROPOSED LOOKING EAST

dish wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

MD7

MD7, LLC
10590 West Ocean Air Dr.
Suite 250
San Diego, CA 92130
858 964-7439

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DRAWN BY:	CHECKED BY:	APPROVED BY:
JJ	FR	NB

RFDS REV #: 0

CONSTRUCTION DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
0	09/09/2024	SCIS ISSUED FOR REVIEW
1	10/15/2024	SCIS ISSUED FOR REVIEW

A&E PROJECT NUMBER

LALAX01023C

DISH Wireless L.L.C.
PROJECT INFORMATION

LALAX01023C
6267 CARPENTERIA AVE
CARPENTERIA, CA 93013

SHEET TITLE

PHOTO SIMULATIONS

SHEET NUMBER

T-2

LALAX01023C - PROCORE HQ

6267 CARPINTERIA AVE , CARPINTERIA, CA 93013

VIEW 5

LOCATION

EXISTING LOOKING WEST

PROPOSED LOOKING WEST

LALAX01023C - PROCORE HQ

6267 CARPINTERIA AVE , CARPINTERIA, CA 93013

VIEW 6

LOCATION

EXISTING LOOKING WEST

PROPOSED LOOKING WEST

LALAX01023C - PROCORE HQ

6267 CARPINTERIA AVE , CARPINTERIA, CA 93013

VIEW 7

LOCATION

EXISTING LOOKING NORTHEAST

PROPOSED LOOKING NORTHEAST

LALAX01023C - PROCORE HQ

6267 CARPINTERIA AVE , CARPINTERIA, CA 93013

VIEW 8

LOCATION

EXISTING LOOKING WEST

PROPOSED LOOKING WEST

dish wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

MD7

MD7, LLC
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Suite 250
San Diego, CA 92130
858 964-7439

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DRAWN BY:	CHECKED BY:	APPROVED BY:
JJ	FR	NB

RFDS REV #: 0

CONSTRUCTION DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
0	09/06/2024	SITE ISSUED FOR REVIEW
1	10/15/2024	SITE ISSUED FOR REVIEW

A&E PROJECT NUMBER

LALAX01023C

DISH Wireless L.L.C.
PROJECT INFORMATION

LALAX01023C
6267 CARPENTERIA AVE
CARPENTERIA, CA 93013

SHEET TITLE

PHOTO SIMULATIONS

SHEET NUMBER

T-3

CAL VADA
SURVEYING INC

1-A ACCURACY CERTIFICATION
DISH

Geographic Coordinates at Proposed Sectors
(NAD 83)

Sector Alpha:	34° 23' 06.90" N	(34.385250 DD)	119° 29' 33.09" W (-119.492525 DD)
Sector Beta:	34° 23' 05.17" N	(34.384769 DD)	119° 29' 31.19" W (-119.491997 DD)
Sector Gamma:	34° 23' 06.56" N	(34.385156 DD)	119° 29' 33.48" W (-119.492633 DD)

Elevations (NAVD 88)

Ground Elevation at Existing Building	148.0 Feet A.M.S.L. (± 148'-0")
Top of Existing Parapet	34.2 Feet A.G.L. (± 34'-2")
Top of Existing Screen Wall	36.2 Feet A.G.L. (± 36'-2")
Top of Existing Antenna	38.3 Feet A.G.L. (± 38'-3")
Overall Height: Top of Existing Equipment	39.6 Feet A.G.L. (± 39'-7")

Site No: LALAX01023C
Site Address: 6267 Carpinteria Ave , Carpinteria, CA 93013
Santa Barbara County
Survey Date: April 23, 2024
Data Source: The Smartnet North America C.O.R.S. "CAOX"

LICENSED LAND SURVEYOR
Armando D. Duque
L.S. 7780
05/20/2024
STATE OF CALIFORNIA

I hereby certify that the **latitude** and **longitude** shown above are accurate to within +/- 20 feet horizontally and that the **elevation** shown above are accurate to within +/- 3 feet vertically. The horizontal datum (Geographic Coordinates) is in terms of the North American Datum of 1983 (NAD 83) and is expressed in degrees (°), minutes (') and seconds (") to the nearest hundredth of a second. The vertical datum (Elevations) is in terms of the North American Vertical Datum of 1988 (NAVD 88) and is determined to the nearest tenth of a foot.

Note: DD indicates Decimal Degrees.

Job No. 24023-111
VALADAO-CBR
Los Angeles 411 Jenks Circle, Suite 205, Corona, CA 92880 Phone (951) 268-9488 Fax (951) 256-3749

1A CERTIFICATION

dish wireless.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

MD7
MD7, LLC
10590 West Ocean Air Dr.
Suite 250
San Diego, CA 92130
858 964-7439

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DRAWN BY:	CHECKED BY:	APPROVED BY:
JJ	FR	NB

RFDS REV #: 0

CONSTRUCTION DOCUMENTS

SUBMITTALS

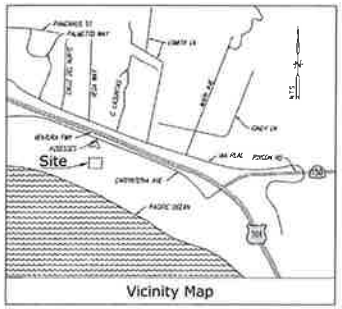
REV	DATE	DESCRIPTION
0	06/06/2024	SUBMITTED FOR REVIEW
1	10/15/2024	SUBMITTED FOR REVIEW

A&E PROJECT NUMBER
LALAX01023C

DISH Wireless L.L.C.
PROJECT INFORMATION
LALAX01023C
6267 CARPENTERIA AVE
CARPENTERIA, CA 93013

SHEET TITLE
1A
CERTIFICATE

SHEET NUMBER
1-A



Title Report

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
PREPARED BY:
ORDER NO.
DATED:

Legal Description (PER DEED)

THAT PORTION OF TRACT "B" AS SHOWN ON THE MAP OF THE ESTATE OF MARTHA C. BAILARD, DECEASED, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, FILED IN BOOK 7, PAGE 90 OF MAPS & SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF THE SOUTHERLY LINE OF TRACT OF LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED AUGUST 11, 1949 AS INSTRUMENT NO. 5071 IN BOOK 866, PAGE 103 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA COUNTY, EXCEPTING THEREFROM THAT PORTION THEREOF LYING SOUTHERLY OF THE NORTHERLY RIGHT OF WAY OF SOUTHERN PACIFIC RAILWAY COMPANY, AS CONVEYED IN DEEDS RECORDED MARCH 25, 1887 IN BOOK 12, PAGE 543 & IN BOOK 15, PAGE 346 BOTH OF DEEDS, RESPECTIVELY.

ALSO EXCEPTING THEREFROM 50% OF ALL OIL, GAS HYDROCARBON SUBSTANCES MINERALS AND OIL & MINERAL RIGHTS IN & UNDER SAID LAND, LYING BELOW A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF LAND, AS RESERVED BY CHARLES EDWARD BAILARD IN DEED RECORDED SEPTEMBER 21, 1960 AS INSTRUMENT NO 29232 IN BOOK 1781, PAGE 326 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THE EAST 250 FEET LYING BETWEEN PARALLEL LINES AS CONVEYED TO INFRARED INDUSTRIES, INC., A DELAWARE CORPORATION BY DEED RECORDED DECEMBER 6, 1961 AS INSTRUMENT NO 43950 IN BOOK 1961, PAGE 21 OF OFFICIAL RECORDS.

ALSO FURTHER EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE STATE OF CALIFORNIA BY FINAL ORDER OF CONDEMNATION RECORDED FEBRUARY 12, 1964 AS INSTRUMENT NO 7121 IN BOOK 2035, PAGE 111 OF OFFICIAL RECORDS.

Assessor's Parcel No.

001-180-070

Easements

NOT AVAILABLE

Utility Route/Lease Area

AS SHOWN

Geographic Coordinates at Proposed Sectors

NAD 83 DATUM

SECTOR ALPHA:	LATITUDE 34° 23' 05.90"N	LONGITUDE 119° 29' 33.06"W
SECTOR BETA:	LATITUDE 34° 23' 05.17"N	LONGITUDE 119° 29' 31.18"W
SECTOR GAMMA:	LATITUDE 34° 23' 06.36"N	LONGITUDE 119° 29' 33.48"W

ELEVATION = NAD 83 FEET ABOVE MEAN SEA LEVEL

DATUM CATCH:
THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°) MINUTES (') AND SECONDS (") TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5, (2023.25) IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. SAID BEARINGS ARE DETERMINED LOCALLY UPON FIELD-MEASURED TIES TO THE CALIFORNIA SMARTNET NORTH AMERICA (SMARTNET) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS).

SMNA CA01
NORTHING = 1893590.37 EASTING = 6206728.87

SMNA CA09
NORTHING = 1918767.15 EASTING = 6205159.27

Benchmark

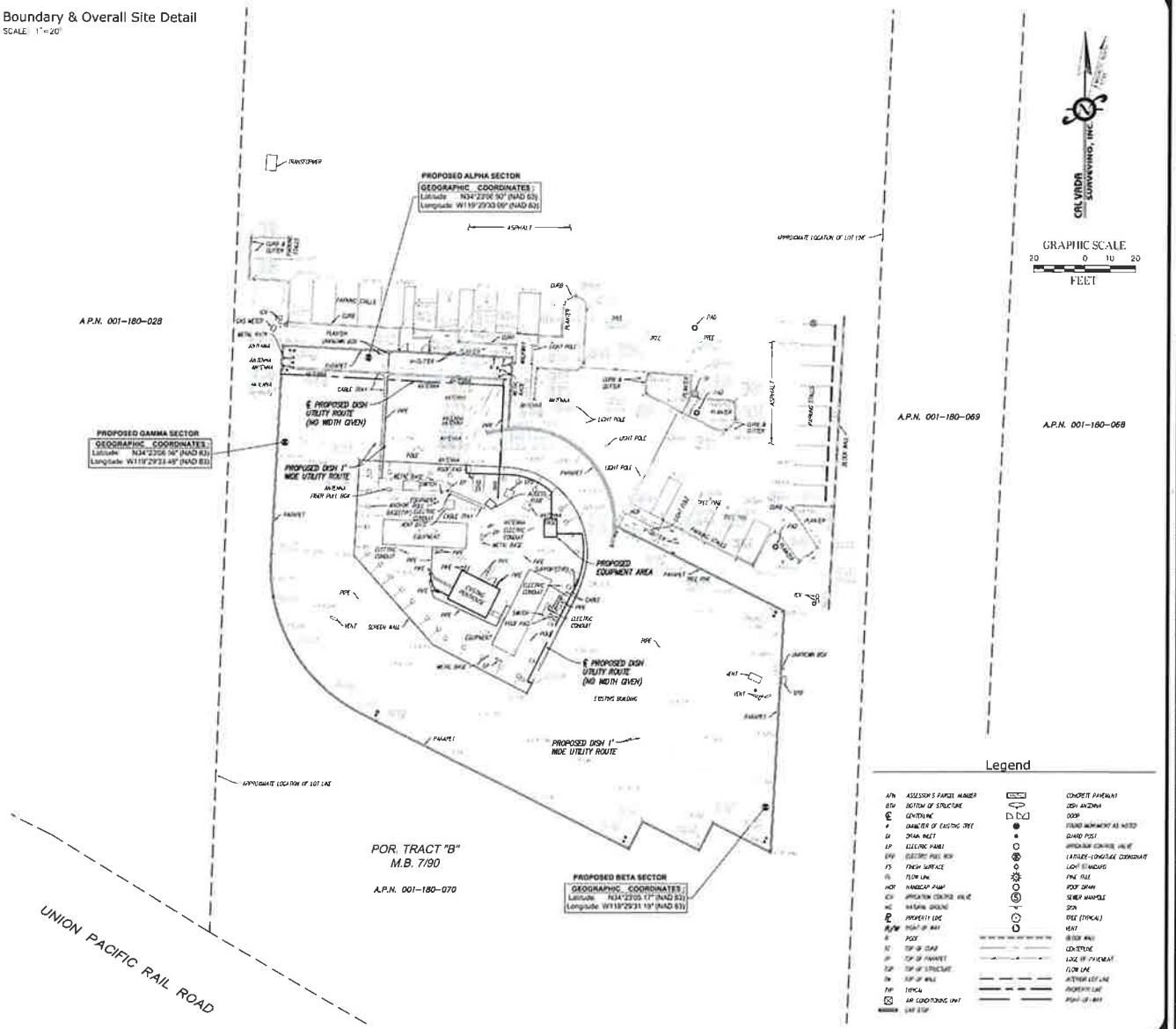
THE SMARTNET NORTH AMERICA CORS CA01, ELEVATION 1094.54 FEET (NAVD 88)

Date of Survey

APRIL 23, 2024

Boundary & Overall Site Detail

SCALE: 1"=20'



Legend

APN	ASSESSOR'S PARCEL NUMBER		CONCRETE PAVEMENT
BTM	BOTTOM OF STRUCTURE		DISH ANTENNA
℄	CENTERLINE		DOOR
#	DIAMETER OF EXISTING TREE	●	FOUND MONUMENT AS NOTED
DI	DRAIN INLET	•	GUARD POST
EP	ELECTRIC PANEL		IRRIGATION CONTROL VALVE
EPP	ELECTRIC POLE W/R		LATITUDE / LONGITUDE COORDINATE
FS	FINISH SURFACE		LIGHT STANDARD
FL	FLOW LINE		PINE TREE
HCP	HANDICAP RAMP		ROOF DRAIN
ICV	IRRIGATION CONTROL VALVE		SEWER MANHOLE
NG	NATURAL GROUND		SIGN
℄	PROPERTY LINE		TREE (TYPICAL)
R/W	RIGHT OF WAY		VENT
S	POST		BLOCK WALL
TC	TOP OF CURB		CENTERLINE
TP	TOP OF PARAPET		EDGE OF PAVEMENT
TOS	TOP OF STRUCTURE		FLOW LINE
TW	TOP OF WALL		INTERIOR LOT LINE
TYP	TYPICAL		PROPERTY LINE
	AIR CONDITIONING UNIT		RIGHT-OF-WAY
	LAG BOLT		

SITE SURVEY

DISH Wireless L.L.C. TEMPLATE VERSION 56 – 09/01/2023

dish wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

MD7

MD7, LLC
10590 West Ocean Air Dr.
Suite 250
San Diego, CA 92130
858 964-7439

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DRAWN BY:	CHECKED BY:	APPROVED BY:
JJ	FR	NB

RFDS REV #: 0

CONSTRUCTION DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
0	08/26/2024	90% ISSUED FOR REVIEW
1	10/15/2024	90% ISSUED FOR REVIEW

A&E PROJECT NUMBER

LALAX01023C

DISH Wireless L.L.C.
PROJECT INFORMATION

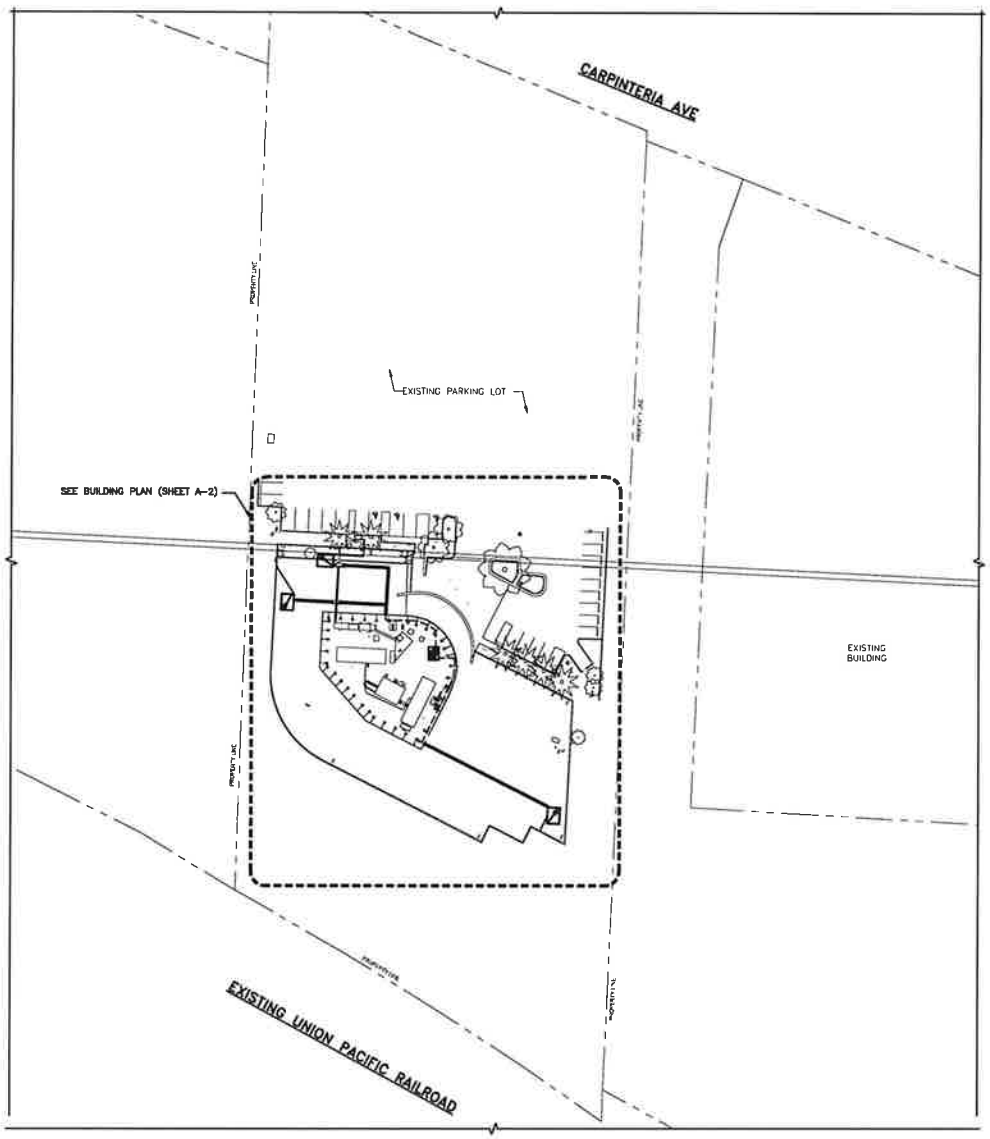
LALAX01023C
6267 CARPENTERIA AVE
CARPENTERIA, CA 93013

SHEET TITLE

SITE SURVEY

SHEET NUMBER

LS-1



NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.

OVERALL SITE PLAN

1" = 40'

1

dish wireless.
5701 SOUTH SANTA FE DRIVE
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RFDS REV #: 0

CONSTRUCTION DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
0	08/06/2024	90% ISSUED FOR REVIEW
1	10/18/2024	90% ISSUED FOR REVIEW

A&E PROJECT NUMBER

LALAX01023C

DISH Wireless L.L.C.
PROJECT INFORMATION

LALAX01023C
6267 CARPENTERIA AVE
CARPENTERIA, CA 93013

SHEET TITLE

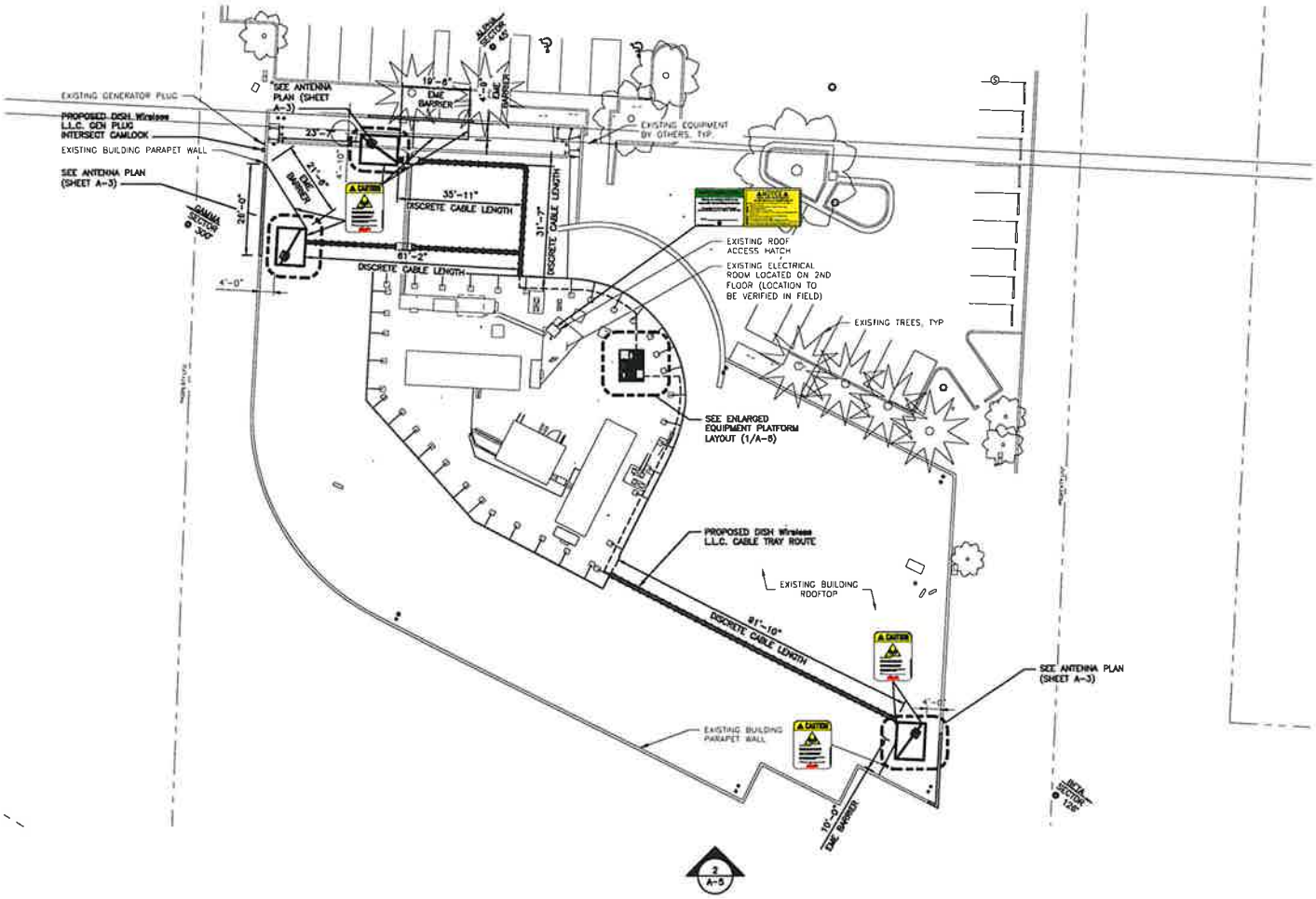
OVERALL
SITE PLAN

SHEET NUMBER

A-1

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
3. CONTRACTOR TO VERIFY WITH DISH Wireless L.L.C. C.M. THE LOCATION OF THE POWER AND FIBER SOURCE PRIOR TO CONSTRUCTION.
4. UTILITY RUBBER MAT TO BE IN STALLED UNDER ALL DISH Wireless L.L.C. EQUIPMENT THAT IS RESTING ON OR AFFIXED TO ROOF MEMBRANE



ENLARGED SITE PLAN

1/16"=1'-0"

1

DISH Wireless L.L.C. TEMPLATE VERSION 56 - 09/01/2023

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5701 SOUTH SANTA FE DRIVE
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RFDS REV #: 0

CONSTRUCTION DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
0	09/06/2024	RFDS ISSUED FOR REVIEW
1	10/15/2024	RFDS ISSUED FOR REVIEW

A&E PROJECT NUMBER

LALAX01023C

DISH Wireless L.L.C.
PROJECT INFORMATION

LALAX01023C
6267 CARPENTERIA AVE
CARPENTERIA, CA 93013

SHEET TITLE

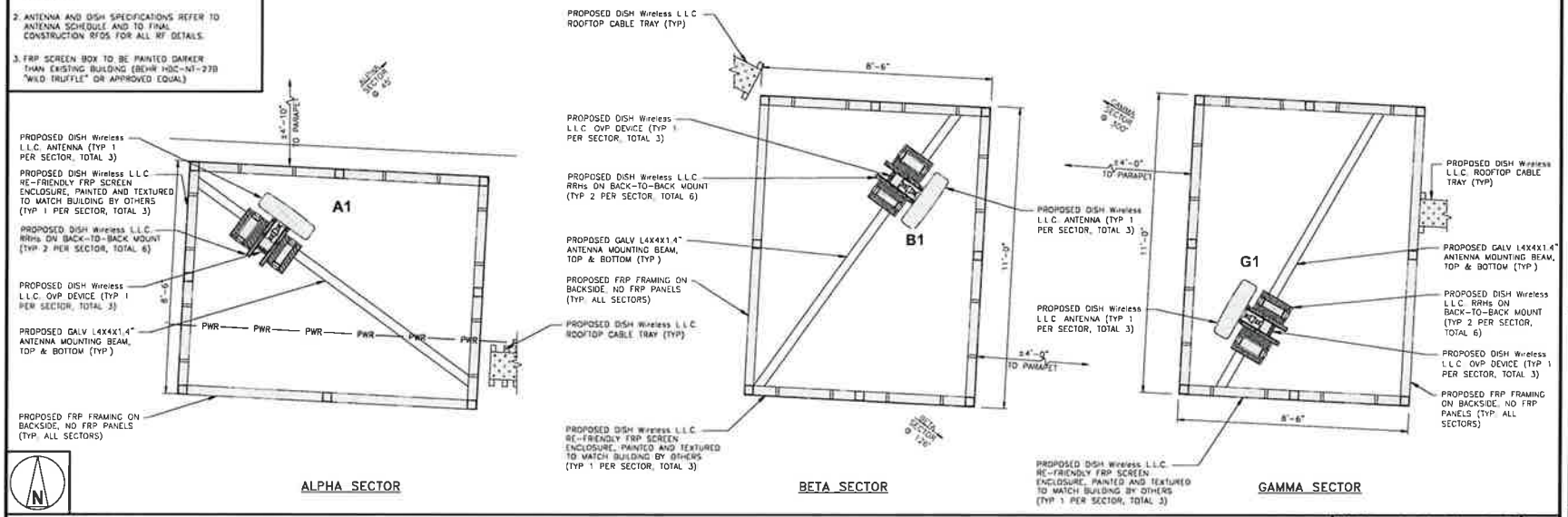
ENLARGED SITE PLAN

SHEET NUMBER

A-2

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS
2. ANTENNA AND DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.
3. FRP SCREEN BOX TO BE PAINTED DARKER THAN EXISTING BUILDING (BEHR HDC-NT-27B "WILD TRUFFLE" OR APPROVED EQUAL)



ALPHA SECTOR | BETA SECTOR | GAMMA SECTOR

ANTENNA LAYOUT

12" 6" 0 1' 2' 3' 4' 5' 1/2"=1'-0" — 1

NOT USED

NO SCALE — 2

SECTOR	POSITION	ANTENNA						TRANSMISSION CABLE
		EXISTING OR PROPOSED	MANUFACTURER - MODEL NUMBER	TECHNOLOGY	SIZE (H×W)	AZIMUTH	RAD CENTER	FEED LINE TYPE AND LENGTH
ALPHA	A1	PROPOSED	CELLMAX - CX12045X	NR	96.5" x 26.7"	45°	35'-4"	(1) DISCRETE POWER (1) DISCRETE FIBER (145' LENGTH ±)
BETA	B1	PROPOSED	CELLMAX - CX12045X	NR	96.5" x 26.7"	126°	35'-4"	(1) DISCRETE POWER (1) DISCRETE FIBER (215' LENGTH ±)
GAMMA	G1	PROPOSED	CELLMAX - CX12045X	NR	96.5" x 26.7"	300°	35'-4"	(1) DISCRETE POWER (1) DISCRETE FIBER (145' LENGTH ±)

SECTOR	POSITION	RRH	
		MANUFACTURER - MODEL NUMBER	TECHNOLOGY
ALPHA	A1	SAMSUNG - RF4450T-71A	MULTI-BAND
	A1	SAMSUNG - RF4451D-70A	MULTI-BAND
BETA	B1	SAMSUNG - RF4450T-71A	MULTI-BAND
	B1	SAMSUNG - RF4451D-70A	MULTI-BAND
GAMMA	G1	SAMSUNG - RF4450T-71A	MULTI-BAND
	G1	SAMSUNG - RF4451D-70A	MULTI-BAND

NOTES

ANTENNA SCHEDULE

NO SCALE — 3

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858-964-7439

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JJ	FR	NB

RFDS REV #: 0

CONSTRUCTION DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
0	08/08/2024	80% ISSUED FOR REVIEW
1	10/15/2024	90% ISSUED FOR REVIEW

A&E PROJECT NUMBER
LALAX01023C

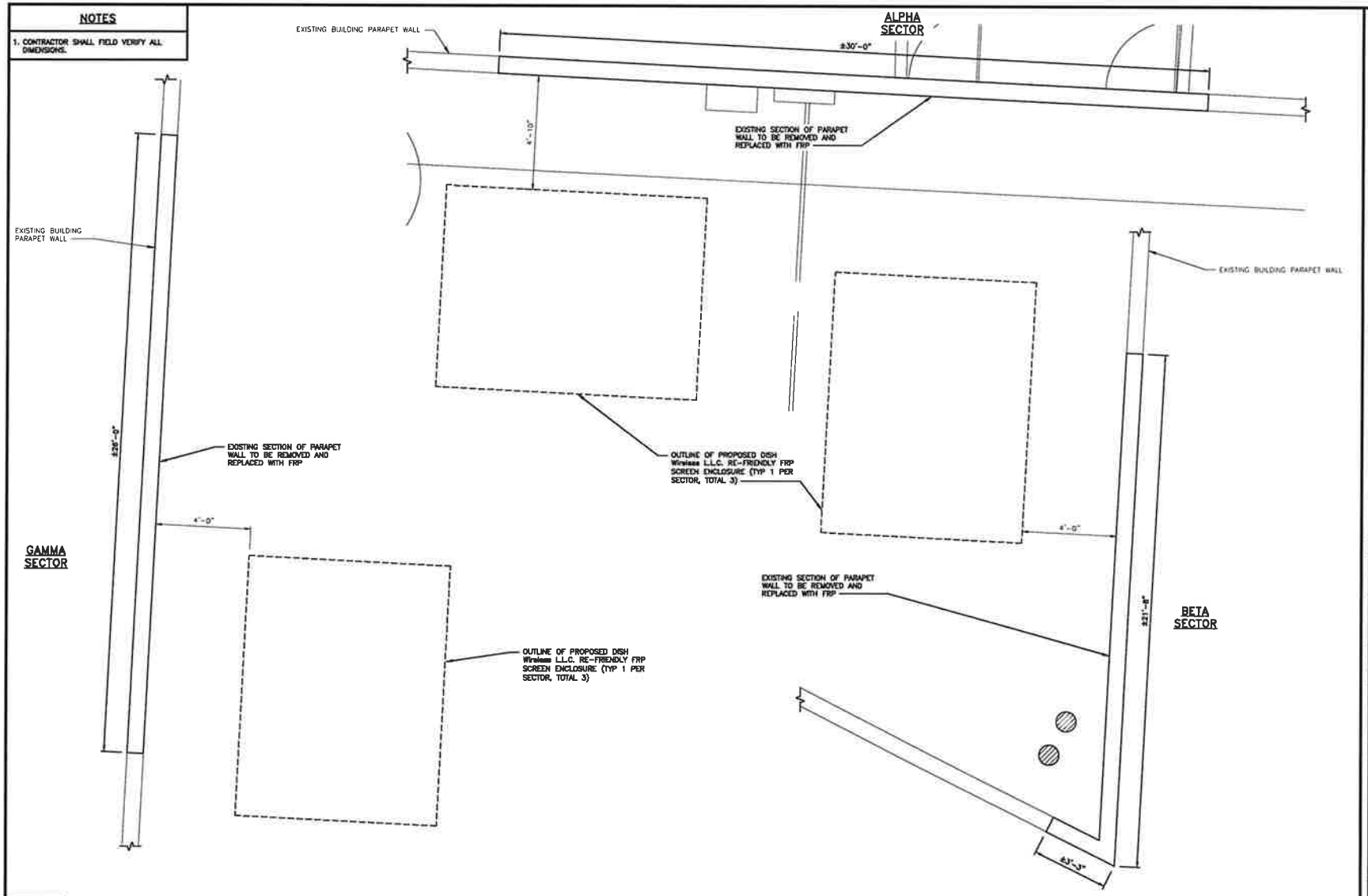
DISH Wireless L.L.C. PROJECT INFORMATION
LALAX01023C
6267 CARPENTERIA AVE
CARPENTERIA, CA 93013

SHEET TITLE
ANTENNA AND EQUIPMENT LAYOUT AND SCHEDULE

SHEET NUMBER
A-3

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.



PARAPET WALL REMOVE & REPLACE DETAILS

12" 6" 0 1' 2' 3' 4' 5'
1/2"=1'-0"

1

DISH Wireless L.L.C. TEMPLATE VERSION 56 - 09/01/2023

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RFDS REV #: 0

CONSTRUCTION DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
0	09/06/2024	SIGN ISSUED FOR REVIEW
1	10/15/2024	SIGN ISSUED FOR REVIEW

A&E PROJECT NUMBER

LALAX01023C

DISH Wireless L.L.C.
PROJECT INFORMATION

LALAX01023C
6267 CARPENTERIA AVE
CARPENTERIA, CA 93013

SHEET TITLE

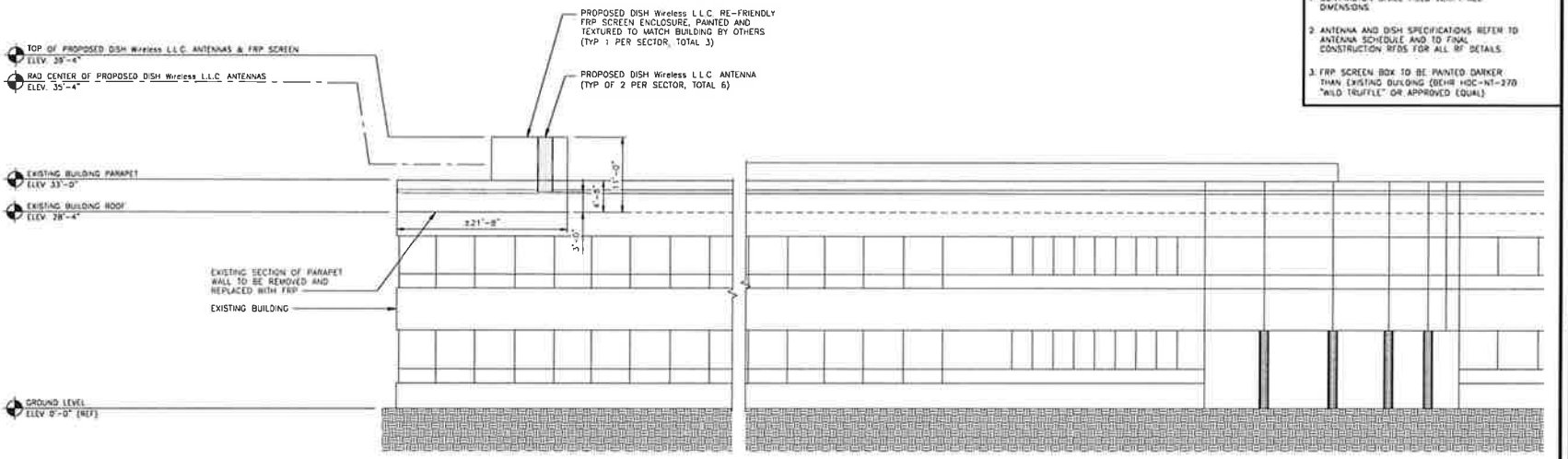
PARAPET WALL REMOVE & REPLACE DETAILS

SHEET NUMBER

A-3.1

NOTES

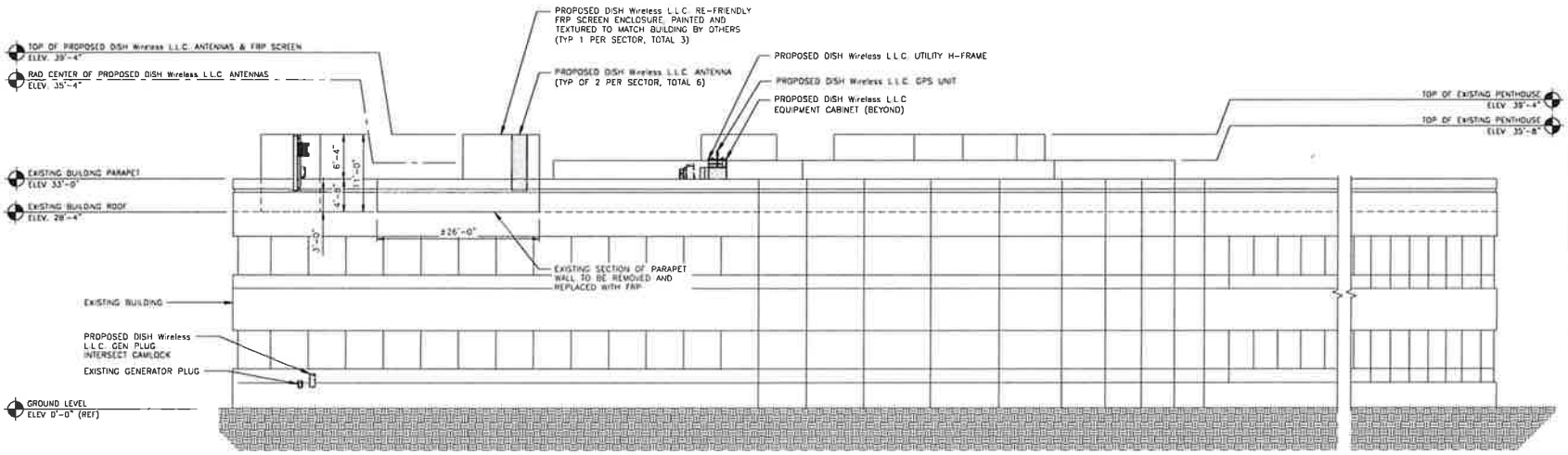
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNA AND DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.
3. FRP SCREEN BOX TO BE PAINTED DARKER THAN EXISTING BUILDING (BEHR HDC-NT-27D "WILD TRUFFLE" OR APPROVED EQUAL)



BUILDING EAST ELEVATION

4' 2' 0 4' 8'
1/4"=1'-0"

1



BUILDING WEST ELEVATION

4' 2' 0 4' 8'
1/4"=1'-0"

2

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RFDS REV #: 0

CONSTRUCTION DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
0	06/28/2024	RDS ISSUED FOR REVIEW
1	10/15/2024	RDS ISSUED FOR REVIEW

A&E PROJECT NUMBER
LALAX01023C

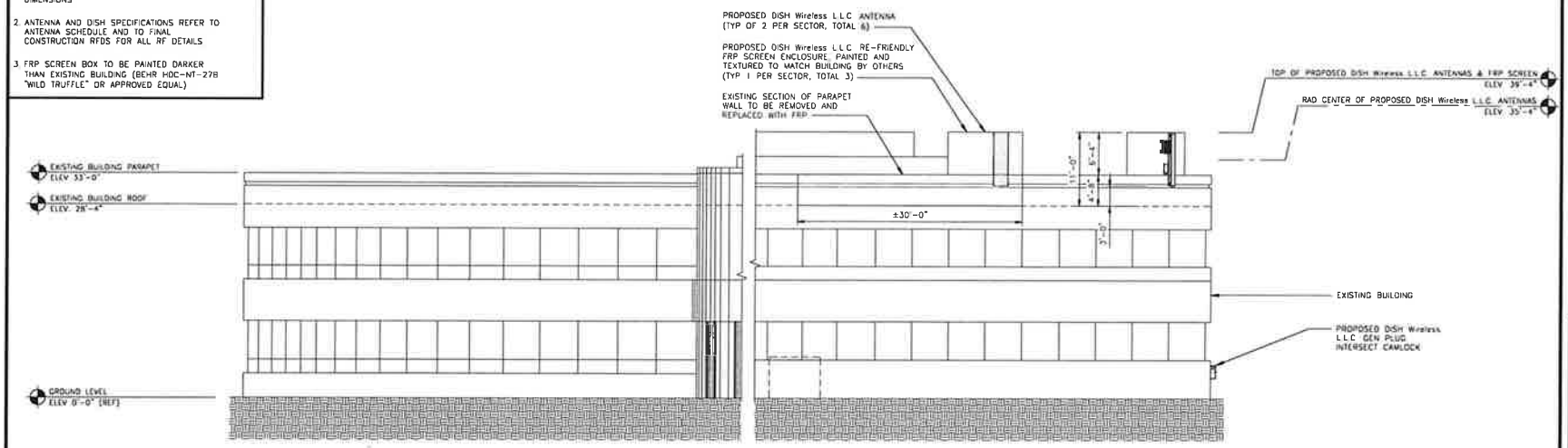
DISH Wireless L.L.C.
PROJECT INFORMATION
LALAX01023C
6267 CARPENTERIA AVE
CARPENTERIA, CA 93013

SHEET TITLE
EAST & WEST ELEVATIONS

SHEET NUMBER
A-4

NOTES

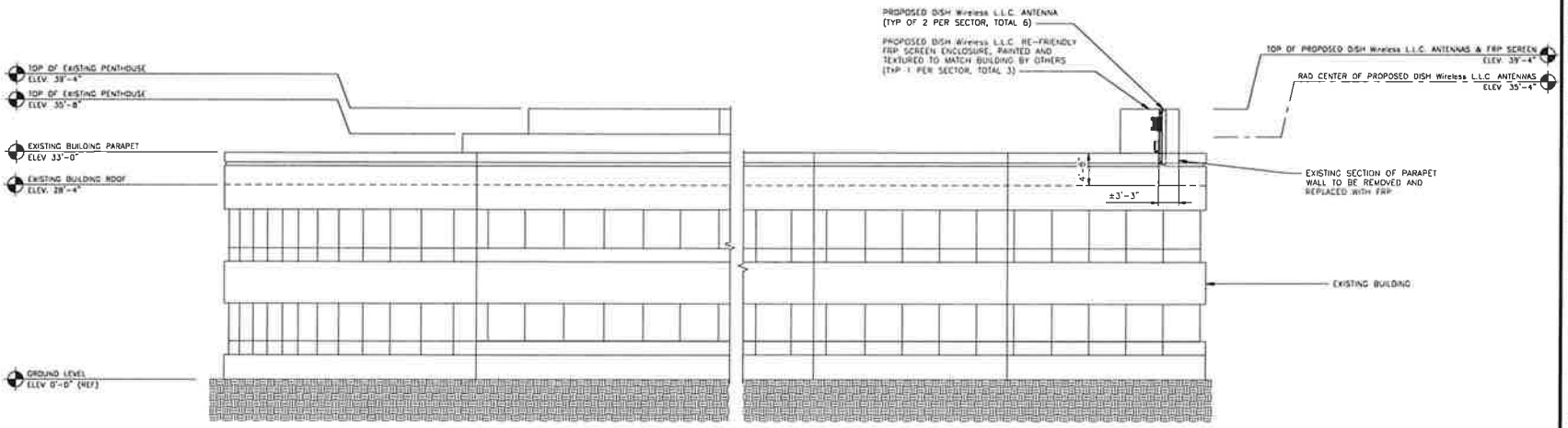
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS
2. ANTENNA AND DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS
3. FRP SCREEN BOX TO BE PAINTED DARKER THAN EXISTING BUILDING (BEHR HDC-NT-27B "WILD TRUFFLE" OR APPROVED EQUAL)



BUILDING NORTH ELEVATION

4' 2' 0 4' 8'
1/4"=1'-0"

1



BUILDING SOUTH ELEVATION

4' 2' 0 4' 8'
1/4"=1'-0"

2

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JJ	FR	NB

RFDS REV #: 0

CONSTRUCTION DOCUMENTS

SUBMITTALS

REV.	DATE	DESCRIPTION
0	08/08/2024	90% ISSUED FOR REVIEW
1	10/15/2024	90% ISSUED FOR REVIEW

A&E PROJECT NUMBER

LALAX01023C

DISH Wireless L.L.C.
PROJECT INFORMATION

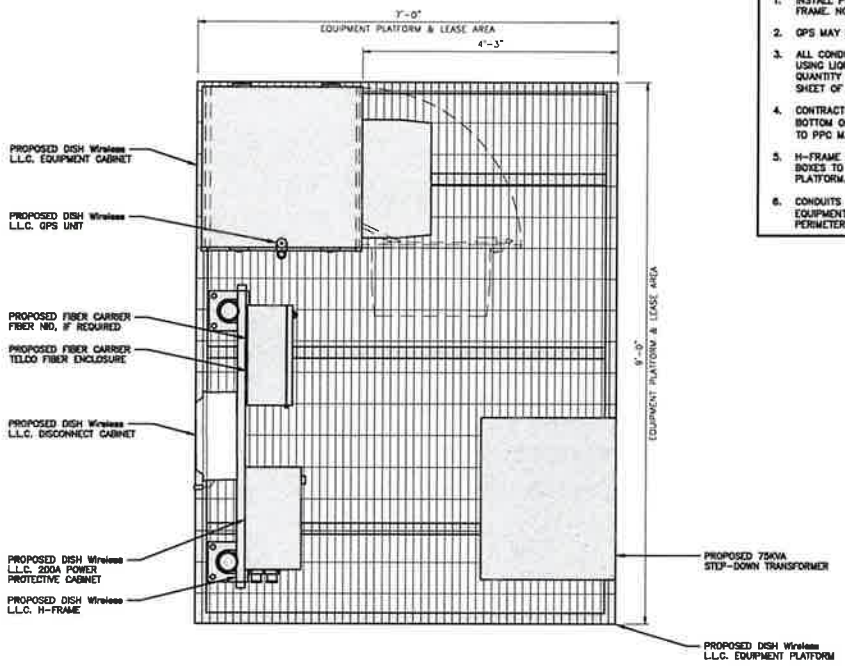
LALAX01023C
6267 CARPENTERIA AVE
CARPENTERIA, CA 93013

SHEET TITLE

NORTH & SOUTH ELEVATIONS

SHEET NUMBER

A-5



NOTES

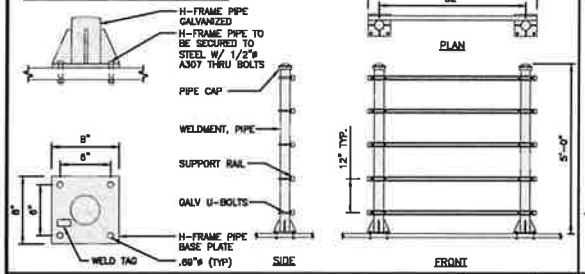
1. INSTALL POSTS BASES TO GRATING JUST INSIDE PLATFORM FRAME. NO DRILLING REQUIRED.
2. GPS MAY BE MOVED TO ICE BRIDGE OR H-FRAME.
3. ALL CONDUIT TO BE ROUTED THROUGH PLATFORM GRATING USING LIQUIDTIGHT, EMT, RIGID OR PVC COUPLERS. CONDUIT QUANTITY AND SIZES ARE PER ONE-LINE DIAGRAM ON E-3 SHEET OF CDS. (DC PLANT DEPENDENT.)
4. CONTRACTOR MAY FIELD INSTALL CONDUIT HOLES IN BOTTOM OF PPC CABINET TO MATCH CONDUIT SIZES. (SEAL TO PPC MANUFACTURER SPECIFICATIONS).
5. H-FRAME POSTS ARE STAGGERED TO ALLOW FIBER NID BOXES TO BE INSTALLED CLOSE TO PERIMETER FRAME OF PLATFORM.
6. CONDUITS FROM PPC/FIBER DEMARK CABINETS TO EQUIPMENT CABINET (88U) SHALL BE INSTALLED INSIDE PERIMETER OF PLATFORM AND UNDER GRATING.

PLATFORM EQUIPMENT PLAN

12" 9" 6" 3" 0 1' 2'
1"=1'-0"

1

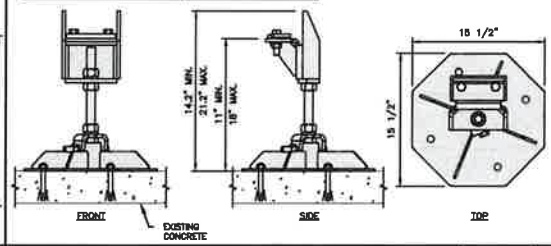
KENWOOD T1701KT5-5S H-FRAME	
UNISTRUT/SUPPORT RAIL	5
WEIGHT/ VOLUME	173.8 LBS



H-FRAME DETAIL

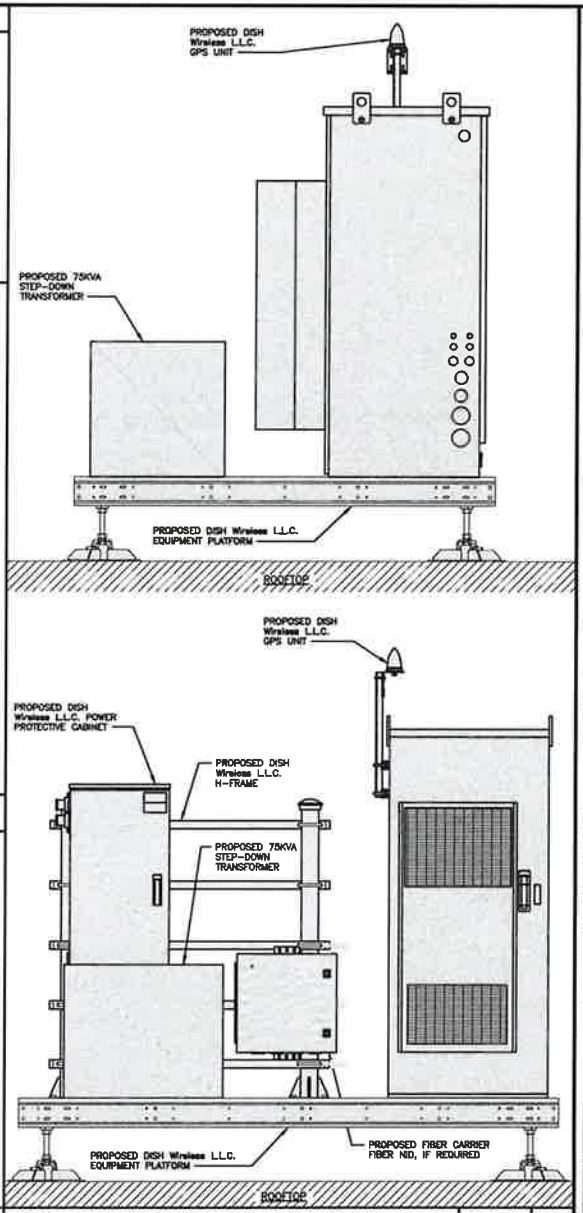
NO SCALE | 2

EQ-P-DF PLATFORM FOOT PAD	
TOTAL WEIGHT	±37.73 lbs
ANCHOR BOLT SIZE	MIN. 1/2"ø HILTI BOLT (KB-TZ) (4 SCREWS PER BASE PLATE (16 TOTAL))



FOOT PAD DETAIL

NO SCALE | 3



H-FRAME EQUIPMENT ELEVATION

NO SCALE | 4

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RFDS REV #: 0

CONSTRUCTION DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
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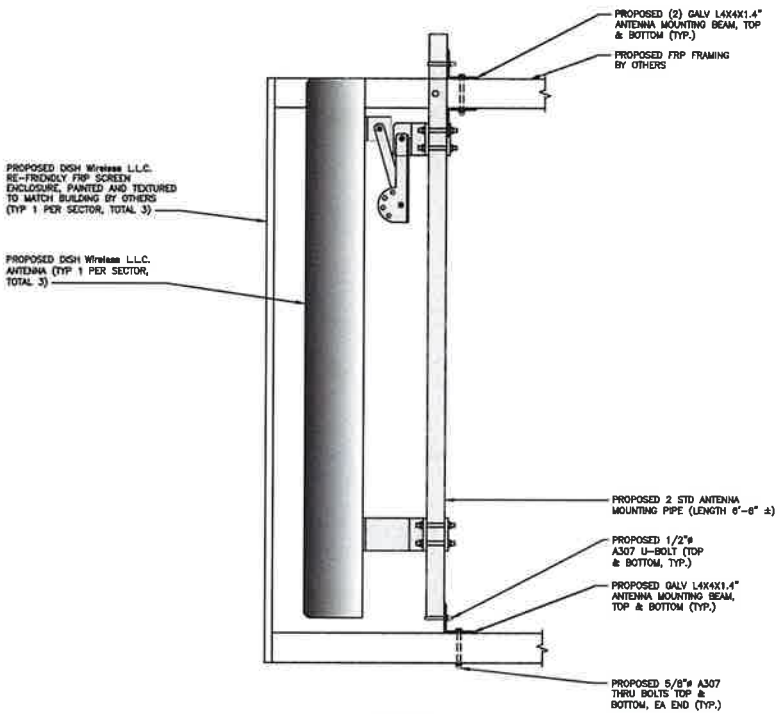
1	10/15/2024	ISSUED FOR REVIEW

A&E PROJECT NUMBER
LALAX01023C

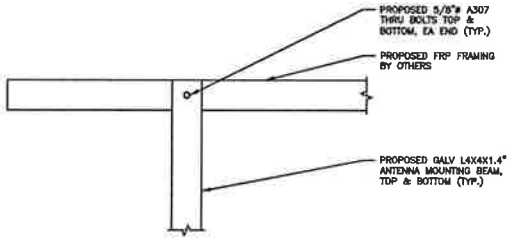
DISH Wireless L.L.C.
PROJECT INFORMATION
LALAX01023C
6267 CARPENTERIA AVE
CARPENTERIA, CA 93013

SHEET TITLE
EQUIPMENT PLATFORM AND H-FRAME DETAILS

SHEET NUMBER
A-6



SECTION



PLAN

ANTENNA MOUNTING

12" 9" 6" 3" 0 1'
1 1/2"=1'-0"

1

DISH Wireless L.L.C. TEMPLATE VERSION 56 – 09/01/2023

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MD7, LLC
10590 West Ocean Air Dr.
Suite 250
San Diego, CA 92130
858 964-7439

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ARCHITECT, TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
JJ	FR	NB

RFDS REV #: 0

CONSTRUCTION DOCUMENTS

SUBMITTALS

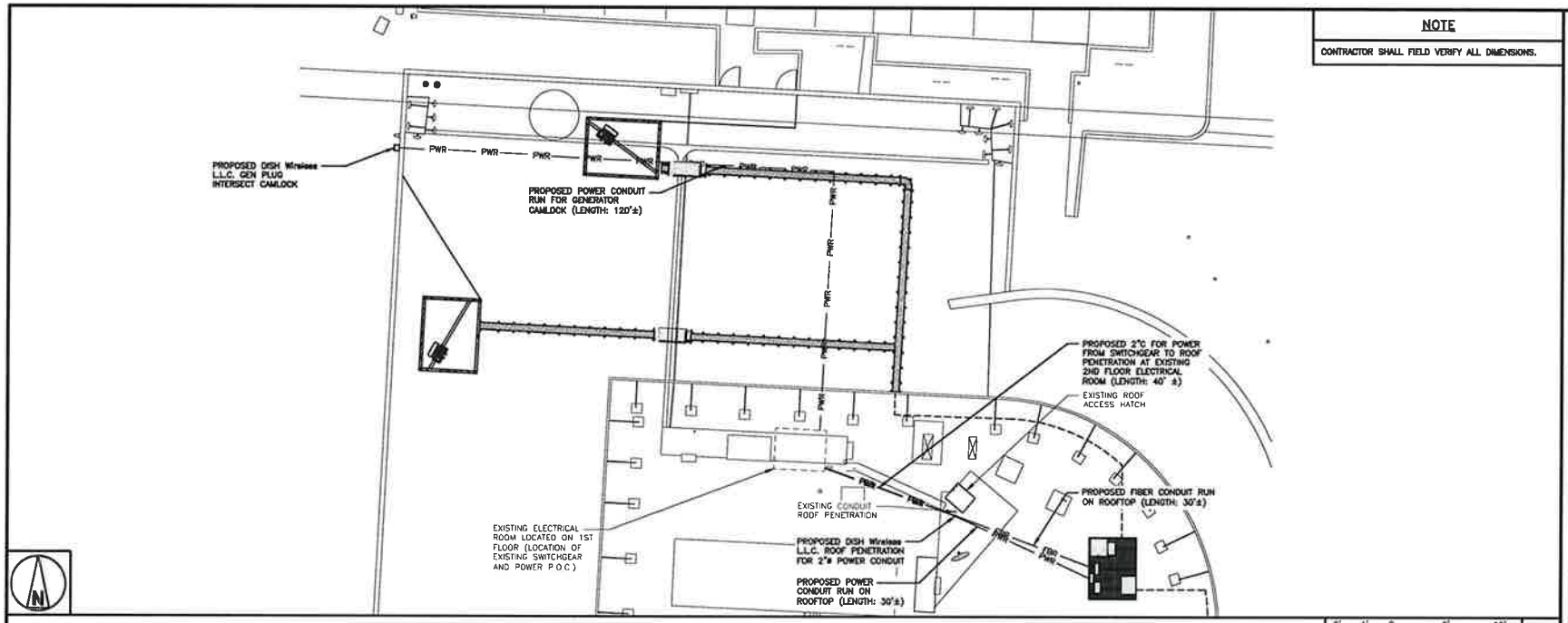
REV	DATE	DESCRIPTION
0	08/06/2024	SDS ISSUED FOR REVIEW
1	10/10/2024	SDS ISSUED FOR REVIEW

A&E PROJECT NUMBER
LALAX01023C

DISH Wireless L.L.C.
PROJECT INFORMATION
LALAX01023C
6267 CARPENTERIA AVE
CARPENTERIA, CA 93013

SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER
A-9



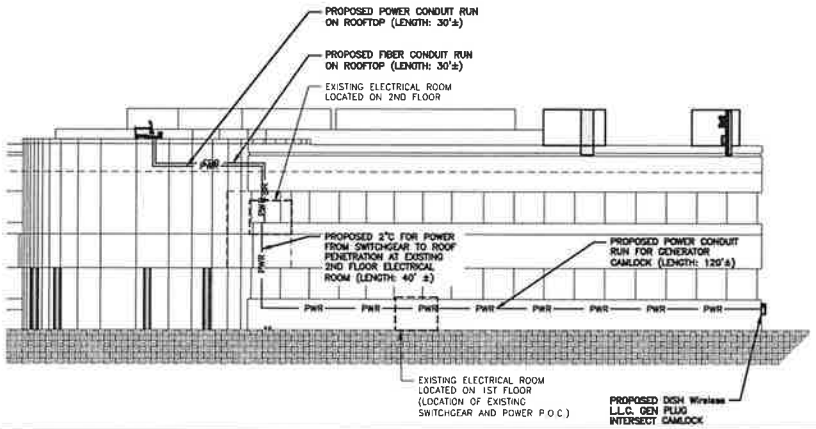
UTILITY ROUTE PLAN

8' 4' 0 8' 16'
1/8"=1'-0"

1

NOTE

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.



UTILITY ROUTE ELEVATION

12' 8' 4' 0 10' 20'
3/32"=1'-0"

2

NOT USED

NO SCALE

3

dish wireless.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

MD7
MD7, LLC
10590 West Ocean Air Dr.
Suite 250
San Diego, CA 92130
858.964.7439

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DRAWN BY:	CHECKED BY:	APPROVED BY:
JJ	FR	NB

RFDS REV #: 0

CONSTRUCTION DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
0	08/26/2024	ISSUED FOR REVIEW
1	10/15/2024	ISSUED FOR REVIEW

A&E PROJECT NUMBER

LALAX01023C

DISH Wireless L.L.C.
PROJECT INFORMATION

LALAX01023C
6267 CARPENTERIA AVE
CARPENTERIA, CA 93013

SHEET TITLE

ELECTRICAL/FIBER ROUTE PLAN AND NOTES

SHEET NUMBER

E-1

SIGN TYPES

TYPE	COLOR	COLOR CODE PURPOSE
INFORMATION	GREEN	"INFORMATIONAL SIGN" TO NOTIFY OTHERS OF SITE OWNERSHIP & CONTACT NUMBER AND POTENTIAL RF EXPOSURE.
NOTICE	BLUE	"NOTICE BEYOND THIS POINT" RF FIELDS BEYOND THIS POINT MAY EXCEED THE FCC GENERAL PUBLIC EXPOSURE LIMIT. OBEY ALL POSTED SIGNS AND SITE GUIDELINES FOR WORKING IN RF ENVIRONMENTS. IN ACCORDANCE WITH FEDERAL COMMUNICATIONS COMMISSION RULES ON RADIO FREQUENCY EMISSIONS 47 CFR-1.1307(b)
CAUTION	YELLOW	"CAUTION BEYOND THIS POINT" RF FIELDS BEYOND THIS POINT MAY EXCEED THE FCC GENERAL PUBLIC EXPOSURE LIMIT. OBEY ALL POSTED SIGNS AND SITE GUIDELINES FOR WORKING IN RF ENVIRONMENTS. IN ACCORDANCE WITH FEDERAL COMMUNICATIONS COMMISSION RULES ON RADIO FREQUENCY EMISSIONS 47 CFR-1.1307(b)
WARNING	ORANGE/RED	"WARNING BEYOND THIS POINT" RF FIELDS AT THIS SITE EXCEED FCC RULES FOR HUMAN EXPOSURE. FAILURE TO OBEY ALL POSTED SIGNS AND SITE GUIDELINES FOR WORKING IN RF ENVIRONMENTS COULD RESULT IN SERIOUS INJURY. IN ACCORDANCE WITH FEDERAL COMMUNICATIONS COMMISSION RULES ON RADIO FREQUENCY EMISSIONS 47 CFR-1.1307(b)

SIGN PLACEMENT:

- RF SIGNAGE PLACEMENT SHALL FOLLOW THE RECOMMENDATIONS OF AN EXISTING EME REPORT, CREATED BY A THIRD PARTY PREVIOUSLY AUTHORIZED BY DISH Wireless L.L.C.
- INFORMATION SIGN (GREEN) SHALL BE LOCATED ON EXISTING DISH Wireless L.L.C EQUIPMENT.
  - A) IF THE INFORMATION SIGN IS A STICKER, IT SHALL BE PLACED ON EXISTING DISH Wireless L.L.C EQUIPMENT CABINET.
  - B) IF THE INFORMATION SIGH IS A METAL SIGN IT SHALL BE PLACED ON EXISTING DISH Wireless L.L.C H-FRAME WITH A SECURE ATTACH METHOD.
- IF EME REPORT IS NOT AVAILABLE AT THE TIME OF CREATION OF CONSTRUCTION DOCUMENTS; PLEASE CONTACT DISH Wireless L.L.C. CONSTRUCTION MANAGER FOR FURTHER INSTRUCTION ON HOW TO PROCEED.

NOTES:

1. FOR DISH Wireless L.L.C. LOGO, SEE DISH Wireless L.L.C. DESIGN SPECIFICATIONS (PROVIDED BY DISH Wireless L.L.C.)
2. SITE ID SHALL BE APPLIED TO SIGNS USING "LASER ENGRAVING" OR ANY OTHER WEATHER RESISTANT METHOD (DISH Wireless L.L.C. APPROVAL REQUIRED)
3. TEXT FOR SIGNAGE SHALL INDICATE CORRECT SITE NAME AND NUMBER AS PER DISH Wireless L.L.C. CONSTRUCTION MANAGER RECOMMENDATIONS.
4. CABINET/SHELTER MOUNTING APPLICATION REQUIRES ANOTHER PLATE APPLIED TO THE FACE OF THE CABINET WITH WATER PROOF POLYURETHANE ADHESIVE
5. ALL SIGNS WILL BE SECURED WITH EITHER STAINLESS STEEL ZIP TIES OR STAINLESS STEEL TECH SCREWS
6. ALL SIGNS TO BE 8.5"x11" AND MADE WITH 0.04" OF ALUMINUM MATERIAL

INFORMATION

This is an access point to an area with transmitting antennas.

Obey all signs and barriers beyond this point.
Call the DISH Wireless L.L.C. NOC at 1-866-624-6874

Site ID: _____

THIS SIGN IS FOR REFERENCE PURPOSES ONLY

NOTICE

Transmitting Antenna(s)

Radio frequency fields beyond this point MAY *EXCEED* the FCC Occupational exposure limit.

Obey all posted signs and site guidelines for working in radio frequency environments.

Call the DISH Wireless L.L.C. NOC at 1-866-624-6874 prior to working beyond this point.

Site ID: _____

dish

THIS SIGN IS FOR REFERENCE PURPOSES ONLY

CAUTION

Transmitting Antenna(s)

Radio frequency fields beyond this point MAY *EXCEED* the FCC Occupational exposure limit.

Obey all posted signs and site guidelines for working in radio frequency environments.

Call the DISH Wireless L.L.C. NOC at 1-866-624-6874 prior to working beyond this point.

Site ID: _____

dish

THIS SIGN IS FOR REFERENCE PURPOSES ONLY

WARNING

Transmitting Antenna(s)

Radio frequency fields beyond this point *EXCEED* the FCC Occupational exposure limit.

Obey all posted signs and site guidelines for working in radio frequency environments.

Call the DISH Wireless L.L.C. NOC at 1-866-624-6874 prior to working beyond this point.

Site ID: _____

dish

THIS SIGN IS FOR REFERENCE PURPOSES ONLY

RF SIGNAGE

DISH Wireless L.L.C. TEMPLATE VERSION 56 – 09/01/2023

dish wireless.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

MD7
MD7, LLC
10590 West Ocean Air Dr.
Suite 250
San Diego, CA 92130
858.964.7439

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DRAWN BY:	CHECKED BY:	APPROVED BY:
JJ	FR	NB

RFDS REV #: 0

CONSTRUCTION DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
0	08/26/2024	SDS ISSUED FOR REVIEW
1	10/16/2024	SDS ISSUED FOR REVIEW

A&E PROJECT NUMBER
LALAX01023C

DISH Wireless L.L.C.
PROJECT INFORMATION
LALAX01023C
6267 CARPENTERIA AVE
CARPENTERIA, CA 93013

SHEET TITLE
RF SIGNAGE

SHEET NUMBER
GN-2

Attachment A

Exhibit 3: Recommended Conditions of Approval

Dish Wireless Telecommunications Facility
24-2292-CUP/CDP

December 2, 2024

ATTACHMENT C
CONDITIONS OF APPROVAL

DISH WIRELESS TELECOMMUNICATIONS FACILITY
PROJECT 24-2292-CUP/CDP
6267 CARPINTERIA AVENUE

PLANNING COMMISSION HEARING
DECEMBER 2, 2024

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. These Conditions shall replace and supersede any prior conditions on the property.

PROJECT DESCRIPTION

1. This Conditional Use Permit and Coastal Development Permit is based upon and limited to compliance with the project description, the hearing exhibits dated December 2, 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:

   The project is a request for a Conditional Use Permit and Coastal Development Permit to allow for collocation of a new wireless telecommunications facility on an existing multi-story office building which currently hosts an existing Verizon Wireless facility. The request includes the installation of three (3) 8-foot wireless telecommunication antennas, six radios and associated rooftop equipment, and architectural screening materials to visually shield the antennas. The equipment cabinets and ancillary equipment would be located behind an existing secondary rooftop mechanical screen. The existing building is 33 feet in height, with an additional two-foot six-inch rooftop mechanical screen within the central roof area, and a stair house reaching 39 feet 4 inches in height. The proposed antenna screening enclosure would reach a height of 39 feet 4-inches. The property is a 3.73-acre parcel zoned Industrial Research Park (M-RP) and shown as APN 001-190-056, addressed as 6267 Carpinteria Avenue.

   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

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

4. The applicant and subsequent property owners shall be responsible for maintaining the premises in a clean and orderly working condition at all times. The architectural screening components shall be maintained in good condition for the life of the project and replaced/repaired as needed. **Plan Requirements:** This requirement shall be included in the approved conditions of approval signed by the applicant prior to approval of any Building Permit for physical development. **Timing:** CDD shall monitor in the field as required. **Monitoring:** CDD staff shall periodically inspect the site to ensure compliance with this condition. If it is found that the site is not being maintained in a manner consistent with this condition, the matter shall be referred to the City's Code Compliance staff for resolution.

5. 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 and an arrow showing the direction of light being cast by each fixture and the height of the fixtures shall be depicted on building plans to be reviewed and approved by CDD. **Monitoring:** CDD shall review proposed lighting 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 plans.

6. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday and between 8:00 a.m. and 3:00 p.m., Saturday. No construction shall occur on 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:** Two signs stating these restrictions shall be provided by the applicant and posted on site. **Timing:** Signs shall be in place prior to the beginning of and throughout all grading and

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

7. The developer shall clear the project site of all excess construction debris. **Plan Requirement:** This requirement shall be noted on final building plans. **Timing:** Debris clearance shall occur prior to occupancy clearance. **Monitoring:** CDD shall site inspect prior to occupancy clearance.

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

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

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

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

CONDITIONAL USE PERMIT CONDITIONS

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

13. If the Planning Commission determines at a noticed public hearing that the permittee is not in compliance with any permit condition(s), pursuant to the provisions of the Carpinteria Municipal

Code, the Planning Commission is empowered, in addition to revoking the permit pursuant to said section, to amend, alter, delete or add conditions to this permit.

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

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

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

17. 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.

WIRELESS COMMUNICATION FACILITY CONDITIONS

18. **Utilities**. All utilities necessary for the operation of this facility, including coaxial cable, shall be screened from public view. Conduit shall be sized so as to provide additional capacity to accommodate utilities for other telecommunication carriers should collocation be pursued in the future.

19. **FCC Compliance**. The facility shall, at all times, be operated in strict conformance with: (i) rules, regulations and standards (including noticing) published by the Federal Communications Commission ("FCC") regulating power densities, establishing Maximum Permissible Exposure ("MPE") Limits, prescribing worker and public protections, and similar requirements; or (ii) all other legally binding, more restrictive standards subsequently adopted by federal agencies having jurisdiction. The following actions are required by the applicant once the facility is constructed:

    a. **Initial Verification**: The applicant shall hire a qualified electrical engineer (wholly independent of the applicant) and licensed by the State of California, to field test and measure actual radio or microwave frequency ("RF") electromagnetic emissions at the project site. If other telecommunication facilities are present at the site, field-testing shall measure the specifically attributable to the project as well as cumulative emission attributable to the site as a whole. A report of these measurements and the author's/engineer's findings with respect to the compliance with established RF standards shall be submitted to the City within 30 days after the facility is constructed and placed into commercial operation.

Completion of construction shall be determined by the date of the final inspection by the Building Inspector.

b. **Continued Verification**: Every five years, a report listing effective radiated power of the project as well as cumulative emission attributable to the site as a whole, shall be submitted by the applicant to the City. If the effective radiated power has changed, calculations specifying RF levels in inhabitant areas shall be prepared and submitted to the City with the report within 90 days of the date said change becomes effective. RF calculations shall also be prepared by the applicant every time the RF standards change. If calculated levels in either of these cases exceed 80% of the applicable RF standards, the applicant shall notify the City and the Director shall hire a qualified electrical engineer licensed by the State of California to measure the actual RF levels produced. A report of these calculations, required measurements (if any) and the author's/engineer's findings with respect to compliance with the current RF standards shall be submitted to the Director within five years of facility approval and every five years thereafter. The applicant shall pay for the cost of preparing the reports. Procedures, penalties and remedies for non-compliance (or alleged non-compliance) with these reporting requirements shall be governed by the provisions of the Wireless Communication Chapter 14.56 of the City's Municipal Code.

20. **Modifications**. Five years after the issuance of this Conditional Use Permit for the project and no more frequently than every five years thereafter, the Director may undertake inspection of the project and require the applicant to modify its facility subject to the following parameters:

    a. Modifications may be required if, at the time of inspection it is determined that: (i) the project fails to achieve the intended purposes of the development standards listed in the Wireless Communications Chapter for reasons attributable to design or changes in environmental setting; or (ii) more effective means of ensuring aesthetic compatibility with surrounding uses become available as a result of subsequent technological advances or changes in circumstance from the time the project was initially approved.

    b. The Director's decision shall take into account the availability of new technology, capacity, and coverage requirements of the applicant, and facilities installed in the vicinity of the site. The scope of modification, if required, may include, but not limited to a reduction in antenna size, and height, collocation at an alternate permitted site, and similar site and architectural design changes. However, the applicant shall not be required to undertake changes that exceed ten percent (10%) of the total cost of facility construction. The decision of the Director as to modifications required herein shall be deemed final unless appealed pursuant to the City's Municipal Code.

21. **Collocation**. The applicant shall avail its facility to other wireless communication providers and, in good faith, accommodate all reasonable requests for collocation in the future subject to the following parameters: (i) the party seeking the collocation shall be responsible for all facility modifications, environmental review, mitigation measures, associated costs and permit processing; (ii) the applicant shall not be required to compromise the operational effectiveness of its facility or place its prior approval at risk; (iii) the applicant shall make its facility and property available for

collocation on a non-discriminatory and equitable cost basis; (iv) the City retains the right to verify that the use of the applicant's facilities and property conforms to the City policies regarding collocation, and the right to impose additional permit conditions where necessary to ensure that these policies are being fulfilled.

22. **Abandonment / Permit Revocation**. If the use of the facility is discontinued for a period of more than one year or upon permit revocation, the facility shall be considered abandoned. Unless the period is extended in the time and manner permitted by the Carpinteria Municipal Code, the facility shall be removed and the site shall be restored to its original state; however, the landowner may request the facility remain subject to obtaining the necessary permits. The applicant shall remove all support structures, antennas, equipment, and associated improvements and restore the site to its pre-construction state within 180 days of the date of receipt of the City's notice to abate. If such facility is not removed within 180 days, the City may remove the facility at the applicant's expense. The applicant shall submit a revegetation plan of proposed abandonment area to be reviewed and approved by the City biologist prior to demolition.

23. **Explanation and Warning Signs**. Prior to operation of the facility, the applicant shall install adequate signage near all rooftop access points and at the antennas enclosure informing any person accessing the rooftop area of the potential hazards. Signs shall be posted in both English and Spanish and shall remain in place throughout the life of the facility. Signs shall comply with all FCC requirements and shall not extend beyond the height of the existing rooftop parapet.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

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

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

26. 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.

27. 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.

28. 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.

29. 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.

30. Compliance with the attached Departmental and District letters is required as follows:
    a. Carpinteria-Summerland Fire Protection District, dated July 5, 2024.

31. All applicable final conditions of approval shall be printed in their entirety on applicable pages of grading/construction or building plans submitted to CDD. These shall be graphically illustrated where feasible. The approved set of plans shall be retained at the construction site for review by the Building Inspector during the course of construction.

32. This approval is not valid until Building Permits for the development have been obtained. Failure to obtain said Building Permits shall render this approval null and void. Prior to the approval of the Building Permits, all of the conditions listed in this approval are required to be satisfied.

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

34. The owner/applicant/developer ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Conditional Use Permit and Coastal Development Permit (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Owner further agrees to pay any and all City costs, permit fees, 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.

35. In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by Applicant/Owner/Developer/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.

36. 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.

Approved by the Planning Commission on December 2, 2024.

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

_____

Property Owner Date

_____

Applicant Date

Attachment B

Site Photos

Dish Wireless Telecommunications Facility
24-2292-CUP/CDP

December 2, 2024

Attachment C

Photosimulations of the Installed Facility

Dish Wireless Telecommunications Facility
24-2292-CUP/CDP

December 2, 2024

LALAX01023C - PROCORE HQ

6267 CARPINTERIA AVE., CARPINTERIA, CA 93013

VIEW 1

LOCATION

EXISTING LOOKING SOUTH

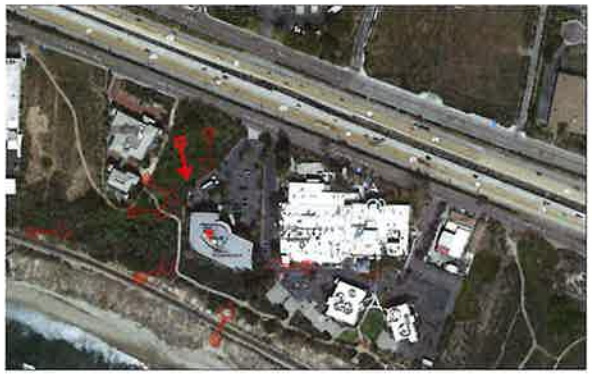
PROPOSED LOOKING SOUTH

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT

LALAX01023C - PROCORE HQ

6267 CARPINTERIA AVE., CARPINTERIA, CA 93013

VIEW 2



LOCATION

EXISTING LOOKING SOUTH

PROPOSED LOOKING SOUTH

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT

LALAX01023C - PROCORE HQ

6267 CARPINTERIA AVE., CARPINTERIA, CA 93013

VIEW 3

LOCATION

EXISTING LOOKING SOUTHEAST

PROPOSED LOOKING SOUTHEAST

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT

LALAX01023C - PROCORE HQ

6267 CARPINTERIA AVE., CARPINTERIA, CA 93013

VIEW 4

LOCATION

EXISTING LOOKING EAST

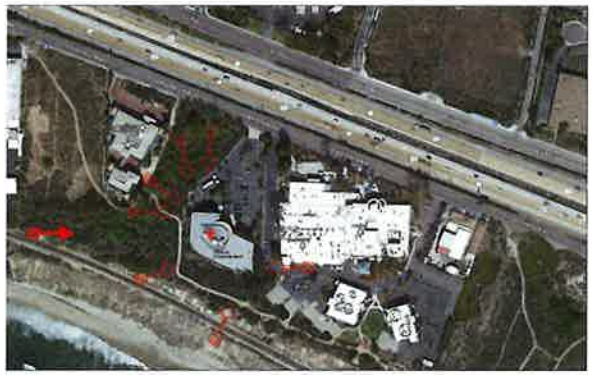
PROPOSED LOOKING EAST

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT

LALAX01023C - PROCORE HQ

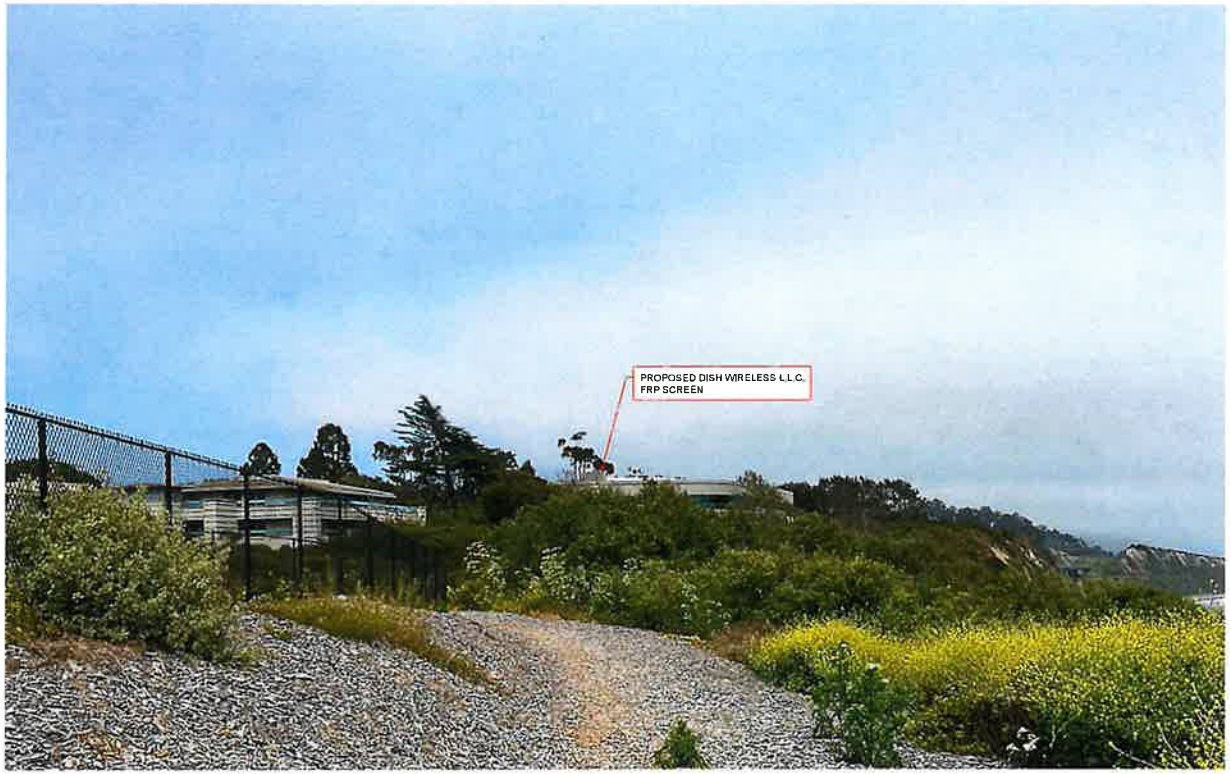
6267 CARPINTERIA AVE., CARPINTERIA, CA 93013

VIEW 5



LOCATION

EXISTING LOOKING WEST



PROPOSED LOOKING WEST

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT

LALAX01023C - PROCORE HQ

6267 CARPINTERIA AVE., CARPINTERIA, CA 93013

VIEW 6

LOCATION

EXISTING LOOKING NORTHEAST

PROPOSED LOOKING NORTHEAST

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT

LALAX01023C - PROCORE HQ

6267 CARPINTERIA AVE., CARPINTERIA, CA 93013

VIEW 7

LOCATION

EXISTING LOOKING NORTHEAST

PROPOSED LOOKING NORTHEAST

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT

LALAX01023C - PROCORE HQ

6267 CARPINTERIA AVE., CARPINTERIA, CA 93013

VIEW 8

LOCATION

EXISTING LOOKING WEST

PROPOSED LOOKING WEST

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT

Attachment D

August 15, 2024 ARB Preliminary Meeting Minutes

Dish Wireless Telecommunications Facility
24-2292-CUP/CDP

December 2, 2024

CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date August 15, 2024

ACTION MINUTES

The meeting was called to order at 5:31 p.m. by Vice Chair Blakemore

ROLL CALL

Boardmembers present: Amy Blakemore, Vice Chair
Richard Johnson
Richard Little

Boardmembers absent: Chair Stein and Boardmember O'Connor absent.

OTHERS PRESENT: Approximately 5 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

1) Project: Eugenia Sign Program, Project 24-2301-ARB/SIGN
Address: 1145 Eugenia Place
Applicant: Eric Newman, Dave's Signs, for Eugenia Spaces LLC, Owner
Planner: Marysol Smith

Request of Eric Newman, Dave's Signs, agent for Eugenia Spaces, LLC, owner, to consider Project 24-2301-ARB/SIGN for preliminary/final review of a sign program for an existing multi-tenant building. The property is a 1.59-acre parcel zoned Commercial Planned Development and shown as APN 003-162-011 addressed as 1145 Eugenia Place.

Ex Parte Communications Disclosure: None

Staff Comments:
Marysol Smith provided a presentation and described the existing sign design and the proposed comprehensive sign plan. Marysol noted that the existing sign was classified as a ground/monument sign that historically only featured the property address or only one tenant. Marysol clarified that the proposed project would result in approval of a Directory sign with specifications for individual tenant signs to be located on the existing ground sign structure.

Applicant Comments:
Eric Newman, applicant, was in attendance to answer any questions from the Boardmembers. No Boardmember questions were posed and Eric did not have anything to add to the information Marysol presented.

Public Comments:
Emailed comments from Patrick O'Connor were received expressing overall support for the sign program, and questions regarding the height of the monument sign and confirming other signs on the site are permitted. Mr. O'Connor also suggested confirming the property zoning, recent occupancy rate and whether the property can be designated for rezoning to mixed / residential use.

Boardmember Discussion:
Boardmember Little commented that he had no issue with the proposal to allow the use of the existing sign structure as a Directory sign with tenant names.

Boardmember Johnson commented that the project is fine and appreciated the subtle and sedate design of the proposed signage.

ACTION: Motion by Vice Chair Blakemore, seconded by Boardmember Johnson, to recommend preliminary and final approval as presented.

VOTE: 3-0

2) Project: Dish Wireless Telecommunications Facility,
Address: 24-2292-CUP/CDP/ARB
Applicant: 6267 Carpinteria Avenue
Planner: Brian Banks

Request of Harold Thomas Jr, MD7 Architecture, for Dish Wireless, LLC to consider Project 24-2292-CUP/CDP/ARB for preliminary review of a proposal for collocation of a new wireless telecommunications facility on an existing multi-story office building which currently hosts an existing Verizon Wireless facility. The request includes the installation of six (6) 8-foot wireless telecommunication antennas, twelve radios and associated rooftop equipment, and outdoor screening materials to visually shield the antennas. The equipment cabinets and ancillary equipment would be located behind an existing secondary rooftop mechanical screen. The proposed antenna screening enclosure would reach a height of 39 feet 4-inches. The property is a 3.73-acre parcel zoned Industrial Research Park (M-RP) and shown as APN 001-190-056, addressed as 6267 Carpinteria Avenue.

Ex Parte Communications Disclosure: None

Staff Comments:
Brian Banks provided a presentation and described the proposed project. Brian provided a detailed explanation of the project description and related elements, including the proposed antenna dimensions and locations on the building, proposed antenna screening elements, and associated equipment locations. Brian noted that the building currently hosts an existing Verizon Wireless facility and thus qualifies the project as a "collocation" site under the City's wireless communications ordinance standards. Brian next presented photographs of the existing building and applicant-provided photosimulations of the appearance of the building with the proposed antenna screening elements on the rooftop installed. Next, Brian summarized the relevant criteria, development standards, and findings for approval of a wireless communication facility that would need to be met and asked the Board to comment on:

- Resultant increased height and mass of the proposed antenna screening architectural elements;
- Design and finish of the proposed screening elements; and
- Overall project compliance with the wireless communications development standards and applicable public view preservation policies.

Brian then answered several questions from the Board regarding the antenna locations, dimensions of the screening enclosures, and clarified the proposed equipment location and screening.

Applicant Comments:
Harold Thomas, agent for Dish Wireless, was in attendance and answered questions from the Board regarding the material used for the antenna screening and confirmed that the application of the color to match the existing building is possible. Harold answered questions from the Board regarding the ability to move the screening projections slightly back so the screening elements are not directly in line with the existing parapet wall.

Public Comments:
Emailed comments from Patrick O'Connor were received noting that the project would be a minimal impact solution for wireless coverage. The email also included several questions asking if other compatible architectural alternatives are available for the antenna screening, questions about the wireless coverage gap and related customer demand and/or a market value benefit to the applicant, what other locations were considered, if there is an economic incentive to the property owner or local tax revenue opportunity associated with the lease cost, if there is an obligation to allow the installation of a competing facility, and if there is any detrimental impact to existing services.

Boardmember Discussion:
Boardmember Johnson commented that these types of facilities are common around the City and are innocuous. He recommended that the applicant study pulling the antenna and enclosures back at least a few feet from the building edge to break the plane of the continuous fascia line of the building. Boardmember Johnson also suggested painting the screening element a slightly darker color than the body of the building to help minimize its appearance and suggested that adding more detailing would unnecessarily draw attention to the screening element.

Boardmember Little also suggested setting-back the screening projections from the wall without having the screening projection be taller than currently proposed.

ACTION: Motion by Vice Chair Blakemore, seconded by Boardmember Johnson to recommend preliminary approval to the Planning Commission with the condition that the applicant study the potential to push the projections back from the building face without increasing their height, and study using a darker paint color.

VOTE: 3-0

3) Project: 4745 Carpinteria Avenue Mixed Use Project,
Project 24-2285-CDP/ARB
Address: 4745 Carpinteria Avenue
Applicant: Edward DeVicente, DMHA Architecture
Planner: Brian Banks

Request of Edward DeVicente, DMHA Architecture, to consider Project 23-2221-DP/CDP/ARB for final review of 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. The property is identified as APN 003-251-021, and addressed as 4745 Carpinteria Avenue.

Ex Parte Communications Disclosure: None

Staff Comments:
Brian Banks explained that while project was previously approved by the Planning Commission and ultimately approved by the City Council on appeal, the Board is still tasked with review of the adequacy of the final architectural, landscape, lighting, and color/material details and ensuring the project is consistent with the City Council's conditions of approval, including the Planning Commission's previous comments and conditions. Brian began his presentation with a brief history of the project and how the project has evolved since the ARB's first conceptual review of the project. Brian then recapped the relevant conditions of approval required by the Planning Commission and City Council related to the project design including:

- Stepping in the west-facing third floor units an additional three feet;
- Working with the Architectural Review Board (ARB) to address privacy and solar shading of interior courtyard areas and adjacent living areas;
- The prohibition on any roof-mounted satellite dishes or similar appurtenances on portions of the building above 30 feet in height; and
- Reducing the height of the three-story element of the project by 17 inches,

Brian then proceeded with a detailed presentation of the project plans and asked the project architect to provide any additional required information on the provided plan sheets as presented to the Board. As part of the presentation, Brian described how the Final plans have responded to the required conditions of the Planning Commission and Council, including a detailed discussion of the courtyard planter and solar shading elements. Brian summarized the presentation by asking the Board to comment on:

- Revisions in response to the City Council's comments and conditions of approval;
- Architectural detailing and materials;
- Proposed exterior light fixtures, including night-sky compliance; and
- Landscape and hardscape details.

Applicant Comments:
Michael Stroh, project architect, noted several project revisions beyond those required by the Planning Commission and City Council, including:

- Softening the Ninth Street vehicle driveway curve and pulling-back the vehicle entry gate by 14 feet to allow more space for vehicle queuing;
- Reorganizing the garage area parking slightly, resulting in one less compact space;
- Enlarging the Ninth Street pedestrian opening and stairway;
- Reconfiguring the front stair on the second floor to the commercial areas to create more room and related circulation pattern and solar access improvements;
- Pushing-back/recessing bedroom windows and related planter changes to address privacy within the interior courtyards; and
- Creating new bridges and "front porches" for the third-floor units and related shades over each unit's door.

Katie Klein, project landscape architect, provided a presentation of the landscape plans including how the courtyard plantings have evolved and specifically how the planters, species choices and potted plants were designed to provide privacy and separation for the second and third floor courtyard units. Katie concluded her presentation by describing the chosen hardscape materials and landscape lighting.

Michael Stroh then concluded the architectural presentation with an explanation of the architectural detailing and final colors, materials and lighting details, and wattages.

Public Comments:
Emailed comments from Patrick O'Connor were received with several questions and comments, including: the proposed solution to the courtyard solar shading and privacy; stating that the path to the inner units is circuitous and forces foot traffic close to neighboring units; comments regarding the lack of window color variation and door trim; questions regarding the exterior siding choice; comments regarding the ironwork for the stairs and railings being "flat"; comments regarding the Ninth Street setback being awkward; and the lack of detail in the previous City Council minutes regarding the project's through lot designation and nuanced discussion of the lot coverage and riparian setback.

An anonymous electronic comment in opposition to the project was received expressing concerns with the parking impacts on the residents of Ninth Street and mountain view obstruction.

An electronic comment in opposition to the project from Leticia Landeros, Carpinteria resident, was received expressing concerns with the parking impacts on the residents of Ninth Street and mountain view obstruction.

An anonymous electronic comment in opposition to the project was received expressing concerns with the Ninth Street driveway and traffic, and related pedestrian and cyclist safety concerns. The commenter further expressed concerns with the density of the project and the related strain on resources, roads, and public services.

Kathy Henry, Carpinteria resident, spoke at the meeting and provided a background on her long history of property ownership in Carpinteria and expressed concerns about the extremes of "cramming people in" to projects such as the subject project, and on the opposite end, so many residential units being used only occasionally. Ms. Henry wanted the Board to consider the "mess" of the current parking situation on Ninth Street.

Katherine Salant, (speaking as a private citizen), had several questions of the architect and landscape architect regarding the courtyard planter design, window recesses, and chosen plant species. After hearing the responses from the architect and landscape architect, Ms. Salant was happy to see that the Planning Commission conditions and comments were addressed.

Beth Anderson, resident of Arbor Trailer Park, spoke at the meeting and expressed appreciation to the City and the developer as to how the project has been updated in response to previous comments, especially as related to the Ninth Street neighbors, and while there are still impacts given the mass and scale of the project, the Arbor Trailer Park residents see the improvements in the project.

Boardmember Discussion:
Vice Chair Blakemore had questions of the landscape architect regarding the tree protection fencing and indicated that the fencing should be durable and sufficient to withstand the long construction process.

Boardmember Little commented that from the beginning, he was concerned with the massing, especially along the Ninth Street portion of the project. However, he noted that the applicant has done a good job in reducing the size and was amazed at the concessions the applicant has agreed to as part of the review process. He had several additional comments: 1) the proposed round seating stones could be flatter to allow more comfortable seating; 2) his personal experience with the proposed island morning glory vine specified on the landscape plan is that it is invasive/hard to control and could be replaced with another species (the project Landscape Architect clarified that the chosen species is native and likely not the same species Boardmember Little noted); 3) Boardmember Little really liked the Ninth Street presentation but was concerned that the Carpinteria Avenue side was a bit "boxy" and perhaps more vertical siding on certain elements would be better; 4) the axonometric plan view included in the final plans (sheet A901) was helpful to depict the long walkways which are a great idea; and 5) he continued to advocate for a more "beachy" presentation for the project along the Carpinteria Avenue frontage.

Boardmember Johnson commented that he does not like cable rail balconies and prefers a pony wall to provide privacy, but that is only a suggestion and not a requirement. He commented that the plan updates to create more open space between the buildings and within the corridors turned out very well.

Vice Chair Blakemore commented that as previously discussed, the tree protection fencing needs to be defined with the project arborist to ensure that it is durable and will protect the trees along the Franklin Creek portion of the project site (west side). She further commented that: 1) she really appreciated all of the accommodations the applicant has made; 2) the parking configuration within the project looks better and more useable; 3) the landscape plan is really well executed and the plant and hardscape choices work well together; 4) some of the gates on the balcony railings could be articulated in a different way to soften them (A201 elevation 03 - Ninth Steet elevation); 5) she likes the revised Ninth Street opening; and 6) overall, the project has come a long way, looks great, and is "head and shoulders" above when the project was first reviewed.

ACTION: Motion by Boardmember Little, seconded by Vice Chair Blakemore, to recommend final approval to the Director with the condition that the applicant work with the project arborist to specify a durable tree fencing material to be detailed on the final building permit plans, and to continue to explore options to soften the look on the Carpinteria Avenue elevation.

VOTE: 3-0

OTHER BUSINESS: None

CONSENT CALENDAR:

4) Action Minutes of the Architectural Review Board Meeting of July 11, 2024.

ACTION: Motion by Vice Chair Blakemore, seconded by Boardmember Johnson, to approve the minutes as drafted.

VOTE: 3-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

5521 Calle Ocho Addition/Remodel:

The following addition/remodel project was reviewed by the Board. Shawn Godkin, Architect, explained the details of the project to the ARB members:

- Demo existing rear covered patio and extend rear of residence in same location as patio (304 square feet).
- Extend existing hip roof to create a gable at each end of roof (no increase in height), and install composition shingle in charcoal gray color.
- Replace windows and doors on south elevation.
- Plaster existing CMU chimney to match residence plaster siding.
- Paint residence in a light tan color - Benjamin Moore #AF-35.
- Convert existing one-car garage to ADU (under separate permit, not reviewed by ARB).

The ARB provided the following comments:

- Being that the addition is not visible, the proposal is acceptable.
- Body color of residence should be no lighter than existing residence.
- Like to see overhead utility service lines placed underground, if possible

700 Linden Paint Color and Awning Revisions:

The following minor paint color changes were presented by the applicant's architect:

- Proposed paint plaster walls along Linden Avenue, the Plaza, and Cactus Lane on Butler Building - SW9168 Elephant Ear.
- Proposed paint metal elevation along the Plaza and Cactus Lane on Butler Building - SW6989 Domino.
- Proposed paint existing (yellow) 8th Street awnings Benjamin Moore Cedar Grove 444 (light green).

The ARB provided the following comments:

- The ARB was supportive of all the proposed changes.

ADJOURNMENT

Vice Chair Blakemore adjourned the meeting at 7:34 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, September 12, 2024. Boardmember Johnson indicated that he will not to be in attendance.

_____
Vice Chair, Architectural Review Board

ATTEST:

_____
Secretary, Architectural Review Board

Attachment E

CEQA Notice of Exemption

Dish Wireless Telecommunications Facility
24-2292-CUP/CDP

December 2, 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 Avenue
Carpinteria, CA 93013
(Address)

Project Title: Dish Wireless Telecommunications Facility

Project Applicant: Harold Thomas Jr, MD7 Architecture, for Dish Wireless, LLC

Project Location - Specific:

6267 Carpinteria Avenue (APN011-190-056)

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

Description of Nature, Purpose and Beneficiaries of Project:

Installation of a new wireless telecommunications facility on an existing multi-story office building. The request includes the installation of three (3) 8-foot wireless telecommunication antennas, six radios and associated rooftop equipment, and outdoor screening materials to visually shield the antennas. The proposed antenna screening enclosures would reach a height of 39 feet 4-inches. The building currently hosts an existing Verizon Wireless facility.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Dish Wireless, LLC

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

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: §15301, §15303
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project is for installation of wireless telecommunication antennas and ancillary equipment to the rooftop of an existing building in an urbanized, developed part of the City. The project would not require any grading or site disturbance, and therefore would not impact any environmentally sensitive habitat or result in increased stormwater runoff. As the project results in collocation of wireless telecommunication facilities on an existing building in compliance with the City's Wireless Communications standards, no significant impacts to the environment are anticipated.

Lead Agency Contact Person: Brian Banks 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: 12/02/2024 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: _____

Revised 2011

☐

Attachment F

Radio Frequency - Electromagnetic Energy (RF-EME) Report

Dish Wireless Telecommunications Facility
24-2292-CUP/CDP

December 2, 2024

Radio Frequency - Electromagnetic Energy (RF-EME) Report

Site No. LALAX01023C
Procore HQ
6267 Carpinteria Ave.
Carpinteria, California 93013
34° 23' 6.05" N, -119° 29' 32.87" W NAD83

EBI Project No. 002914
February 5, 2024

Prepared for:

DISH Wireless

Prepared by:

EBI Consulting
environmental | engineering | due diligence

TABLE OF CONTENTS

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2.0 SITE DESCRIPTION 2
3.0 WORST-CASE PREDICTIVE MODELING 3
4.0 MITIGATION/SITE CONTROL OPTIONS 5
5.0 SUMMARY AND CONCLUSIONS 5
6.0 LIMITATIONS 6

APPENDICES

APPENDIX A CERTIFICATIONS
APPENDIX B RADIO FREQUENCY ELECTROMAGNETIC ENERGY SAFETY / SIGNAGE PLANS
APPENDIX C FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

REFERENCE DOCUMENTS (NOT ATTACHED)
CDs: DW_LALAX01023C_CD_REV0_11012023
RFDS: RFDS-LALAX01023C-PRELIMINARY-20230711-V.0_20230711235600 (1)

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by DISH Wireless to conduct radio frequency electromagnetic (RF-EME) modeling for DISH Wireless Site LALAX01023C located at 6267 Carpinteria Ave. in Carpinteria, California to determine RF-EME exposure levels from proposed DISH Wireless communications equipment at this site. As described in greater detail in Appendix C of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for the general public and for occupational activities. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, the worst-case emitted power density may exceed the FCC's general public limit within approximately 54 feet of DISH's proposed antennas at the main roof level. Modeling also indicates that the worst-case emitted power density may exceed the FCC's occupational limit within approximately 15 feet of DISH's proposed antennas at the main roof level. Additionally, there are areas where workers who may be elevated above the rooftop and ground may be exposed to power densities greater than the occupational limits. Therefore, workers should be informed about the presence and locations of antennas and their associated fields.

At the nearest walking/working surfaces to the DISH Wireless antennas, the maximum power density generated by the DISH antennas is approximately **1,883.23** percent of the FCC's general public limit (**376.65** percent of the FCC's occupational limit).

The composite exposure level from all carriers on this site is approximately **1,883.45** percent of the FCC's general public limit (**376.69** percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna. At ground level, the composite exposure level from all carriers on this site is approximately **8.16** percent of the FCC's general public limit (**1.632** percent of the FCC's occupational limit).

Recommended control measures are outlined in Section 4.0 and within the Site Safety Plan (attached); DISH Wireless should also provide procedures to shut down and lockout/tagout this wireless equipment in accordance with their own standard operating protocol. Non-telecom workers who will be working in areas of exceedance are required to contact DISH Wireless since only DISH has the ability to lockout/tagout the facility, or to authorize others to do so.

Implementation of the signage and installation of the recommended barriers recommended in the Site Safety Plan and in this report will bring this site into compliance with the FCC's rules and regulations.

1.0 INTRODUCTION

Radio frequency waves are electromagnetic waves from the portion of the electromagnetic spectrum at frequencies lower than visible light and microwaves. The wavelengths of radio waves range from thousands of meters to around 30 centimeters. These wavelengths correspond to frequencies as low as 3 cycles per second (or hertz [Hz]) to as high as one gigahertz (one billion cycles per second).

Personal Communication (PCS) facilities used by DISH Wireless in this area will potentially operate within a frequency range of 600 to 5000 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation and are typically installed a distance above ground level. Antennas are constructed to concentrate energy towards the horizon with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of in areas in the immediate vicinity of the antennas.

MPE limits do not represent levels where a health risk exists since they are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons regardless of age, gender, size, or health.

2.0 SITE DESCRIPTION

This project site includes the following proposed wireless telecommunication antennas on a rooftop located at 6267 Carpinteria Ave. in Carpinteria, California.

Ant #	Operator	Antenna Make	Antenna Model	Frequency (MHz)	Azimuth (°)	Mechanical Downtilt (°)	Horizontal Beamwidth (°)	Aperture (feet)	Total Power Input (Watts)	Gain (dBd)	Total ERP (Watts)	Total EIRP (Watts)
1	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 02DT 600	600	45	-2	69	8.0	240	14.15	5561.75	9121.27
1	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 01DT 1900	1900	45	-2	67	8.0	160	17.05	7229.70	11856.70
1	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 01DT 2100	2100	45	-2	65	8.0	160	17.85	8692.01	14254.89
2	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 02DT 600	600	45	-2	69	8.0	240	14.15	5561.75	9121.27
2	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 01DT 1900	1900	45	-2	67	8.0	160	17.05	7229.70	11856.70
2	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 01DT 2100	2100	45	-2	65	8.0	160	17.85	8692.01	14254.89
3	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 02DT 600	600	145	-2	69	8.0	240	14.15	5561.75	9121.27
3	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 01DT 1900	1900	145	-2	67	8.0	160	17.05	7229.70	11856.70
3	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 01DT 2100	2100	145	-2	65	8.0	160	17.85	8692.01	14254.89
4	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 02DT 600	600	145	-2	69	8.0	240	14.15	5561.75	9121.27
4	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 01DT 1900	1900	145	-2	67	8.0	160	17.05	7229.70	11856.70
4	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 01DT 2100	2100	145	-2	65	8.0	160	17.85	8692.01	14254.89
5	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 02DT 600	600	300	-2	69	8.0	240	14.15	5561.75	9121.27
5	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 01DT 1900	1900	300	-2	67	8.0	160	17.05	7229.70	11856.70
5	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 01DT 2100	2100	300	-2	65	8.0	160	17.85	8692.01	14254.89
6	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 02DT 600	600	300	-2	69	8.0	240	14.15	5561.75	9121.27
6	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 01DT 1900	1900	300	-2	67	8.0	160	17.05	7229.70	11856.70

Ant #	Operator	Antenna Make	Antenna Model	Frequency (MHz)	Azimuth (°)	Mechanical Downtilt (°)	Horizontal Beamwidth (°)	Aperture (feet)	Total Power Input (Watts)	Gain (dBd)	Total ERP (Watts)	Total EIRP (Watts)
6	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 01DT 2100	2100	300	-2	65	8.0	160	17.85	8692.01	14254.89
7	Unknown	GENERIC	PANEL 4FT 00DT 850	850	0	0	61	4.0	100	11.52	1419.06	2327.25
8	Unknown	GENERIC	PANEL 4FT 00DT 1900	1900	0	0	65	4.0	100	14.65	2917.43	4784.58
9	Unknown	GENERIC	PANEL 4FT 00DT 850	850	90	0	61	4.0	100	11.52	1419.06	2327.25
10	Unknown	GENERIC	PANEL 4FT 00DT 1900	1900	90	0	65	4.0	100	14.65	2917.43	4784.58
11	Unknown	GENERIC	PANEL 4FT 00DT 850	850	300	0	61	4.0	100	11.52	1419.06	2327.25
12	Unknown	GENERIC	PANEL 4FT 00DT 1900	1900	300	0	65	4.0	100	14.65	2917.43	4784.58

• Note there are 2 DISH Wireless antennas per sector at this site. For clarity, the different frequencies for each antenna are entered on separate lines.

Ant #	NAME	X	Y	Antenna Radiation Centerline	Z-Height Main Roof	Z-Height Penthouse Roof	Z-Height Adjacent Roof East	Z-Height Ground
1	DISH	41.2	135.1	34.0	5.7	-5.3	9.0	34.0
2	DISH	49.0	135.1	34.0	5.7	-5.3	9.0	34.0
3	DISH	208.7	45.9	34.0	5.7	-5.3	9.0	34.0
4	DISH	208.2	53.2	34.0	5.7	-5.3	9.0	34.0
5	DISH	13.0	103.3	34.0	5.7	-5.3	9.0	34.0
6	DISH	12.5	96.0	34.0	5.7	-5.3	9.0	34.0
7	Unknown	98.6	131.0	34.0	5.7	-5.3	9.0	34.0
8	Unknown	102.3	130.4	34.0	5.7	-5.3	9.0	34.0
9	Unknown	104.3	124.2	34.0	5.7	-5.3	9.0	34.0
10	Unknown	104.3	119.5	34.0	5.7	-5.3	9.0	34.0
11	Unknown	16.2	132.5	34.0	5.7	-5.3	9.0	34.0
12	Unknown	14.1	125.7	34.0	5.7	-5.3	9.0	34.0

• Note the Z-Height represents the distance from the antenna centerline in feet.

The above tables contain an inventory of proposed DISH Wireless antennas and other carrier antennas if sufficient information was available to model them. Note that EBI uses an assumed set of antenna specifications and powers for unknown and other carrier antennas for modeling purposes. The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general population/uncontrolled exposure limits for members of the general public that may be exposed to antenna fields. While access to this site is considered uncontrolled, the analysis has considered exposures with respect to both controlled and uncontrolled limits as an untrained worker may access adjacent rooftop locations. Additional information regarding controlled/uncontrolled exposure limits is provided in Appendix C. Appendix B presents a site safety plan that provides a plan view of the rooftop with antenna locations.

3.0 WORST-CASE PREDICTIVE MODELING

EBI has performed theoretical MPE modeling using RoofMaster™ software to estimate the worst-case power density at the site's nearby broadcast levels resulting from operation of the antennas. RoofMaster™ is a widely-used predictive modeling program that has been developed by Waterford Consultants to predict RF power density values for rooftop and tower telecommunications sites produced by vertical

collinear antennas that are typically used in the cellular, PCS, paging and other communications services. Using the computational methods set forth in Federal Communications Commission (FCC) Office of Engineering & Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields" (OET-65), RoofMaster™ calculates predicted power density in a scalable grid based on the contributions of all RF sources characterized in the study scenario. At each grid location, the cumulative power density is expressed as a percentage of the FCC limits. Manufacturer antenna pattern data is utilized in these calculations. RoofMaster™ models consist of the Far Field model as specified in OET-65 and an implementation of the OET-65 Cylindrical Model (Sula9). The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by DISH Wireless and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65. The assumptions used in the modeling are based upon information provided by DISH Wireless and information gathered from other sources. Elevations of walking/working surfaces were estimated based on elevations provided and available aerial imagery. Sector orientation assignments were made assuming coverage is directed to areas of site. Changes to antenna mount heights or placement will impact site compliance. The parameters used for modeling are summarized in the Site Description antenna inventory table in Section 2.0.

One Unknown Carrier also has antennas on the rooftop. Information about these antennas was included in the modeling analysis.

Based on worst-case predictive modeling, the worst-case emitted power density may exceed the FCC's general public limit within approximately 54 feet of DISH Wireless's Sector A, B, and C antennas on the main roof level. Modeling also indicates that the worst-case emitted power density may exceed the FCC's occupational limit within approximately 15 feet of DISH Wireless's Sector A, B, and C antennas on the main roof level.

At the nearest walking/working surfaces to the DISH Wireless antennas, the maximum power density generated by the DISH Wireless antennas is approximately 1,883.23 percent of the FCC's general public limit (376.65 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 1,883.45 percent of the FCC's general public limit (376.69 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna. At ground level, the composite exposure level from all carriers on this site is approximately 8.16 percent of the FCC's general public limit (1.632 percent of the FCC's occupational limit).

The Site Safety Plan also presents areas where DISH Wireless antennas contribute greater than 5% of the applicable MPE limit for a site. A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

Modeling indicates that the DISH Wireless contribution to these areas is greater than 5% of the general public MPE and as such, under FCC regulations, DISH Wireless is responsible for these predicted exceedances.

The inputs used in the modeling are summarized in the Site Description antenna inventory table in Section 2.0. A graphical representation of the RoofMaster™ modeling results is presented in Appendix B.

4.0 MITIGATION/SITE CONTROL OPTIONS

EBI's modeling indicates that there are areas in front of the DISH Wireless antennas that exceed the FCC standards for general public and occupational exposure. In order to alert people accessing the rooftop, a Guidelines sign and an NOC Information are recommended for installation at each access point to the rooftop. Additionally, yellow Caution signs are recommended for installation on the barriers at the DISH Wireless Sector A, B, and C antennas. These signs must be placed in a conspicuous manner so that they are visible to any person approaching the antennas from behind and the barriers at the nearest approaching angle.

Barriers are recommended for installation when possible to block access to the areas in front of the antennas that exceed the FCC general public and/or occupational limits. Barriers may consist of rope, chain, or fencing. Painted stripes should only be used as a last resort. Barriers are recommended 19' x 4' on the Southeast side approaching side of the DISH Wireless Sector A antennas at the main roof level. A barrier is recommended 10' on the West side approaching angle of the DISH Wireless Sector B antennas at the main roof level. BA barrier is recommended 13' on the East side approaching angle of the DISH Wireless Sector C antennas at the main roof level.

These protocols and recommended control measures have been summarized and included with a graphic representation of the antennas and associated signage and control areas in a RF-EME Site Safety Plan, which is included as Appendix B. Individuals and workers accessing the rooftop should be provided with a copy of the attached Site Safety Plan, made aware of the posted signage and installation of the recommended barriers, and signify their understanding of the Site Safety Plan.

To reduce the risk of exposure, EBI recommends that access to areas associated with the active antenna installation be restricted and secured where possible. All workers and individuals, including arborists and landscapers, accessing the rooftop along with nearby elevated structures or trees within areas exceeding the general public MPE must be made aware of the presence and locations of antennas and their associated fields, where applicable.

Implementation of the signage and installation of the recommended barriers recommended in the Site Safety Plan and in this report will bring this site into compliance with the FCC's rules and regulations.

5.0 SUMMARY AND CONCLUSIONS

EBI has prepared a Radiofrequency – Electromagnetic Energy (RF-EME) Compliance Report for telecommunications equipment installed by DISH Wireless Site Number LALAX01023C located at 6267 Carpinteria Ave. in Carpinteria, California to determine worst-case predicted RF-EME exposure levels from wireless communications equipment installed at this site. This report summarizes the results of RF-EME modeling in relation to relevant Federal Communications Commission (FCC) RF-EME compliance standards for limiting human exposure to RF-EME fields.

As presented in the sections above, based on the FCC criteria, the worst-case emitted power density may exceed the FCC's general public limit within approximately 54 feet of DISH's proposed antennas at the main roof level. Modeling also indicates that the worst-case emitted power density may exceed the FCC's occupational limit within approximately 15 feet of DISH's proposed antennas at the main roof level.

Workers should be informed about the presence and locations of antennas and their associated fields. Recommended control measures are outlined in Section 4.0 and within the Site Safety Plan (attached); DISH Wireless should also provide procedures to shut down and lockout/tagout this wireless equipment in accordance with their own standard operating protocol. Non-telecom workers who will be working in areas of exceedance are required to contact DISH Wireless since only DISH Wireless has the ability to lockout/tagout the facility, or to authorize others to do so.

6.0 LIMITATIONS

This report was prepared for the use of DISH Wireless. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

Appendix A

Certifications

Preparer Certification

I, Joseph Vitulli, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

Reviewed and Approved by:

sealed 06feb2024

Michael McGuire
Electrical Engineer
mike@h2dc.com

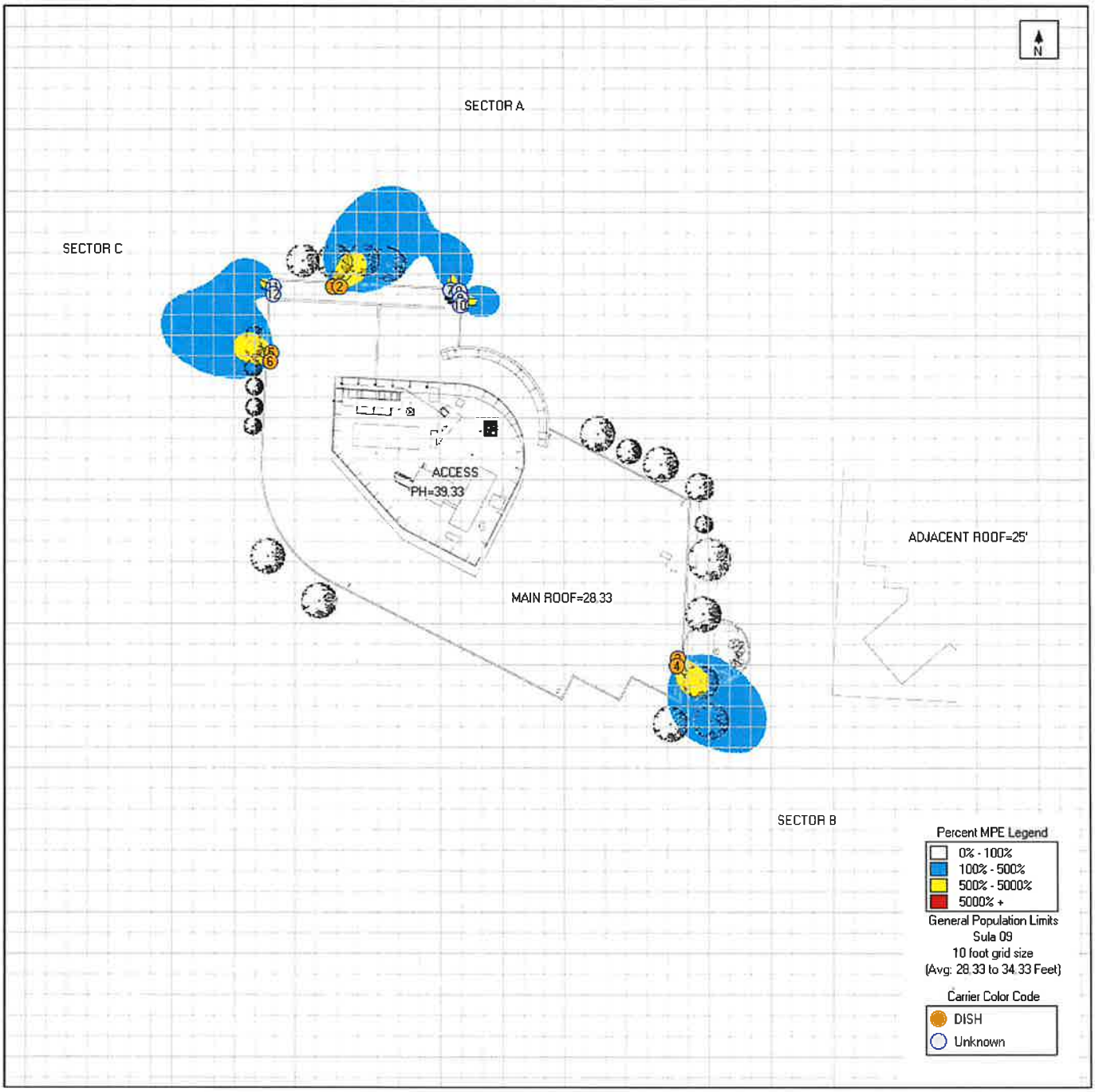
Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

Appendix B

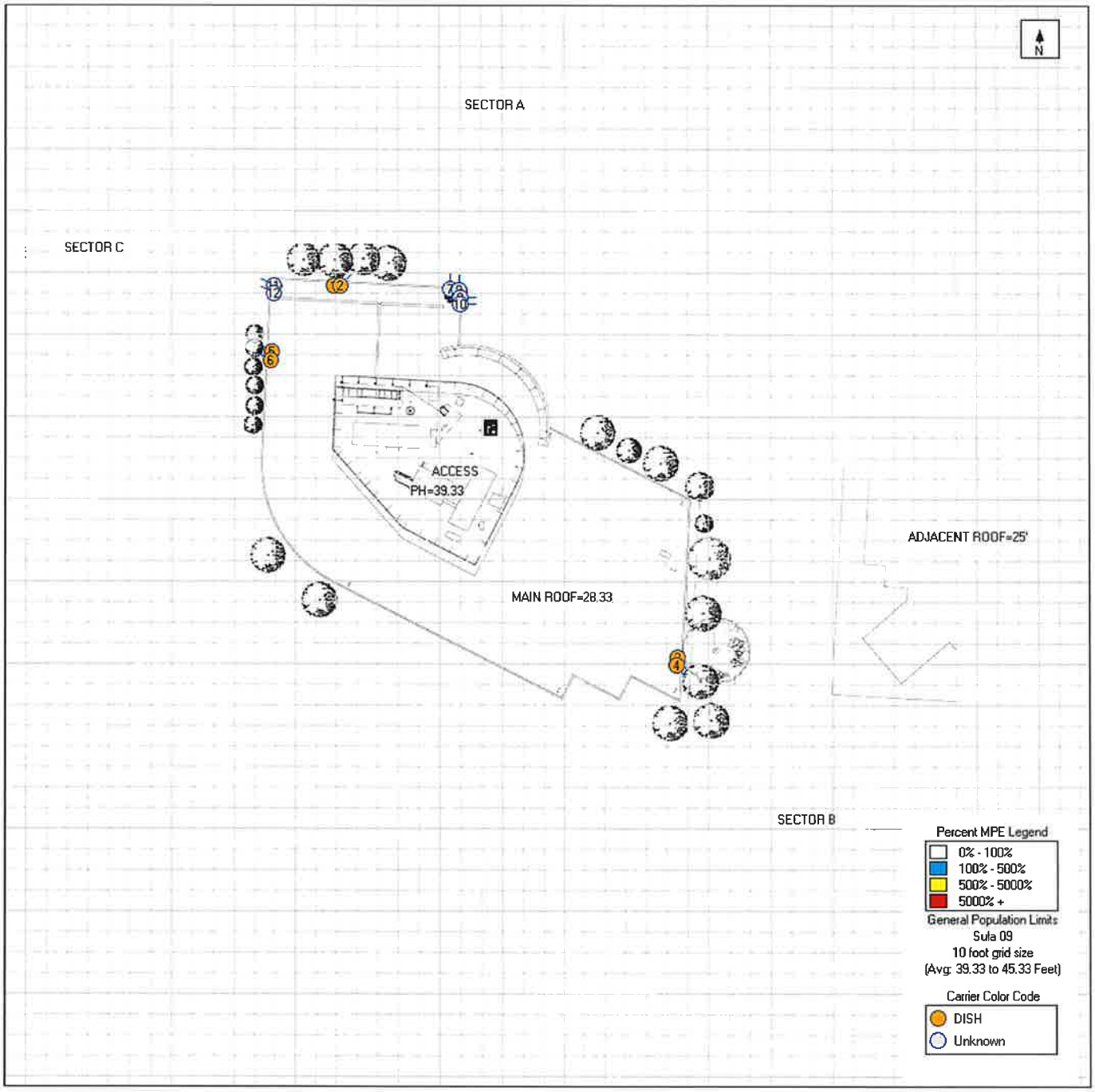
Radio Frequency Electromagnetic Energy

Safety Information and Signage Plans

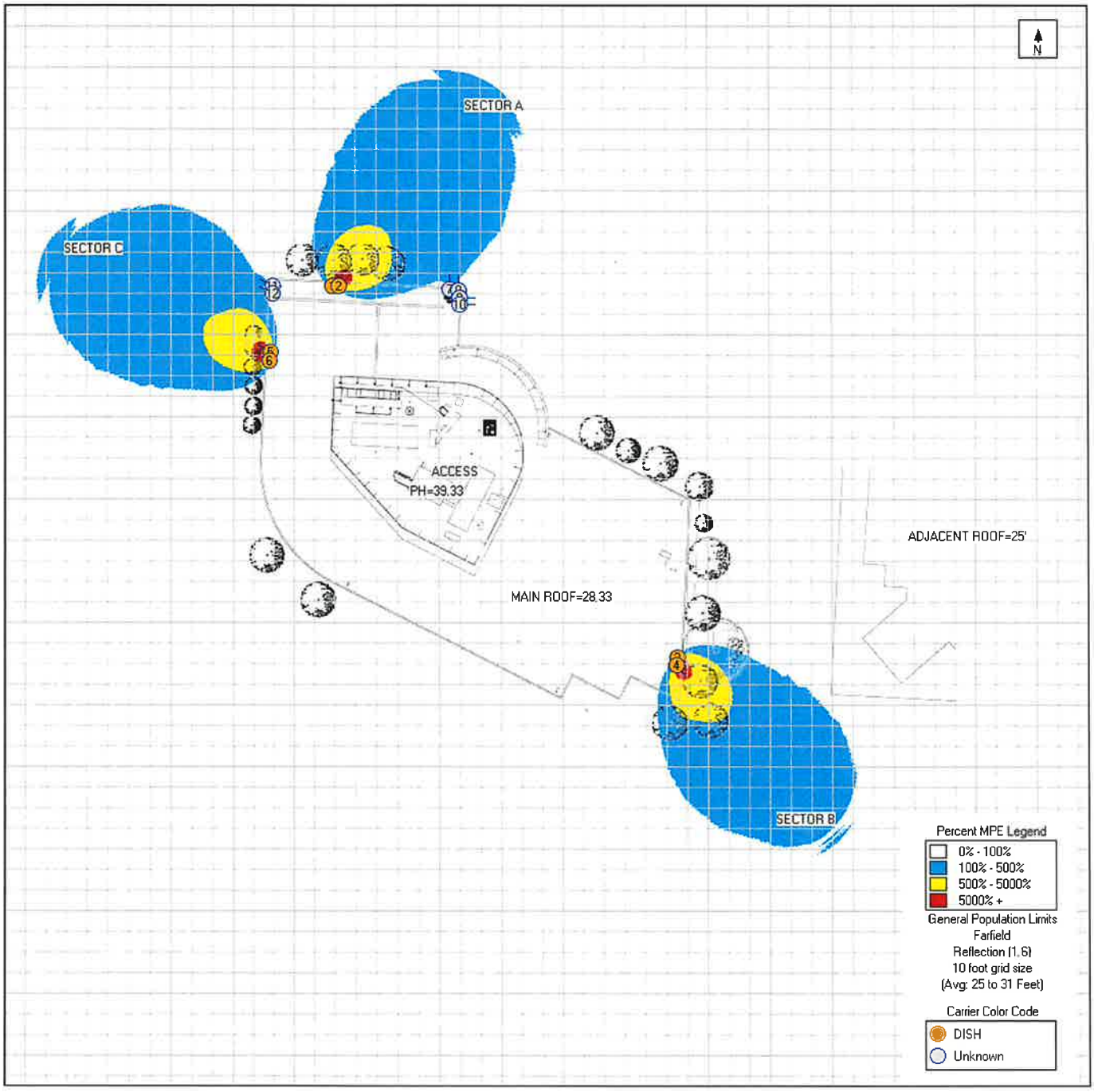
Nearest Walking Surface (Main Roof Level) Simulation



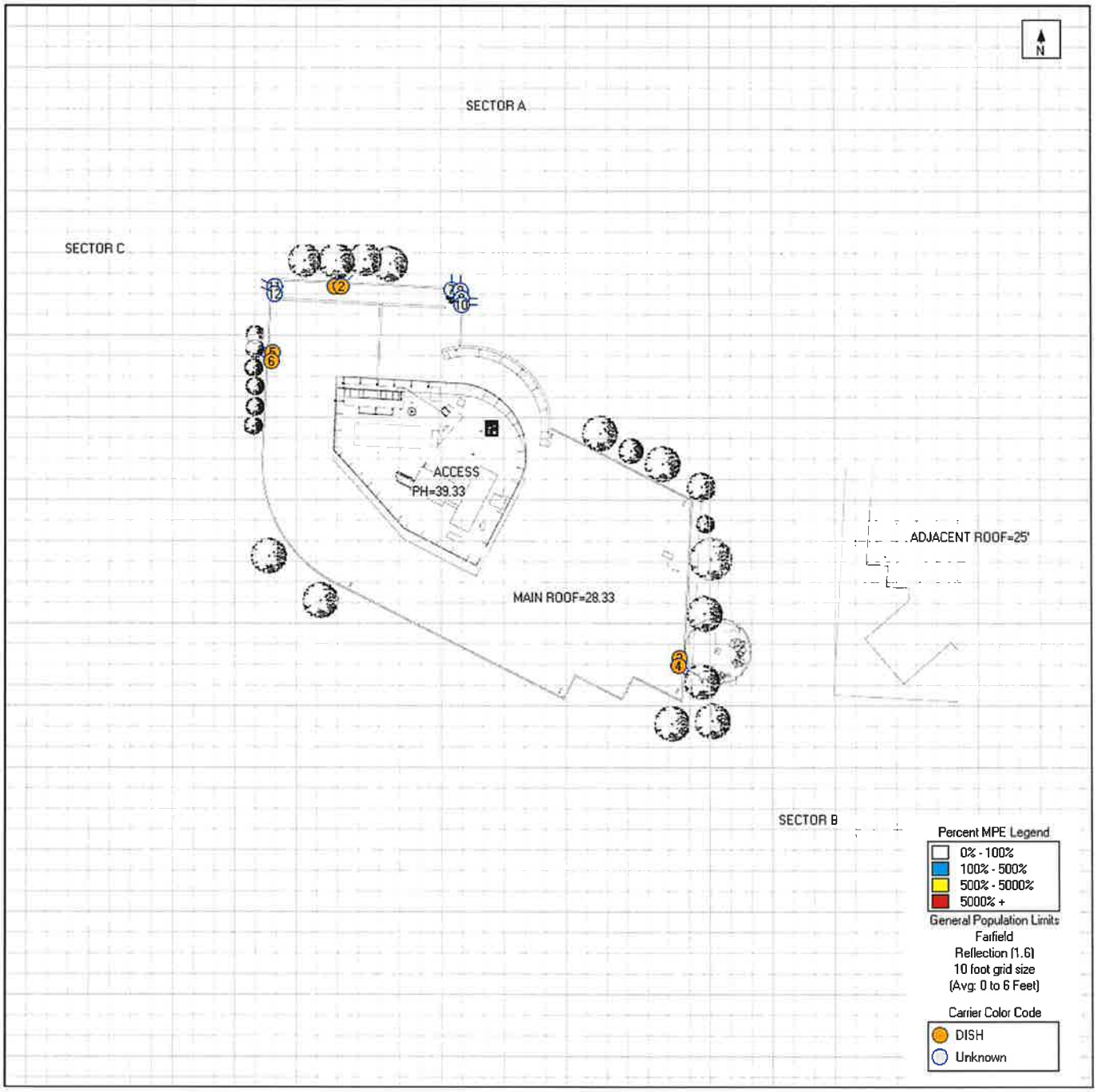
Penthouse Roof Level Simulation



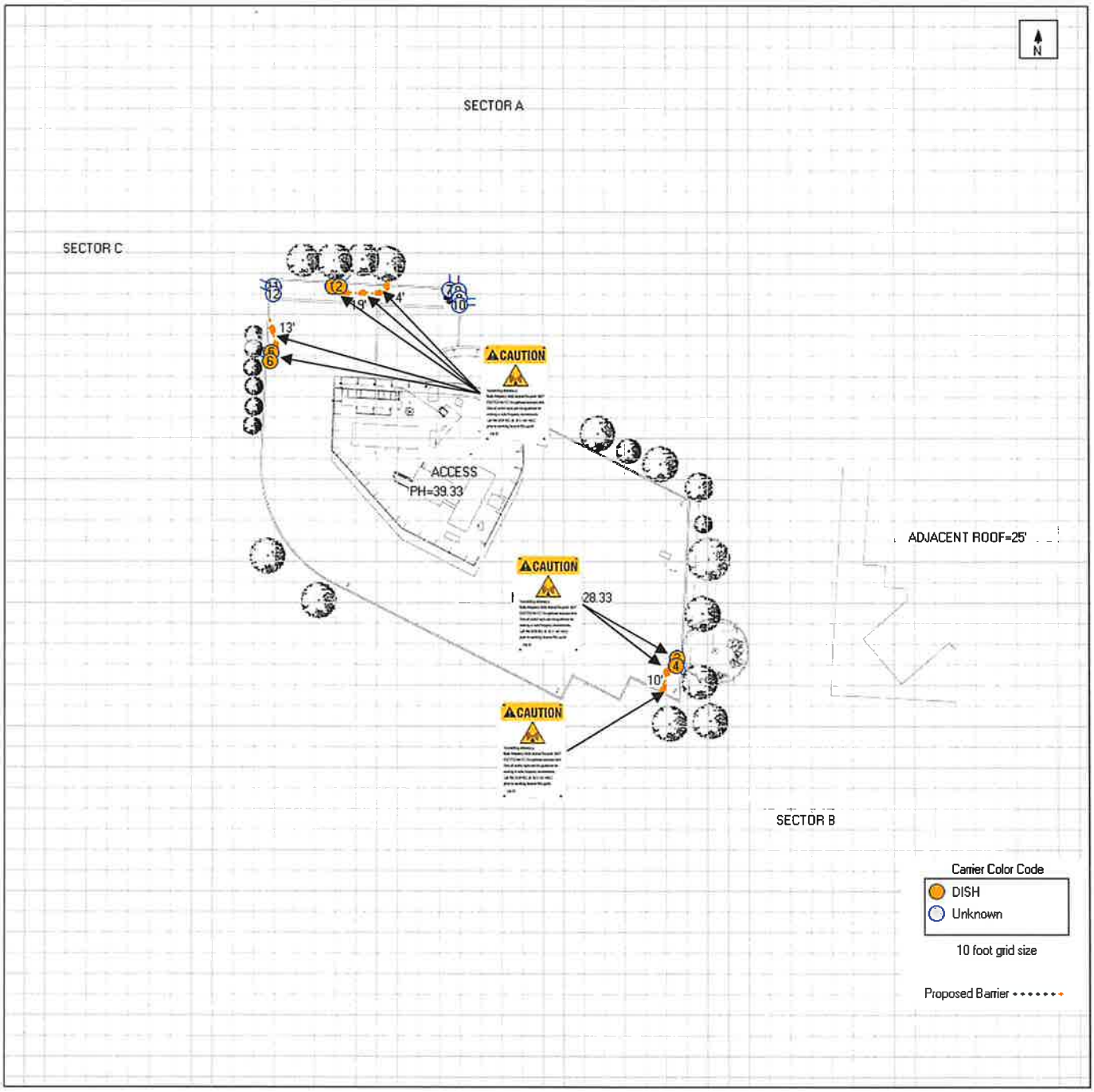
Adjacent Roof Level Simulation



Ground Level Simulation



DISH Wireless Safety (Signage) Plan



Post at all Roof
Access Points

Final Compliance Configuration						
	GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO	BARRIER / MARKER
Access Point(s)	1	0	0	0	1	N/A
Alpha	0	0	5	0	0	19' x 4'
Beta	0	0	3	0	0	10'
Gamma	0	0	3	0	0	13'

Sign	Posting Instructions	Required Signage / Mitigation
	NOC Information Information signs are used to provide contact information for any questions or concerns for personnel accessing the site.	Securely post at the main rooftop access door and every point of access to the site in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.
	Guidelines Informational sign used to notify workers that there are active antennas installed and provide guidelines for working in RF environments.	Securely post at the main rooftop access door and every point of access to the site in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.
	Notice Used to notify individuals they are entering an area where the power density emitted from transmitting antennas may exceed the FCC's MPE limit for the general public or occupational exposures.	Signage not required.
	Caution Used to notify individuals that they are entering a hot spot where either the general public or occupational FCC's MPE limit is or could be exceeded.	Securely Post on approaching sides of the barriers and behind antennas at Sector A. Securely Post on approaching side of the barrier and behind antennas at Sector B. Securely Post on approaching side of the barrier and behind antennas at Sector C.
	Warning Used to notify individuals that they are entering a hot zone where the occupational FCC's MPE limit has been exceeded by 10x.	Signage not required.

Appendix C

Federal Communications

Commission (FCC) Requirements

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/ controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

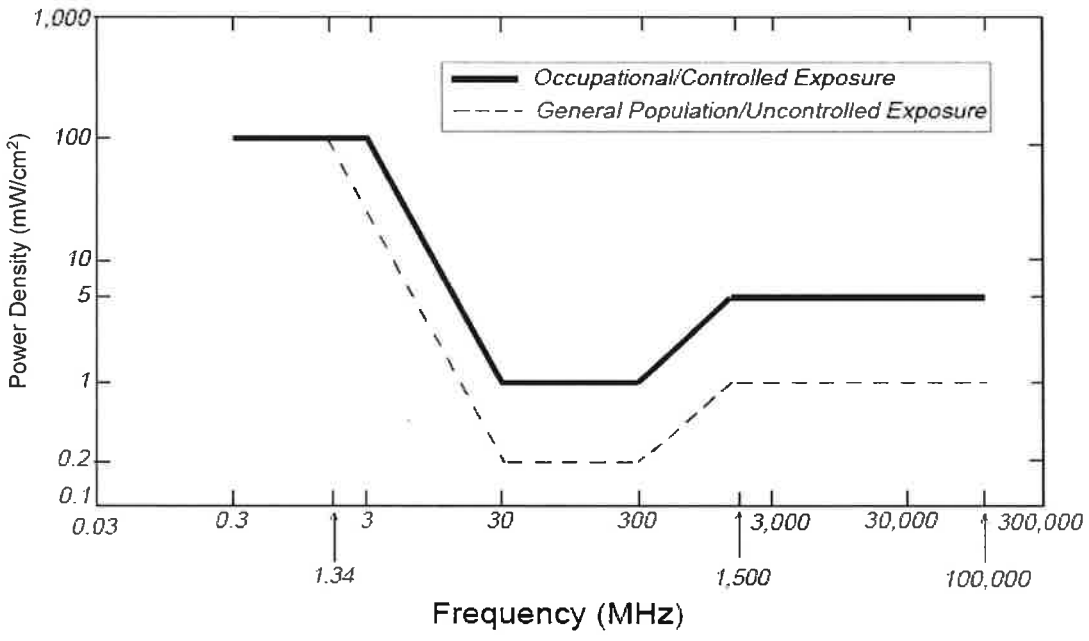
Table 1 and Figure 1 (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm^2). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm^2) and an uncontrolled MPE of 1 mW/cm^2 for equipment operating in the 1900 MHz frequency range. For the DISH Wireless equipment operating at 600 MHz or 850 MHz, the FCC's occupational MPE is 2.83 mW/cm^2 and an uncontrolled MPE of 0.57 mW/cm^2. For the DISH Wireless equipment operating at 1900 MHz, the FCC's occupational MPE is 5.0 mW/cm^2 and an uncontrolled MPE limit of 1.0 mW/cm^2. These limits are considered protective of these populations.

Table 1: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	**Electric Field Strength (E) (V/m)**	**Magnetic Field Strength (H) (A/m)**	**Power Density (S) (mW/cm^2)**	**Averaging Time $[E]^2$, $[H]^2$, or S (minutes)**
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	($900/f^2$)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	**Electric Field Strength (E) (V/m)**	**Magnetic Field Strength (H) (A/m)**	**Power Density (S) (mW/cm^2)**	**Averaging Time $[E]^2$, $[H]^2$, or S (minutes)**
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	($180/f^2$)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)
* Plane-wave equivalent power density

Figure 1. *FCC Limits for Maximum Permissible Exposure (MPE)*



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Microwave (Point-to-Point)	5,000 - 80,000 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Broadband Radio (BRS)	2,600 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Wireless Communication (WCS)	2,300 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Advanced Wireless (AWS)	2,100 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Cellular Telephone	870 MHz	2.90 mW/cm^2	0.58 mW/cm^2
Specialized Mobile Radio (SMR)	855 MHz	2.85 mW/cm^2	0.57 mW/cm^2
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm^2	0.47 mW/cm^2
Most Restrictive Frequency Range	30-300 MHz	1.00 mW/cm^2	0.20 mW/cm^2

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by DISH Wireless in this area will potentially operate within a frequency range of 600 to 5000 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

FCC Compliance Requirement

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

PLANNING COMMISSION STAFF REPORT

MEETING DATE: December 2, 2024

ITEM FOR CONSIDERATION

The Palms Restaurant Renovation
Project 24-2303-DP/CDP

Request for approval of a Development Plan and Coastal Development Permit to allow an interior and exterior renovation of the existing restaurant ("The Palms") and conversion of a portion of the roof to a partially covered patio and bar area resulting in a restaurant and market/café/retail area on the ground floor, a banquet/event space on the second floor, and a covered bar and uncovered dining area on the roof; and to grant Modifications to: 1.) allow a covered patio dining area within the required front setback; and 2.) to allow the rooftop bar structure to exceed the 30-foot height limit by 1 foot-eight inches; and to accept a categorical Exemption pursuant to §15301, 15302, 15303, 15305 and 15332 of the California Environmental Quality Act ("CEQA") Guidelines.

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

SIGNATURE

Reviewed by: Nick Bobroff, Director
Community Development Department

SIGNATURE

Owner: 701 Linden, LLC, c/o: Julianne Straley

Applicant: Laurel Perez and Nicole Biergiel, SEPPS Land Use Consulting

Project Location: 701 Linden Avenue

APN: 003-311-007

Zoning Designation: Central Business (CB)

General Plan Designation: Visitor-serving Commercial (VC)

I. RECOMMENDATION

Adopt the attached Resolution No. PC-24-011, thereby approving Project 24-2303-DP/CDP to grant a Development Plan and Coastal Development Permit to allow the described restaurant renovations

and additions; grant the requested setback and height Modifications; and accept the Exemption pursuant to §15301, 15302, 15303, 15305 and 15332 of the CEQA Guidelines.

II. PROPOSED PROJECT DESCRIPTION

Development Plan: This is the request of Laurel Perez and Nicole Biergiel, SEPPS Land Use Consulting, on behalf of 701 Linden, LLC for approval of a Development Plan for an interior and exterior renovation of the "Palms" building and conversion of a portion of the roof to a covered bar and uncovered lounge area. The project would result in a restaurant and market/café retail area on the ground floor, a banquet/event space on the second floor, and a bar and dining area on the roof. The project includes replacement of the non-original first floor addition along the Linden Avenue frontage with a covered patio dining area, removal of an existing stairway on the Seventh Street frontage, partial demolition and renovation of the existing stairway at the rear of the building, the addition of an elevator, and new and renovated landscaping. The maximum height of the rooftop bar trellis roof would reach 31 feet-eight inches, with an overall building height to the top of the elevator tower reaching 36 feet-10 inches. The resultant building would have a floor area of approximately 9,949 square feet and ground floor and rooftop patio areas totaling approximately 2,909 square feet. A total of 9 parking spaces would be provided onsite.

The applicant's stated intent is to restore the architectural integrity of the building's exterior and to recommence the restaurant use by comprehensively remodeling the interior of the building. The proposed project is more fully described below:

East Elevation / Linden Avenue Façade

The project proposes to remove the east elevation's non-original first-floor addition and reinstall historically appropriate doors and windows in close approximation to their original location. The removal of the nonhistorical addition allows for the creation of an open-air covered dining terrace, enhancing the visibility of the first floor's original brickwork, and door and window openings. New wood windows and doors would be installed in the original openings to match the historical arrangement. The terrace, designed to match the Vernacular architectural style, would be covered by a 11'-10" painted-wood trellis supported by brick-clad piers and enclosed with 2'-6" brick planters, resulting in 84 square feet of new landscape area. The exterior brick will be patched and repaired per the applicable Department of the Interior's Technical Preservation standards and the name "The Palms" would be repainted at the second floor in the sans serif font style first used in 1912. Original windows that remain at the second floor would be reused and restored per the applicable Department of the Interior's Technical Preservation standards.

The proposed elevator shaft, rooftop guard rail, and skylight, set back from the east façade, are located and designed to minimize visibility from off-site but would still result in a notable change to this elevation. The original metal cornice around the roof-top edge would remain.

A new canvas awning is proposed to replace the existing awning at the north east corner of the building where the proposed market/café/retail component would be located (a portion of the existing "Oaxaca Fresh" space). The windows and door of this space would be restored to match the historic design per the applicable Department of the Interior's Technical Preservation

standards. This "annex" is proposed to function as a market/deli/retail space with to-go food service and a retail component, offering services from early morning throughout the day.

South Elevation / Seventh Street Façade

The project proposes improvements to the south elevation facing Seventh Street, including the removal of a non-original exterior staircase and the replacement of a non-original second floor door with a historically appropriate one-over-one wood sash window. Original windows that remain would be reused and restored per the applicable Department of the Interior's Technical Preservation standards. The removal of the stair well and hardscape in this area would allow for increased landscaped area totaling 1,375 square feet, and a reduction in impervious area. New landscape plantings are proposed in the expanded landscape area which would include a mix of palm trees and predominately native shrubs and flowering plants. Additionally, the project includes refurbished plantings in the public parkway planting area along Seventh Street to better complement the building and property.

An original first floor door would be fixed in-place and a non-original door on the first floor would be replaced by a window. Two small windows on the first floor which are not original, are proposed to be removed. An existing non-historic metal slider window on the south elevation of the recessed one-story element of the elevation (at the rear of the building) would be replaced by a door. The exterior brick would be patched and repaired per the applicable Department of the Interior's Technical Preservation standards. The original metal cornice would remain.

West (Rear) Elevation / Yucca Lane Façade

Improvements to the west elevation include the replacement of the non-original exterior wood staircase with a new staircase with metal railings extending to the roof level dining terrace to meet Building Code egress requirements. The stair case would rise 23'-4" to the existing roof level and be topped with a 42" railing, as required by the Building Code. The existing second-floor door would be replaced with a wider door to meet Building Code requirements and two original second-floor windows would need to be removed to accommodate the replacement exterior staircase. Windows are to be preserved and relocated where possible.

The replacement of a non-original door in the elevation's one-story addition with a one- over-one wood sash window is proposed at the ground-level. Also proposed is the replacement of a non-original first-floor window at the south end of the elevation with a one-over-one wood sash window emulating the building's historic window type, and the addition of a door near the center of the elevation (the proposed location of the door was the location of three windows that were infilled in 1993-1994).

New six-foot tall wood fencing would be installed at the north end of the building to enclose the property's trash area. Additional six-foot wood plank fencing would be installed off the south side of the elevation's one-story addition to enclose a small employee area and secure employee bicycle rack. The exterior brick would be patched and repaired as needed per the applicable Department of the Interior's Technical Preservation standards.

North Elevation

Minimal improvements are proposed to this elevation. Two original second-floor windows are proposed to be removed, restored, and relocated to accommodate removal of a non-original window and restoration of the façade to a closer approximation of the historic original. In addition, two original first-floor windows would be removed and relocated to accommodate enclosing a small service yard. Exterior brick would be patched and repaired as needed per the applicable Department of the Interior's Technical Preservation standards. This elevation is not readily visible, however the proposed improvements to this portion of the building would restore the historic architectural integrity of this façade.

Rooftop

The rooftop terrace would include a rooftop dining and lounge area, covered bar with small seating area, and restroom. A recessed parapet would enclose the proposed dining terrace for outdoor seating and a stair and elevator tower. A trellis structure with poly carbonate panel roof is proposed to cover the restroom and bar area. A skylight, centered in the rooftop area, would allow light in to the second and first floors below. The proposed skylight is a steel and glass pyramid with the peak terminating at 31 feet above grade (7'8" above the roof deck), the restrooms, stair tower and the bar's roofed trellis would be 31 feet-8 inches above grade (8'4" above the roof deck), and the elevator shaft would be 36 feet-10 inches above grade (13' 6" above the roof deck).

The roof-level dining patio area totaling 1,743 square feet in area would be comprised of 531 square feet of covered area and 1,212 square feet of uncovered area. The uncovered patio area would be centrally located on the rooftop and set back from all four building elevations. The 391 square foot elevator/stair and service spaces adjacent to the bar area would be similarly set back from the edge of the roof, and a roof-top planter ranging from approximately 7 feet to 9 feet in width would wrap around the majority of the roof perimeter surrounding the patio area. A small mechanical well would be located within an area to the rear of the bar to house the HVAC equipment, and the rooftop dining and bar elements would be screened with a solid wall along the west side facing the residential neighborhood at the rear of the building. A return wall would partially extend along the north elevation.

Landscape Design and Inspiration

As described by the applicant, the landscape planting scheme draws inspiration from local canyons near the coast with a mix of planting types. The iconic palm presence would be provided by the Guadalupe palms, similar in look and form to the California fan palm. Ground-plane shrubs would be a blend of yellow, orange, and white flowering perennials, including native coastal sunflower and yarrow, softened with evergreen grasses. The rooftop garden includes ground cover plants and flowering shrubs.

Hours of Operation and Staffing

The proposed hours for staffing and for public operations are as follows:

	Open to the Public	Staff Operations
Cafe	7 AM - 11 AM	6 AM - 11 AM
Restaurant	Noon - 10 PM	11 AM- 11 PM

The cafe "to go" service will operate between the hours of 6:00 AM through 11:00 AM (open to public 7:00 AM - 11:00 AM) with up to 9 employees. The restaurant will operate from 11:00 AM through 11:00 PM (open public Noon - 10:00 PM) with up to 18 employees.

Modifications: The proposed project includes a request for Modifications to: 1.) allow a covered patio dining area within the required front setback; and 2.) to allow the rooftop bar structure to exceed the 30-foot height limit by 1 foot-eight inches.

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

Plans are attached as Attachment A, Exhibit 2. Photographs of the story poles are provided as Attachment B. A copy of the applicant's project narrative is included as Attachment C.

III. BACKGROUND

Site Characteristics

The project site is located at the northwest corner of the Linden Avenue and Seventh Street intersection. The subject property is an 11,453 square foot lot, presently improved with 10,508 square feet of gross building floor area (6,358 square foot ground floor, and 4,150 square foot second floor). The existing building is oriented toward Linden Avenue and has a secondary frontage on Seventh Street. A public alley, Yucca Lane, runs behind the property and provides access to trash, utilities and onsite parking.

The project site is located in the Downtown Core District (Subarea 2a), which applies to those properties located in the Downtown "T"; the center of civic and commercial life in the City. This particular property is one of the iconic buildings of Carpinteria's downtown that helps to define the small beach town character of the community. Immediately adjacent to the subject property to the north is a small multi-tenant commercial building (occupied by "Oaxaca Fresh," "Rori's Organic Ice Cream," and "Tacos Don Roge.") To the south, across Seventh Street, is another commercial property developed as the "Pizza Man Dan's" restaurant. Across Linden Avenue to the east is the recently approved 700 Linden Adaptive Reuse project, which will soon finish construction and create a multi-tenant restaurant/retail/office development. Behind the project site to the west and across Yucca Lane, is a small multi-family residential property (4946 Seventh Street).

The site is zoned Central Business ("CB") and has a Visitor-serving Commercial ("VC") land use designation. The property is also subject to the City's Visitor-serving Commercial ("V") overlay district.

Background and Historical Significance

The "Palms" building has been a prominent and beloved fixture of the City's downtown for over 100 years, dating back to approximately 1912, and having originally been constructed as a hotel before eventually being retrofitted into a restaurant/bar, an office and several quasi-apartment units. Except for the shed-roofed addition to expand the dining room in 1960, the limited records on file with the City indicate that permitted work completed to the building over the years was limited to various general repairs/maintenance, interior tenant improvements, and a seismic retrofit of the (formerly) unreinforced masonry building completed in 1993 (building permit no. 5338).

The "Palms" derives its name from the distinctive row of palm trees planted on Linden Avenue that predated the building and that have since been designated a City Landmark (no. 3). A Phase I-II historical resources report was prepared for the proposed project to assess the historical significance of the existing building and its eligibility for landmark status, and to evaluate the proposed renovation for compliance with City historic preservation policies, California Environmental Quality Act (CEQA) guidelines, and the Secretary of the Interior's standards for rehabilitation of historic structures. The report concluded that the existing Palms building is a significant historic resource and is eligible for listing as a local landmark. The historic report analyzed the proposed renovation project and noted the existing building features which contribute to its historic significance, including:

- The two-story volume of the building and the west elevation's one-story element;
- The building's brick walls;
- The roof level parapet and pressed metal cornice;
- The existing arrangement of original door and window openings;
- The existing wood framed windows; and
- The south and west elevation's first floor door openings.

The report further provides guidance for recommended preservation techniques related to the remaining historic wood windows, and techniques for cleaning, repairing and maintaining the historic masonry materials. A condition of approval requiring documentation of all identified historical resource features using historic photographs, measured drawings and archival quality photography, prior to commencement of construction, is included in the recommended conditions of approval included as Attachment A, Exhibit 3.

The original Phase 1-2 Historic Resources Technical Report dated May 2024 is included as Attachment D, and the revision to the Historic Resources Report dated July 2024 incorporating the project revisions being considered for approval is included as Attachment E.

IV. PROJECT HISTORY

Architectural Review Board Concept Review

Prior to the formal Development Plan application submittal on July 15, 2024, the project was presented to the Architectural Review Board (ARB) for conceptual review on May 30, 2024 (Project 24-2291-CON). Overall, the ARB was generally supportive of the conceptual project, including support for the requested height modification for the rooftop bar element to exceed the 30-foot maximum height limit by 1 foot-eight inches.

Four public speakers provided comments at the meeting, and several comment letters were provided ahead of the ARB meeting and were considered by the Board in their review of the conceptual project plans. Three commentors expressed their overall support for reestablishing the restaurant use of the site. However, six commentors expressed concerns with the conceptual proposal. Common themes among these commentors were concerns with respect to the project's compatibility with the "small beach town" character of the City and compatibility with the existing downtown neighborhood; concerns with the project's proposed intensity of use; and the related parking, noise and privacy impacts that could result from the project.

The Board's comments primarily focused on the project's proposed rooftop element and related safety and intensity of use / noise concerns resulting from the proposed rooftop bar and lounge areas. Recurring comments shared by the Boardmembers were as follows:

- Story poles are required for the rooftop elements;
- Ensure adequate safety barriers are incorporated on the rooftop to keep patrons away from the roof edge;
- Prohibit music or other excessive noise-inducing uses and activities on the rooftop;
- Incorporate additional buffering or revisions to the rooftop bar element walls to limit noise impacts to adjacent residential properties; and
- Revise the metal work on the rear stairs and railing to be more ornamental and in keeping with the historic architectural style.

A copy of the approved Minutes from the May 30th ARB meeting is included as Attachment F.

Architectural Review Board Preliminary Review

Subsequent to the generally positive conceptual ARB review meeting, story poles were installed to represent the new rooftop elements as previously requested by the ARB and the project returned to the ARB for preliminary review on September 26, 2024. The plans presented for preliminary review were substantially the same as those previously presented at the conceptual ARB review meeting, but included additional information and minor revisions in response to the ARB's conceptual review comments, revisions requested by Staff as part of the Development Plan application review process, and plan updates to address revisions required by the Health Department. The preliminary plans included detailed perspective renderings taken from different vantages around the project site which helped to provide a clear sense of the quality and character of the proposed project.

After reviewing the story pole installation and the preliminary plans, the Board was very supportive of the overall project, including the requested Modification to allow the dining patio to encroach into the required Linden Avenue (front) setback, and the Modification for the minor height exceedance for the rooftop bar structure. Nevertheless, the Board expressed concern with potential nuisance issues with a rooftop bar use and recommended that the Planning Commission include a condition of approval to prohibit amplified music on the rooftop, and recommended the use of a darker color for the rooftop elements to help diminish their appearance. Ultimately, the Board recommended preliminary approval to the Planning Commission with their comments attached.

Three emails in support of the project were submitted to the ARB. In addition, three members of the public spoke at the ARB meeting; one speaker voicing enthusiastic support for the project; one

speaker in opposition to the rooftop elements of the project related to noise impacts and overall project height; and one speaker whom expressed concerns about the parking impacts of the project and safety of patrons reaching public parking areas after drinking at the establishment. A copy of the Minutes from the September 26, 2024 ARB Meeting are included as Attachment G.

V. ENVIRONMENTAL

The property was the focus of a Phase 1-2 Historic Resources Technical Report prepared by Post/Hazeltine Associates. The report concluded that the existing building, constructed in 1912, is a significant historic resource for the purposes of CEQA. After identifying the presence of a qualified historic resource, the report evaluated the proposed project's consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The analysis concluded that the proposed alterations to the existing building meet the Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary of the Interior's Standards for Rehabilitation). Therefore, the project's impacts to significant historic resources are less than significant.

As no significant impacts to the environment are anticipated for the proposed renovation and additions to the building, the project can be found categorically exempt from environmental review pursuant to §15301 [Existing Facilities], §15302 [Replacement or Reconstruction], §15303 [New Construction or Conversion of Small Structures), §15305 [Minor Alterations in Land Use Limitations], and §15332 [in-fill Development Projects] of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA).

Consistent with §15301, §15302, and §15303, the project entails alterations and reconstruction of portions of a building in an urbanized, developed part of the City. New square footage added is well under the 10,000 square foot threshold that applies to such projects in urbanized areas where all necessary public services are available and environmentally sensitive habitats are not present. The proposed setback and height Modifications are consistent with the types of minor alterations in land use limitations allowed under §15305, which do not result in any changes in land use or density. Finally, the project is consistent with a categorical exemption under §15332 because the project includes alterations to an existing building wherein the project is consistent with the City's General/Coastal Plan, Zoning Code, is located within city limits on a project site of no more than five acres substantially surrounded by urban uses, the project site has no value as habitat for endangered, rare or threatened species, approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services. As the project is consistent with these standards, the Categorical Exemption is appropriate. See attached Notice of Exemption (Attachment H).

VI. ANALYSIS

The discussion below provides an analysis of the project with respect to its compliance with the development standards of Title 14, Zoning, of the Carpinteria Municipal Code (CMC), and with the policies and objectives of the General Plan/Coastal Land Use Plan.

Zoning Code Requirements

The subject property is zoned Central Business District ("CB") (CMC §14.22) and is subject to the Visitor-Serving overlay district ("V") (CMC §14.44). Permissible uses in the CB zone district and V overlay district, subject to approval of a Development Plan and Coastal Development Permit, include "*hotels, motels, restaurants, service and retail commercial uses normally associated with the needs of visitors and which may also serve local residents, recreation facilities, and uses, buildings and structures accessory and customarily incidental to the above uses*" (CMC §14.44.050). The proposed change of use, from a mixed-use restaurant, office and residential building, into a restaurant, event space, and market/café retail use would be consistent with the types of uses allowable in the CB zone district and V overlay district.

The following table describes the project's compliance with the applicable CB zone district (CMC §14.22) development standards.

Standard	**Requirement/Allowance**	**Proposal**
Setbacks (CMC 14.20.090) Front (east- Linden Ave)	35 feet from centerline of street or 5 feet from property line, whichever is greater. (5 feet from PL)	~40 feet from centerline of street; 0 feet from property line.*
Side (south- Seventh St)	35 feet from centerline of street or 5 feet from property line, whichever is greater. (5 feet from PL)	~42 feet-6 inches from centerline of street; ~12 feet-6 inches from property line
Side (north)	0 feet	0 feet
Rear (west- Yucca Ln)	20 feet min. from residentially-zoned property lines	~ 49 feet from a residentially-zoned property line
Height (CMC 14.20.100)	30 feet max.	31 feet-eight inches to rooftop bar patio cover; * 36 feet-10 inches to top of elevator tower.*
Parking (CMC 14.54.040)	Restaurant/Bar/Café: 1 space per 500 square feet of gross floor area + 1 space per 50 square feet of seating area Total: = 54 spaces	47 spaces (9 spaces onsite + 38 spaces in City Parking Lot #3)**
Landscaping (CMC 14.22.050)	5% min. to 20% max. as established by Planning Commission (575 sq ft – 2,290 sq ft)	1,426 square feet (~13% of site)*** Additional Landscape Areas: - Rooftop 1,154 sq. ft. - Refurbished Parkway 713 sq. ft.

**See Setback Discussion Below*
*** See Height Discussion below*
****See Parking Discussion below*
****See Landscape Discussion below*

Setbacks

Carpinteria Municipal Code §14.22.060 stipulates that certain development standards for the CB zone district, including but not limited to setbacks and maximum building height, are as provided for in the Commercial Planned Development ("CPD") zone district (CMC § 14.20). In the case of setback requirements, CMC §14.20.090(1) states that *"no structure shall be located less than 35 feet from the centerline of any street or five feet from the property line, whichever is greater... Side yard setback requirements for corner lots may be waived"*.

The project includes demolishing a portion of the legal nonconforming ground floor area within the Linden Avenue front setback to allow its conversion to a covered patio area, and thus would require the new covered patio area to be redesigned to conform to the required 5-foot setback unless the Planning Commission modified this requirement as part of the Development Plan/Coastal Development Permit approval.

Staff notes that many of the buildings in the downtown core (including the existing building) utilize a zero setback from the front and/or side property lines, and therefore maintaining the building's existing established setback would not be out of character with surrounding development. Allowing appropriately designed and scaled buildings in the downtown core to be built right up to the sidewalk is also conducive to creating the desired pedestrian-oriented streetscape envisioned in the General Plan/Coastal Plan's Community Design Element.

For buildings in a commercial zone district that are located immediately adjacent to properties in a residential zone district, CMC §14.20.090(1) requires that a commercial building more than 20 feet in height maintain at least a 20-foot setback from the property line of residentially-zoned properties. In the case of the subject project, the property backs up to properties zoned for residential uses (across Yucca Lane at the rear of the project site), and the subject building exceeds a height of 20 feet, therefore a minimum 20-foot setback from the residentially-zoned property is required. The existing building is set back approximately 49 feet from the adjacent residentially-zoned properties, and is therefore consistent with this standard.

Building Height

As proposed, certain elements of the project would exceed the CB zone district's maximum 30-foot height limit (CMC §14.10.100). The maximum height of the proposed rooftop bar roof would reach 31 feet-eight inches, with an overall building height to the top of the elevator/stair tower reaching 36 feet-10 inches. For comparison purposes, the existing building reaches a maximum height of approximately 25 feet (excluding the Linden Avenue-facing parapet, which extends another approximately two feet).

The elevator/stair tower element would qualify as an "architectural feature" as is allowed per CMC §14.50.090.1: "*Chimneys, elevator and stair housings, television receiving antennas for individual receiving set or sets, antennas for amateur radio shortwave sending and receiving sets used by commercial enterprises in connection with a business other than broadcasting radio programs for the general public, flagpoles, monuments, oil derricks, church spires, and similar architectural features and similar structures may exceed the building height limit in all districts where such excess heights are not in conflict with other provisions of this title*" (emphasis added).

The plans also indicate that the proposed skylight element would slightly exceed the 30-foot height limit, but this element can also be considered an architectural feature which could be allowed to exceed the maximum height limit. In contrast, however, the proposed rooftop bar structure, which reaches an overall height of 31 feet-eight inches, would not meet the definition of an architectural feature pursuant to CMC §14.10.100 and thus would require approval of a Modification to the zone district height limit.

Modification Requests

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

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

The Planning Commission (or City Council on appeal) would need to make at least one of the required findings for the requested setback and height Modifications discussed above to be approved. The requested Modifications are necessary to accommodate the innovative project which will result in a larger amount of both open space and landscaping than the minimum required, as well as a more energy efficient building.

The comprehensive restoration of the building, of which the dining patio and rooftop bar and lounge elements are a part, includes repair and replacement of windows and doors, and installation of insulation and modern heating and air conditioning systems within the historic building in compliance with current energy efficiency ("Green") building codes. These features, together with the proposed skylight atrium which will bring much-needed natural light into the center of the building during the day, results in more energy efficient heating and cooling than is otherwise provided in the building's existing condition.

The ARB expressed their overall support for the both the requested setback and height Modifications as part of their review. The ARB specifically commented that the project's innovative design, which incorporates site landscaping well in excess of the zone district's minimum 5% landscape area requirement, in addition to the increased open area resulting from the proposed open-air covered dining patio along Linden Avenue (in place of the existing nonhistorical addition), should be considered by the Planning Commission when reviewing the Modification requests. A more detailed discussion of the proposed project's compliance with the zone district landscape requirement is provided in the *Landscape Coverage Requirements* section below.

Staff concurs with the ARB that the project's innovative design, which provides a larger amount of open space and landscaping than the minimum requirements of the CB zone district, in addition to the

energy efficiency improvements resulting from the building's renovation, provide the necessary evidence for the Planning Commission to make the required public benefit findings for the requested setback and height Modifications.

A detailed analysis of the Modification findings is provided in Attachment A, Exhibit 1.

Parking Requirements

Carpinteria Municipal Code §14.50.040 - Parking Spaces Required, provides required parking rates for various types of land uses. Parking rates for commercial uses including restaurants/cafes/taverns and retail uses are listed as follows:

- *Restaurant, café, tavern: one space per fifty square feet of seating area, and one space per five hundred square feet of gross floor area (CB zone).*
- *General Commercial: one space per five hundred square feet of gross floor area (CB zone)*

The proposal includes 9,949 square feet of combined restaurant, banquet/event space, and market/deli retail area. In addition, the project proposes approximately 1,705 square feet of separately calculated seating area. Based on the above parking rates for the restaurant and retail uses, the project would require the following number of parking spaces:

- Restaurant/Bar/Banquet/Retail: 20 spaces (1 space per 500 square feet gross floor area).
- Seating Areas: 34 spaces (+ 1 space per 50 square feet of seating area).

Total Combined Parking Required per CMC §14.50.040: 54 spaces.

The project would provide nine spaces onsite in the reconfigured existing parking lot at the rear of the building. The property also enjoys a historic credit for 38 spaces in City Parking Lot #3, which the City has traditionally honored when considering new or re-development projects, or a change of use within an existing building in the City's downtown core. Combined, the nine spaces onsite and the 38-space credit in City Parking Lot #3 account for a total of 47 parking spaces, which results in a deficit of 7 parking spaces to meet the required minimum 54 spaces calculated for the proposed mix of uses, per the City's parking regulations.

The applicant has indicated their intent to take advantage of the provisions of Assembly Bill (AB) 2097 which prohibits public agencies from imposing or enforcing a minimum parking requirement on certain residential or commercial development projects when located within ½ mile of defined "public transit". In the case of the City of Carpinteria, the Amtrak train platform adjacent to Parking Lot 3 is located approximately 0.2-miles from the project site and meets the definition of a "major public transit stop" per AB 2097. As such, the project would qualify for a reduction or elimination of required parking spaces under AB 2097.

While the City can no longer impose a minimum vehicle parking standard, the City must ensure that development projects still comply with the public access and recreation policies of the California Coastal Act (Coastal Act). The California Coastal Commission (Coastal Commission) has provided guidance and suggested methods by which an applicant can reduce public coastal access and

recreation impacts when taking advantage of the reduced parking allowances of AB 2097[1]. Such efforts could include, for example, provision of additional bicycle parking facilities for employees and patrons (e.g., onsite bicycle racks or secure bicycle storage area), subsidizing or supporting transit use by employees through the provision of transit passes or increased employee benefits, offering incentive-based programs for employees to encourage and reward use of alternative transportation, securing agreements for off-site parking, and similar programs.

In compliance with the guidance provided by the Coastal Commission, the project includes four secure employee bicycle racks within the rear employee area, and new public bicycle racks along the Seventh Street frontage providing space for four bicycles for patron use. However, considering the limited available public on-street parking in the immediate vicinity along Linden Avenue and Seventh Street, including in the adjacent downtown residential neighborhood, staff requested preparation of a parking study as a part of the Development Plan application review process to further study the potential parking impacts of the project and any feasible mitigations that may be implemented to ensure the project complies with all relevant requirements of the Coastal Act and the City's General Plan/Coastal Land Use Plan.

A Parking Study and Transportation Demand Management Plan (TDM/PMP)dated November 14, 2024 was prepared by Associated Transportation Engineers and submitted as a component of the project application (Attachment I). The (TDM/PMP) includes an analysis of the project's zoning ordinance parking requirements (as summarized above), quantifies the employee parking demands associated with the project, and evaluates the adequacy of the existing and proposed parking supply. The (TDM/PMP)presents the strategies that have been developed to reduce the employee parking demands generated by the project to ensure that the project complies with the Coastal Commission guidance for projects that utilize the reduced parking requirements under AB 2097, and which would limit parking impacts to the adjacent residential neighborhood. The Study includes the following trip reduction and parking management strategies:

Carpooling. The applicant shall implement an employee carpooling program and will market the economic and environmental benefits of carpooling to all employees. Parking in City Lot 3 (or proposed Lot 4 if constructed) will be used for employees that carpool. Lot 3 is located approximately 600 feet from the project site, a relatively short walking distance from the project site.

Drop-Off/Pick-Up Area. There is an existing drop-off and pick-up area adjacent to the building on Seventh Street. This area will be used by carpools and vanpools to load and unload passengers. A portion of the frontage ("green curb") will be available for 15-minute parking to allow customer pick-up for mobile orders.

Bicycling. The site design incorporates secure employee bicycle parking installed on-site. The existing bike lanes on roadways in the area surrounding the project site will aid in promoting cycling. All buses on the Santa Barbara MTD fixed route system are equipped with bike racks for two bicycles. The applicant will market the economic and environmental benefits of bicycling to all employees.

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1 https://documents.coastal.ca.gov/assets/lcp/DOCS/AB%202097%20in%20the%20Coastal%20Zone%20Memo_FINAL.pdf

Transit Incentives. The applicant will market the benefits of transit to all employees. Transit ridership is an important component in both the parking management and trip reduction plans. The Project site is located near a Santa Barbara MTD bus route and AMTRAK station. The location and the proximity of transit stops to the Project site make transit an attractive alternative for employees. The applicant would offer up to ten employees a transit fare subsidy of $50 per month for those who provide proof of use of the local transit services.

On-Site Services. The project includes indoor and outdoor break and eating areas, and the applicant shall provide discounted meals during employee shifts as incentives for employees to stay on-site during the mid-day period, thus reducing the need for personal vehicles at work. The downtown area adjacent to the project site provides a wide array of services that are within walking distance and are available to employees without requiring the use of a vehicle.

Employee Transportation Information Center. The applicant will develop an employee information center which will display marketing data for the Transportation Demand Management/Parking Management Plan, including:

- Current transit system maps and route schedules for the various Santa Barbara MTD transit lines which serve the City of Carpinteria. Information regarding the AMTRAK service will also be posted.
- Rideshare promotional materials from SmartRide and RideMatch.info.
- Guaranteed ride home arrangements.
- The City's bike route system for the area.
- A description of the preferential parking program for carpools and vanpools.
- A description of the monetary savings and environmental benefits generated by employees for carpooling/vanpooling, bicycling, walking and transit use. This information will be posted on an employee bulletin board and included with employee pay checks.

Rideshare Matching Services. A Transportation/Parking Coordinator will develop an in-house ridematching service to assist employees who wish to carpool/vanpool. A Transportation/Parking Coordinator will also assist employees in registering with the Santa Barbara County Association of Governments/Traffic Solutions ridesharing program (SmartRide) and/or the Ventura County Transportation Commission (RideMatch.info) which provide ridematching services for carpooling/vanpooling and guaranteed rides home.

New Employee Orientation. A Transportation/Parking Coordinator will conduct an orientation meeting with new employees to review the alternative travel mode resources that are available through the Parking Management Plan. This measure will provide new employees with information on alternative travel options before they become accustomed to driving to work alone.

Personalized TDM Assistance. Provide personal assistance to those employees requesting information on alternative transportation measures. A Transportation/Parking Coordinator will assist in reviewing transit routes and schedules and how they match employee shifts, provide information on bike route locations, and assist employees in registering with the company's ridematching program as well as the regional ridesharing program.

Monitoring and Review. The Transportation/Parking Coordinator will monitor the effectiveness of the TDM/PMP and participate in TDM/PMP status reporting to the City. The Transportation/Parking Coordinator shall submit a TDM/PMP Performance and Monitoring Report 12 months after occupancy clearance and agree to annual TDM/PMP compliance inspections by the City for up to a 3-year period. The annual report will summarize the results of the yearly commute survey, and TDM/PMP activities for the previous calendar year. The reports will also include descriptions of any new or modified programs to be introduced in the next year if trip reduction is not achieved through the measures and programs initially implemented. If necessary, modifications to the TDM/PMP will be proposed to meet the trip reduction performance.

A condition of approval which incorporates the above trip reduction and parking management strategies, including a requirement for the applicant to submit an annual Transportation Demand Management/Parking Management Plan report to the City on the efficacy of the parking management plan and any revisions or refinements needed to address identified parking demand issues, is included with the recommended Conditions of Approval as provided in Attachment A, Exhibit 3.

Landscape Coverage Requirements

With respect to the site's landscape coverage requirement, CMC §14.22.050 provides that the minimum landscape coverage amount for a site larger than 7,500 square feet (such as the subject site) shall be five percent, and the Planning Commission shall increase the minimum landscape coverage requirement, up to a maximum of 20% coverage, when it determines that:

1. *A larger landscaping requirement would not deny the applicant a reasonable use of the land; or*
2. *Additional landscaping can reasonably be accommodated by the configuration of the lot; or*
3. *Increased landscaping is necessary for the type of commercial use proposed.*

Approximately 1,426 square feet of landscape area would be provided onsite, primarily along the project's Seventh Street frontage. This amount of landscaping equates to approximately 13% of site coverage, which falls within the middle of the allowable range and is substantially greater than the existing approximately 700 square feet of landscape coverage currently provided onsite. In addition to the site landscaping, the proposed project includes substantial roof top planter areas along the roof perimeter which total approximately 1,154 square feet of new landscape area. The project also includes refurbishing the existing approximately 713 sq. ft. of parking planting along the Seventh Street portion of the site, resulting in a comprehensive landscape treatment for the project.

With respect to the screening and landscaping requirements for parking lots, CMC §14.54.080 - Landscaping/Screening of Parking Areas, stipulates, among other provisions, that:

3. *When the total uncovered parking area on the property (including adjoining parcels over which the property has parking privileges) exceeds three thousand six hundred (3,600) feet, the following shall be required, in addition to other provisions of this title, as part of the landscape plan:*

a. *Trees, shrubbery, and ground cover shall be provided at suitable intervals in order to break up the continuity of the parking area. Planting islands for such trees and shrubs shall be protected from automobile traffic by either asphalt or concrete curbs.*
b. *Screening shall be provided along each property line consisting of a five (5)-foot wide strip, planted with sufficient shrubbery to effectively screen the parking area, or a solid fence or wall not less than four (4)feet in height. Such fences or walls abutting streets shall be ornamental in texture, pattern, or shadow relief. Planting, fences, or walls abutting streets shall not exceed thirty (30) inches in height for a distance of twenty-five (25) feet on either side of entrances or exits to the property.*
c. *The requirements for screening may be waived or modified by the Planning Commission if adjacent property already has provided a solid wall not less than four (4) feet high.*

Section 3 above, stipulates a requirement for additional perimeter landscape screening and buffering requirements for parking lots of 3,600 square feet or larger. The project includes a slight reconfiguring of the existing parking lot by relocating the van accessible space and providing a small landscape planter area to wrap around the rear corner of the building along the Seventh Street side of the site. While the onsite parking lot, at approximately 2,500 square feet in area, does not meet or exceed the 3,600 square foot threshold, the project includes a small planter border between the Seventh Street sidewalk and the parking area to help soften and screen views of the parking area. Additionally, the revised project includes re-landscaping of the parkway strip along Seventh Street to enhance this streetscape and offer additional visual softening of the rear parking area from the street.

Noise

Carpinteria Municipal Code §14.20.110 – Noise, provides that the noise level emanating from any commercial use or operation shall not exceed five (5) decibels above the ambient level of the area. 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. As requested by staff, a Noise Study was prepared to model and predict the potential noise impacts of the project on noise-sensitive receivers near the project site (specifically the adjacent residences to the rear of the building). The Study includes an analysis of the existing daytime and nighttime ambient noise levels utilizing long-term noise measurements on Yucca Lane (nearest the residential uses). The daytime ambient noise levels ranged from 52-67 dBA, and the nighttime ambient noise levels ranged from 39-59 dBA. For the project to be consistent with CMC §14.20.110, the "normally acceptable" maximum noise level of 65dBA as reflected in the Land Use Compatibility Matrix should be used. Therefore, the proposed project must not result in noise levels exceeding 70 dBA to be consistent with this development standard.

To determine consistency with the maximum allowed noise levels that would result from the project, the Study also includes predictive noise level modeling based upon the project plans, proposed mechanical equipment, the use of low volume speakers on the roof area, and the anticipated number of patrons utilizing the rooftop bar and lounge areas. The Study assumed a speaker system would be installed in the roof-top area and ground-floor patio area for low-level background/ambient music to be played in these areas. A sound level of 60 dBA at 3 feet was assigned to each speaker, which is 5 dBA lower than a typical conversation between two people at this same distance (the ambient music

would therefore not interfere with conversations between patrons). Six speakers distributed throughout the roof area and four speakers distributed around the patio area were included in the model. To more accurately account for greater sensitivity to noise during nighttime hours where ambient noise levels are typically the lowest, the Study includes a Day-Night Average Sound Level (Ldn) analysis, which is a 24-hour average sound level with a 10 dB penalty added each of the hourly average noise levels occurring in the nighttime hours from 10:00 p.m. to 7:00 a.m.

The Study concluded that even if all of the HVAC equipment operated continuously during the operating hours of 7 AM to 10 PM, and the roof top and patio areas operated at full capacity during this period (including the use of six speakers within the rooftop lounge area), the predicted operational sound level at the noise-sensitive receptors closest to the project site would be less than 60dBA, in compliance with the General Plan noise limits. The Noise Study is included as Attachment J.

As previously discussed, the ARB expressed concerns regarding potential nuisance noise impacts resulting from the rooftop bar use, and recommended that the Planning Commission include a condition of approval to prohibit amplified music on the rooftop. Considering that the Noise Study analyzed the use of low-volume speakers on the rooftop with a sound level of 60dBA at the source, the sound level from these speakers would therefore would not exceed the 70 dBA maximum noise level as required by CMC §14.20.110. As such, it seems appropriate for the Planning Commission to consider allowing the requested use of the proposed six speakers on the rooftop and four speakers at the ground floor patio at the assigned sound levels. The sound level emanating from these speakers could easily be controlled by the operator should any nuisance noise complaints arise, which would therefore offer the City a relatively straightforward path to gain compliance by instructing the operator to maintain the speakers at the appropriate volume setting on the sound system. However, controlling nuisance/excessive noise from live entertainment acts performing on the rooftop would be much more difficult to monitor and enforce. Since the sound level of live entertainment acts can vary depending on the type of sound system used, the performer's individual vocal or instrument volume setting, and the location of the live entertainer/band on the rooftop, potential nuisance noise impacts would not be as easily controlled by the operator in the same way as the background speakers discussed above. Therefore, a recommended condition of approval is proposed which would prohibit live entertainment on the rooftop, but allow the use of low-volume speakers as analyzed in the Noise Study.

General Plan/Coastal Plan Neighborhood Policies

The project site has a General Plan/Coastal Plan designation of Visitor-serving Commercial (VC) and is within Subarea 2a, Downtown Core District, as identified in the Community Design Element.

The following is a list of relevant policies contained in the City's General Plan/Coastal Land Use Plan that pertain to the proposed project.

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 would restore the architectural integrity of the building's exterior and recommence the restaurant use by comprehensively remodeling the interior of the well-known and historically significant building in the heart of the City's downtown. The project would include a restaurant and market/café/retail area on the ground floor, a banquet/event space on the second floor, and a bar and dining area on the roof. Such uses would be consistent with the types of uses anticipated in the downtown and would serve to enhance visitor-serving opportunities in the downtown core.

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.*

Objective CDS2-2: *Preserve and enhance the downtown's historic status as the center of commercial activity by encouraging a range of uses that serve both residents and visitors.*

Objective CDS2-3: *Preserve and enhance the downtown's historic status as the center of civic activity by encouraging the construction and expansion of cultural and governmental facilities in the downtown.*

Presently, the subject property houses a restaurant (closed for many years), office and a number of small residential rooms which have not been in use for many years. The project would include a restaurant and market/café/retail area on the ground floor, a banquet/event space on the second floor,

and a bar and dining area on the roof. The potential reopening of the "Palms" restaurant, the proposed expanded use of the second floor for banquet/event space, and the addition of a new retail and to-go food "annex" would provide an expanded range of uses for both residents and visitors. Notably, the proposed banquet/event space could cater to an unmet need for both City residents and visitors since locations offering event space with full-service dining are currently limited within the City.

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 to 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.*

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-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.*

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 building is arguably the most prominently known structure in the City's downtown and is integral to the defining character of Linden Avenue. Preserving the historic charm and character of this building is key to the City's small beach town identity. As proposed, the exterior rehabilitation of the building and conversion of the 1960 shed-roof addition along the Linden Avenue frontage to a covered dining patio area is in keeping with the established building scale and pedestrian friendly pattern of development within the downtown core. The effort to restore the historically significant architectural features of the building, under the care and direction of a qualified architectural historian, is especially noteworthy.

The proposed rooftop dining area and related amenities would introduce a new element to the downtown. The appeal of a rooftop deck with exceptional views towards the ocean and mountains is apparent, and would no doubt become a popular destination for residents and visitors alike. On the other hand, the introduction of third-level structures that would exceed the City's building height limit, and create the potential for public nuisance impacts if not managed carefully may not be

appropriate for the City's "small beach town" character. The applicant has made efforts to mitigate some of these concerns through careful placement of structures towards the building's rear and interior and to demonstrate their effectiveness through noise modeling as discussed in the Noise policy consistency discussion below. Additionally, staff is recommending specific project conditions to address noise levels associated with use of the rooftop bar and dining area to further mitigate potential nuisance effects.

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.*

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

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 use, such as a children's play area.*

The project proposes to remove the Linden Avenue (east) elevation's non-original first-floor addition and reinstall historically appropriate doors and windows in close approximation to their original location along the Linden Avenue frontage. The removal of the nonhistorical addition allows for the creation of an open-air covered dining terrace, enhancing the visibility of the first floor's original brickwork, door, and window openings from the Linden Avenue sidewalk. New wood windows and doors would be installed in the original openings to match the historical arrangement. The terrace would include a painted-wood trellis supported by brick-clad piers and enclosed with brick planters featuring low plantings and vines.

Along the property's Seventh Street frontage, the project proposes the removal of a non-original exterior staircase and the replacement of a non-original second floor door with a historically appropriate one-over-one wood sash window, and the original windows that remain would be reused and restored. The removal of the stair well and hardscape in this area allows for a new landscaped area and results in a reduction of impervious area. A mix of six Guadalupe Palms and smaller accent dwarf palms are proposed, in keeping with the "Palms" historical theme and existing landmark palms along Linden Avenue. In addition, a new landscape planter area is proposed to wrap around the rear corner of the building, and a new planter strip between the Seventh Street sidewalk and parking area

is proposed to help soften and screen views of the parking area. Finally, the project includes refurbished plantings in the parkway planting area along Seventh Street to better complement the building and property. Taken together, these project elements would result in an attractive frontage design and enhancement of the pedestrian character of the project site in compliance with these objectives and policies.

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.*

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.*

As discussed above in the zoning analysis section, the increased parking demand resulting from the addition of the banquet/event space on the second floor, and the rooftop bar and dining areas, along with the need for staff parking, poses potential parking challenges for restaurant patrons and staff since only nine parking spaces would be provided onsite. A Parking Study and Transportation Demand Management Plan (Study) was prepared for the project and includes an analysis of the project's zoning ordinance parking requirements, quantifies the employee parking demands associated with the project, and evaluates the adequacy of the proposed parking supply. The Study includes a proposed Transportation Demand Management (TDM) and Parking Management Plan, and presents the strategies that have been developed to reduce the employee parking demands generated by the project to ensure that the project complies with the Coastal Commission guidance for projects that utilize the reduced parking requirements under Assembly Bill (AB) 2097 and limits parking impacts to the adjacent residential neighborhood.

The Study includes trip reduction and parking management strategies including: implementation of an employee carpool program; the provision of both public bicycle parking and secured employee bicycle parking; transit incentives to employees; the inclusion of indoor and outdoor break/eating areas to encourage employees to stay on-site and/or dine in the downtown area without the need to use their personal vehicle; and development of an employee transportation information center with transit and bike maps, rideshare promotional materials, and promotional materials describing the monetary savings and environmental benefits of using alternative transportation options. While the provisions of AB 2097 prohibit the City from imposing or enforcing minimum parking requirements, the proposed inclusion of the above-described Transportation Demand Management and Parking Management program would help minimize the impacts of vehicles in the community, and encourage alternative means of transportation. The elements of this TDM/PMP have been incorporated into the recommended project conditions of approval.

The proposed project would not result in a substantial new demand for services. The proposed project has been reviewed by the Carpinteria Valley Water District, Carpinteria Sanitary District, Carpinteria-Summerland Fire District, and the Public Works Department, with each indicating adequate services are available to serve the project.

Circulation

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

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

Consistent with the above Policies, Linden Avenue and the project adjacent side streets generally operate at high levels of service and would not be significantly impacted by any increase in traffic associated with the proposed project.

Objective C-7: *Build demand for alternative transportation use by increasing ease, effectiveness, and social acceptability, and through foresighted planning.*

Policy C-8c: *Provide or require safe and adequate bicycle parking at transportation centers, public parks, recreation areas, and other nonresidential locations.*

Objective C-9: *Promote the use of public transit systems that provide mobility to all City residents, and reduce automobile congestion within the capabilities of the community.*

Policy C-9n: *Require new development plans to include significant attention to alternative modes of transportation.*

As detailed in the *Public Parking and Infrastructure* policy analysis above, the project proposes trip reduction strategies including: implementation of an employee carpool program; the provision of both public bicycle parking and secured employee bicycle parking; transit incentives to employees; the inclusion of indoor and outdoor break/eating areas to encourage employees to stay on-site and/or dine in the downtown area without the need to use their personal vehicle; and, development of an

employee transportation information center. The proposed inclusion of the above-described Transportation Demand Management and Parking Management program would help minimize the impacts of vehicles in the community, and encourage alternative means of transportation. As such, the proposed project would be consistent with the City's Circulation Objectives and Policies.

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 Linden Avenue and a secondary frontage on Seventh Street. Public ocean views are not available from this location (other than directly down the Linden Ave corridor) and thus would not be impacted by the proposed rooftop elements. Public mountain views are available along Linden Avenue looking northward, but as viewed near the building, are constrained to mainly looking down the Linden Avenue corridor or as glimpses over and between existing developments. Views of the mountains appreciably increase as viewed further to the south along Linden Avenue (towards the ocean), where the proposed rooftop elements are much less prominent and the mountain views would continue to be expansive.

Based upon the photosimulations provided by the applicant from various viewing locations along Linden Avenue and Seventh Street, and as evidenced by the photographs of the story pole installation included as Attachment B, the proposed project would not significantly alter existing public view corridors towards the mountains or sea.

Cultural Resources

Objective OSC-16: *Preserve Carpinteria's cultural resources.*

Policy OSC-16a: *Carefully review any development that may disturb important archaeological or historically valuable sites.*

As previously described, the subject building dates back to approximately 1912 and is named after the row of palm trees that line Linden Avenue, which are a designated City landmark. A Phase I-II historical resources report was prepared for the proposed project to assess the historical integrity of the existing building and its eligibility for landmark status, and to evaluate the proposed renovation for compliance with City historic preservation policies, California Environmental Quality Act (CEQA) guidelines, and Secretary of the Interior's standards for rehabilitation of historic structures. The original Phase 1-2 Historic Resources Technical Report dated May 2024 is included as Attachment D, and the revision to the Historic Resources Report dated July 2024 incorporating the project revisions being considered for approval is included as Attachment D. The report concludes that the existing Palms building is a significant historic resource and is eligible for listing as a local landmark. The report further provides guidance for recommended preservation techniques related to the remaining historic wood windows, and techniques for cleaning, repairing and maintaining the historic masonry materials.

With the exception of the proposed new structural development on the roof, the project proposes a careful historic rehabilitation of the primary historic features of the building. While the proposed new trellised dining area along Linden Avenue was not an original feature of the building, the proposed design which features the same Vernacular style and use of similar brick and wood elements as the original building was found by the historians to be appropriate. The historic report concludes that the proposed new rooftop structures meet the Secretary of the Interior Standards for Treatment of Historic Properties due to their less prominent locations at the rear of the building and because they could be removed at a future time without impairing the building's historic status. Therefore, the proposed project meets the policy objective of preserving the "Palms" building as an important structure in the history of the downtown core and the City as a whole.

The project is conditioned to require the consulting architectural historian to review the approved building plans prior to issuance of a building permit to confirm consistency with the recommendations and scope of work outlined in the Phase 1-2 Historical Resources Report. An additional condition is proposed which requires documenting all identified historical resource features using historic photographs, measured drawings and archival quality photography, prior to commencement of construction.

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.*

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, consistent with the above Objective and Policies.

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 retail and restaurant uses to the north, east and south. Behind the project site to the west and across Yucca Lane, is a small multi-family residential property and further west is a completely residential neighborhood. In general, the downtown core is an appropriate and desired location for retail and restaurant establishments that help to draw visitors into the City. The provision of outdoor useable areas that can provide seating or spaces for public community functions are also encouraged and appropriate for the downtown setting.

As discussed in the Zoning Analysis section above, a Noise Study was prepared to model and predict the potential noise impacts of the project on noise-sensitive receivers near the project site (specifically the adjacent residences to the rear of the building). The Study concluded that even if all the HVAC equipment operated continuously during the operating hours of 7 AM to 10 PM, and the roof top and patio areas operated at full capacity during this period, the predicted operational sound level at the noise-sensitive receptors closest to the project site would fall well below the City's noise exposure limits as specified in the Noise Element of the General Plan. Nevertheless, the Planning Commission may wish to consider operational conditions to limit the use of the rooftop patio area to help further mitigate or protect against potential noise impacts to nearby residential uses. Specifically, in response to concerns expressed by members of the public and the ARB, a condition of approval which specifies that no live entertainment shall be allowed on the rooftop patio is included with the recommended Conditions of Approval as provided in Attachment A, Exhibit 3.

Temporary construction noise resulting from any future project approvals would be addressed through the City's standard construction mitigation measures, including but not limited to, restricting construction hours, requiring the use of noise attenuation and muffler devices on equipment, and if necessary, physical attenuation methods such as sound blankets for nearby sensitive receptors.

VII. 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.

Mitigation fees and similar charges from the various special districts who would serve the project may apply. These fees would be calculated by the respective districts, including the Carpinteria-Summerland Fire Protection District, the Carpinteria Sanitary District, the Carpinteria Valley Water District and the Carpinteria Unified School District. Estimates of any respective fees from the special districts would be finalized as the project proceeds through the Building Permit review process.

Fiscal Year 2024-2025 Estimated Development Impact Fees

The following is an estimate for a net addition of 245 square feet

Fee Type	Fee Per Square Foot Unless noted otherwise	Total Fee
Streets and Thoroughfares	$0.42	$102.90
Highway Interchanges & Bridges	$5.98	$1,465.10
Traffic Control Facilities	$0.69	$169.05
General Facilities & Equipment	$0.49	$120.05
Storm Drainage Facilities	$1.10	$ 269.50
Open Space Acquisition	$3.47	$ 850.15
TOTAL		**$2,976.75**

Other Estimated Fees

Fee Type	Fee	Total Fee
Carp.-Summerland Fire District Fire Protection Certificate & Mitigation Fees	TBD	TBD
Carpinteria Sanitary District Development Impact Fee	TBD	TBD
Carpinteria Water District Capital Cost Recovery Fees	TBD	TBD
School District	$0.56/ non- habitable sq. ft. (245 sq. ft.)	$137.20
New Construction Tax	$0.045/ sq ft	$11.03
Landscape Bond	$500.00 or $0.03/sq. ft.	$500.00
TOTAL		**$TBD**

VIII. ACTION OPTIONS

1. Adopt Resolution No. PC-24-011, thereby approving Project 24-2303-DP/CDP to allow an interior and exterior renovation of the existing restaurant ("The Palms") and conversion of a portion of the roof to a partially covered patio and bar area resulting in a restaurant and market/café/retail area on the ground floor, a banquet/event space on the second floor, and a covered bar and uncovered dining area on the roof; and to grant Modifications to: 1.) allow a covered patio dining area within the required front setback; and 2.) to allow the rooftop bar structure to exceed the 30-foot height limit by 1 foot-eight inches; accept the CEQA Exemption; and adopt the Findings in Attachment A, Exhibit 1 and Conditions of Approval as proposed in Attachment A, Exhibit 3. (staff's recommendation)

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

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

IX. ATTACHMENTS

Attachment A Resolution PC-24-011
Exhibit 1 – Findings for Approval
Exhibit 2 – Project Plans
Exhibit 3 – Recommended Conditions of Approval

Attachment B Story Pole Photographs

Attachment C Project Narrative Prepared by Applicant

Attachment D Historic Resources Report, dated May 2024

Attachment E Revision to Historic Resources Report, dated July 2024

Attachment F Meeting Minutes from May 30, 2024 ARB Conceptual Review Meeting

Attachment G Meeting Minutes from September 26, 2024 ARB Preliminary Meeting

Attachment H CEQA Notice of Exemption

Attachment I ATE Parking Study

Attachment J Dudek Noise Study

Attachment A

Resolution PC-24-011

The Palms Restaurant Renovation
24-2303-DP/CDP

December 2, 2024

RESOLUTION NO. PC-24-011

A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION APPROVING THE DEVELOPMENT PLAN AND COASTAL DEVELOPMENT PERMIT 24-2303-DP/CDP TO ALLOW AN INTERIOR AND EXTERIOR RENOVATION OF THE EXISTING BUILDING AND CONVERSION OF THE ROOF TO A PATIO AND BAR AREA; AND GRANTING OF MODIFICATIONS TO ALLOW A COVERED PATIO WITHIN THE REQUIRED FRONT SETBACK AND TO ALLOW THE ROOFTOP BAR STRUCTURE TO EXCEED THE REQUIRED HEIGHT LIMIT. THE PROJECT IS LOCATED AT 701 LINDEN AVENUE (APN 003-311-007).

REQUESTED BY 701 LINDEN, LLC

WHEREAS, the City of Carpinteria Planning Commission has considered an application for a Development Plan and Coastal Development Permit filed by 701 Linden, LLC on July 15, 2024 to allow an interior and exterior renovation of the "Palms" building and conversion of a portion of the roof to a covered bar and uncovered lounge area; and the granting of modifications to allow a covered patio dining area within the required front setback and to allow the rooftop bar structure to exceed the 30-foot height limit; and

WHEREAS, the current application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on September 25, 2024; and

WHEREAS, the City of Carpinteria Architectural Review Board considered the proposed project at their September 26, 2024 meeting wherein the project was recommended for preliminary approval; and

WHEREAS, the Planning Commission has conducted a hearing and received evidence regarding the application for the Development Plan and Coastal Development Permit, including the Modification to the Central Business zone district setback and height requirements; and

WHEREAS, the project is categorically exempt from the California Environmental Quality Act pursuant to Sections 15301, 15302, 15303, 15305, and 15332 of the California Environmental Quality Act Guidelines; and

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

NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The Development Plan and Coastal Development Permit, including the Modifications to the front setback and height limit are approved, making the Findings for approval outlined in Attachment A.

2. The Development Plan and Coastal Development Permit for the project shown in Attachment B are approved subject to the conditions of approval set forth in Attachment C.

PASSED, APPROVED AND ADOPTED this 2nd day of December 2024, by the following called vote:

AYES: Commissioners:

NOES: Commissioner(s):

ABSTAIN: Commissioner(s):

ABSENT: Commissioner(s):

_____
Glenn La Fevers, 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 2nd day of December 2024.

Attachment A

Exhibit 1: Findings for Approval

The Palms Restaurant Renovation
24-2303-DP/CDP

December 2, 2024

ATTACHMENT A
FINDINGS

PLANNING COMMISSION HEARING
PROJECT 24-2303-DP/CDP
DECEMBER 2, 2024

THE PALMS RESTAURANT RENOVATION, 701 LINDEN AVENUE
REQUESTED BY LAUREL PEREZ and NICOLE BIERGIEL, SEPPS LAND USE CONSULTING, FOR 701 LINDEN, LLC

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 July 15, 2024, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on September 25, 2024. Said application and all related material have been available for public review at City offices since the date of submittal.

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

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

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

1.2 California Environmental Quality Act

The Planning Commission finds that the project is categorically exempt from the California Environmental Quality Act pursuant to Sections 15301 [Existing Facilities], 15302 [Replacement or Reconstruction], 15303 [New Construction or Conversion of Small Structures], 15305 [Minor Alterations in Land Use Limitations], and 15332 [Infill Development in an Urbanized Area] of the Guidelines for the Implementation of the California Environmental Quality Act.

The project is consistent with the types of projects exempted under Class 1, 2 and 3 projects, as the project involves alterations and reconstruction of portions of a building in an urbanized, developed part of the City. New square footage added is well under the 10,000 square foot threshold that applies to such projects in urbanized areas where all necessary public services are available and environmentally sensitive habitats are not present. The requested setback and height Modifications are consistent with the types of minor alterations in land use limitations allowed under Class 5 exemptions, where qualifying projects do not result in changes in land use or density. Finally, all of the conditions described for Class 32 projects have been met:

a. *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;*
b. *The proposed development occurs 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.*
e. *The site can be adequately served by all required utilities and public services.*

As presented in the staff report prepared for the Planning Commission hearing of December 2, 2024, and herein incorporated by reference, with the approval of the requested setback and height Modifications, the project can be found consistent with all provisions of the City's General Plan/Coastal Plan and Carpinteria Municipal Code, Title 14, Zoning. The project site is a previously-developed 11,453 square foot lot located in the City's downtown core and contains no habitat value for endangered, threatened or rare species. Appropriate conditions have been placed on the project to ensure that significant effects relating to traffic, noise, air quality or water quality would occur. The project site is presently served by all required utilities and public services, and the agencies providing these services have indicated an ability to serve the project.

The property was the focus of a Phase 1-2 Historic Resources Technical Report prepared by Post/Hazeltine Associates. The report concluded that the existing building, constructed in 1912, is a significant historic resource for the purposes of CEQA. After identifying the presence of a qualified historic resource, the report evaluated the proposed project's consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The analysis concluded that the proposed alterations to the existing building meet the Secretary of the

Interior's Standards for the Treatment of Historic Properties (Secretary of the Interior's Standards for Rehabilitation). Therefore, the project's impacts to significant historic resources are less than significant.

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:

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

As presented in the staff report prepared for the Planning Commission hearing of December 2, 2024, and herein incorporated by reference, the project involves a change of use from a mixed-use restaurant, office and residential building, into a restaurant, event space, and market/café retail use including interior and exterior renovation of the existing building and conversion of a portion of the roof to a covered bar and uncovered lounge and dining area. The project would result in a restaurant and market/café retail area on the ground floor, a banquet/event space on the second floor, and a bar and dining area on the roof. The proposed mix of uses are consistent with the types of uses allowed pursuant to Chapter 14.22, Central Business (CB) and Chapter 14.44, Visitor-serving/Highway Commercial (V) Overlay of the City's Zoning Code.

The proposal includes 9,949 square feet of combined restaurant, banquet/event space, and market/deli retail area. In addition, the project proposes approximately 1,705 square feet of separately calculated seating area. Based on the calculated parking rates for the proposed mix of uses, the project would require 54 onsite parking spaces per Chapter 14.50, Parking Regulations. The applicant has indicated their intent to take advantage of the provisions of Assembly Bill (AB) 2097 which prohibits public agencies from imposing or enforcing a minimum parking requirement on certain residential or commercial development projects when located within ½ mile of defined "public transit". In the case of the City of Carpinteria, the Amtrak train platform is located approximately 0.2-miles from the project site and meets the definition of a "major public transit stop" per AB 2097.

While the City can no longer impose a minimum vehicle parking standard, the City must ensure that development projects still comply with the public access and recreation policies of the California Coastal Act (Coastal Act). The California Coastal Commission (Coastal Commission) has provided guidance and suggested methods by which an applicant can reduce public access and recreation impacts when taking advantage of the reduced parking allowances of AB 2097. As such, A Parking Study and Transportation Demand Management Plan (Study) dated October 17, 2024, was submitted as a component of the project application. The Study was reviewed by Public Works staff and the City's contract Traffic Engineer and certain clarifications and revisions were requested to confirm the Study adequately addresses the proposed project's parking and transportation impacts. A revised Study was submitted on November 14, 2024, and was

determined to be adequate for the project to proceed for consideration by the Planning Commission.

The revised Study includes an analysis of the project's zoning ordinance parking requirements, quantifies the employee parking demands associated with the project, and evaluates the adequacy of the proposed parking supply. The Study includes a proposed Transportation Demand Management/Parking Management Plan (TDM/PMP), and presents the strategies that have been developed to reduce the employee parking demands generated by the project to ensure that the project complies with the Coastal Commission guidance for projects that utilize the reduced parking requirements under AB 2097 and limits parking impacts to the adjacent residential neighborhood. The Study includes trip reduction and parking management strategies including: implementation of an employee carpool program; the provision of both public bicycle parking and secured employee bicycle parking; transit incentives to employees; the inclusion of indoor and outdoor break/eating areas to encourage employees to stay on-site and/or dine in the downtown area without the need to use their personal vehicle; and development of an employee transportation information center with transit and bike maps, rideshare promotional materials, and promotional materials describing the monetary savings and environmental benefits of using alternative transportation options. While the provisions of Assembly Bill (AB) 2097 prohibit the City from imposing or enforcing minimum parking requirements, the proposed inclusion of the above-described Transportation Demand Management and Parking Management program would help minimize the impacts of vehicles in the community, and encourage alternative means of transportation in compliance with the provisions of the General Plan/Coastal Plan.

The existing "Palms" building has been a prominent fixture of the City's downtown for over 100 years, dating back to approximately 1912, and having originally been constructed as a hotel before eventually being retrofitted into a restaurant/bar, an office and a number of quasi-apartment units. A Phase I-II historical resources report was prepared for the proposed project to assess the historical significance of the existing building and its eligibility for landmark status, and to evaluate the proposed renovation for compliance with City historic preservation policies, California Environmental Quality Act (CEQA) guidelines, and the Secretary of the Interior's standards for rehabilitation of historic structures. The report concluded that the existing Palms building is a significant historic resource and is eligible for listing as a local landmark and provides guidance for recommended preservation techniques related to the remaining historic wood windows, and techniques for cleaning, repairing and maintaining the historic masonry materials. The proposed renovation would result in an historically appropriate project which helps to preserve the established eclectic small-town charm of Linden Avenue, as encouraged by the Community Design Element. The building design has been reviewed and recommended for approval by the City's ARB who found the project consistent with the applicable design criteria for the downtown core.

With respect to the project's compliance with the City's noise policies, a Noise Study was prepared to model and predict the potential noise impacts of the project on noise-sensitive receivers near the project site (specifically the adjacent residences to the rear of the building). The Study included an analysis of the existing ambient noise levels

utilizing long-term noise measurements on Yucca Lane (nearest the residential uses), and predictive noise level modeling based upon the project plans, proposed mechanical equipment, the use of low volume speakers on the roof area, and the anticipated number of patrons utilizing the rooftop bar and lounge areas. The Noise Study concluded that even if all the HVAC equipment operated continuously during the operating hours of 7 AM to 10 PM, and the roof top and patio areas operated at full capacity during this period, the predicted operational sound level at the noise-sensitive receptors closest to the project site would fall well below the City's noise exposure limits as specified in the Noise Element of the General Plan.

With the approval of the requested setback and height Modifications analyzed in greater detail in Finding 1.4 below, the project can be found consistent with all provisions of the City's General Plan/Coastal Plan and all applicable CB zone district development standards. The project is also consistent with the General Plan/Coastal Plan's Land Use, Visitor Serving Commercial, Community Design, Public Parking and Infrastructure, Circulation, Public View Corridor, Cultural Resources, and Noise Objectives and Policies as discussed in the Planning Commission staff report. The General Plan/Coastal Plan encourages new visitor-serving commercial businesses in the downtown to increase the vitality and promote economic development in the City's commercial core and to facilitate and support public coastal access. The proposed reestablishment of the property's restaurant use, and associated change of use from a mixed-use restaurant, office and residential building, into a restaurant, event space, and market/café retail use introduces a mix of new visitor-serving commercial uses into the downtown that is consistent with the Visitor-serving Commercial (VC) land use designation of the site, and with the anticipated continued Visitor-serving Commercial use of this site as described in the current Housing Element.

Therefore, as enumerated above, the proposed development is in conformance with all relevant provisions of the applicable zoning district, Coastal Plan and implementation programs, and General Plan, and this Finding can be made.

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.*

The subject parcel is not located within a known flood or fire hazard zone. While the project is located within an area known to have the potential for liquefaction and/or expansive soils, the proposed remodel work to the existing building, completed in compliance with current building and seismic codes, would ensure that the resulting project is safe from a geologic perspective. Thus, the proposed development is appropriate to the site and does not pose a geologic, flood or fire hazard to its occupants or neighboring uses.

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

The site does not contain any environmentally sensitive habitat area nor does the project have the ability to impact fish or wildlife given the site is a previously developed lot in an urbanized part of the City. There are no known sensitive resources, native vegetation or specimen trees that would be impacted. Standard construction phase project conditions would limit and reduce potential environmental effects related to dust, noise, and water quality. Therefore, this finding can be made.

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.*

There are no known recorded easements on the property for public access or public utilities. All affected agencies including the Carpinteria-Summerland Fire Protection District, Carpinteria Sanitary District and Carpinteria Valley Water District have reviewed the project plans and indicated that the project can be approved and served without requiring any new easements.

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.*

Concerning fire, sanitary, water and police services, the agencies potentially affected by this project have been notified and have indicated an ability to continue to serve the property. The proposed development would not by itself, or cumulatively, impose an increased demand on public services that would adversely affect the availability of these services to support existing or future development. The project will however be required to pay appropriate mitigation fees, connection fees and/or development impact fees to the respective agencies to pay for its incremental share of any future infrastructure upgrades to these services.

With respect to traffic circulation, the surrounding road network in the project area generally operates at high levels of service. Based upon the limited addition of new square footage and the nature of the proposed uses, the increased number of vehicle trips resulting from the project can be accommodated by existing roadway capacities and the project would not significantly affect traffic circulation.

With respect to parking, as presented in the staff report prepared for the Planning Commission hearing of December 2, 2024, and as detailed in Finding 1.3(a) above, the project includes trip reduction and parking management strategies including: implementation of an employee carpool program; the provision of both public bicycle parking and secured employee bicycle parking; transit incentives to employees; the inclusion of indoor and outdoor break/eating areas to encourage employees to stay on-site and/or dine in the downtown area without the need to use their personal vehicle; and, development of an employee transportation information center with transit and bike maps, rideshare promotional materials, and promotional materials describing the monetary savings and environmental benefits of using alternative transportation options.

While the provisions of Assembly Bill (AB) 2097 prohibit the City from imposing or enforcing minimum parking requirements, the proposed inclusion of the above-described Transportation Demand Management and Parking Management program into the Conditions of Approval would help minimize the impacts of vehicles in the community, and encourage alternative means of transportation in compliance with the provisions of the General Plan/Coastal Plan.

Therefore, project 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, and this finding can be made.

f. *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 December 2, 2024, and herein incorporated by reference, the project would restore the architectural integrity of the building's exterior and recommence the restaurant use of the well-known and historically significant building. The project would result in a restaurant and market/café retail area on the ground floor, a banquet/event space on the second floor, and a bar and dining area on the roof. As such, the project provides an opportunity for increased economic activity in the downtown neighborhood while simultaneously preserving the City's small beach town identity as represented by the continued presence of the iconic "Palms" building in the downtown neighborhood.

As proposed, the exterior rehabilitation of the building and conversion of the 1960 shed-roof addition along the Linden Avenue frontage to a covered dining patio area is in keeping with the established building scale and pedestrian friendly pattern of site development within the downtown core, in compliance with the Land Use and Community Design elements of the General Plan/Coastal Plan.

As discussed in Finding 1.3(e) above, the project would not require new community services, and the surrounding road network in the project area generally operates at high levels of service and therefore the proposed project is not expected to impact traffic circulation.

With respect to parking, the project includes trip reduction and parking management strategies including: implementation of an employee carpool program; the provision of both public bicycle parking and secured employee bicycle parking; transit incentives to employees; the inclusion of indoor and outdoor break/eating areas to encourage employees to stay on-site and/or dine in the downtown area without the need to use their personal vehicle; and, development of an employee transportation information center with transit and bike maps, rideshare promotional materials, and promotional materials describing the monetary savings and environmental benefits of using alternative transportation options. The proposed inclusion of the above-described Transportation Demand Management and Parking Management program into the Conditions of Approval would help minimize the impacts of vehicles in the community, and encourage

alternative means of transportation in compliance with the provisions of the General Plan/Coastal Plan.

With respect to potential nuisance noise impacts, the project includes a condition of approval to prohibit live entertainment on the rooftop to ensure that excessive noise emanating from the rooftop use would will not be detrimental to the adjacent residential neighborhood. The use of low-volume speakers on the rooftop with a sound level not exceeding the 70 dBA maximum noise level, as required by CMC §14.20.110, would further ensure that the proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.

Lastly, standard conditions have been included to address construction-related impacts related to noise, dust, water quality, air quality, and trash. Given the above factors, the project is in conformance with all relevant provisions of the applicable zone district regulations and the City's General Plan/Coastal Plan policies, and the project does not have the potential to be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood. Therefore, this finding can be made.

1.4 Setback and Height Modification Findings

As presented in the staff report prepared for the Planning Commission hearing of December 2, 2024, and herein incorporated by reference, the project calls for demolishing a portion of the legal nonconforming ground floor area within the Linden Avenue front setback to allow its conversion to a covered patio area, and thus would require the new covered patio area to be modified to conform to the CB zone district's required 5-foot setback (CMC §14.20.090). In addition, the maximum height of the proposed rooftop bar roof would reach 31 feet-eight inches, slightly exceeding the CB zone district's maximum 30-foot height limit (CMC §14.10.100).

Carpinteria Municipal Code §14.50.120 - Modifications to zoning district requirements, includes the following provision to allow for modifications to zone district requirements:

> *"In reviewing a development plan, the planning commission or city council may consider modification of requirements of the base zoning district in which the proposed development is located, including building height, yard setback, parking, building coverage or landscaping, if it is determined that such modification is necessary to accommodate an innovative project which will result in at least one of the following public benefits:*
>
> 1. *Energy efficient heating/cooling; or*
> 2. *Provision of affordable housing units through mix of housing types, innovative design and construction techniques, or other means; or*
> 3. *Provision of a larger amount of open space or landscaping than the minimum requirements of the district.*

The requested Modifications to the setback and height requirements are necessary to accommodate the innovative project which will result in a larger amount of both open space and landscaping than the minimum required, as well as a more energy efficient building.

The comprehensive restoration of the building, of which the dining patio and rooftop bar and lounge elements are a part, includes repair and replacement of windows and doors, and installation of insulation and modern heating and air conditioning systems within the historic building in compliance with current energy efficiency building codes. These features, together with the proposed skylight atrium which will bring much-needed natural light into the center of the building during the day, results in more energy efficient heating and cooling than is otherwise provided in the building's existing condition. As such, the project would provide a public benefit related to energy efficient heating and cooling while also preserving the historic integrity of the building.

With respect to the requested setback Modification, Staff notes that many of the buildings in the downtown core (including the existing building) utilize a zero setback from the front and/or side property lines, and therefore maintaining the building's existing established setback would not be out of character with surrounding development. Allowing appropriately designed and scaled buildings in the downtown core to be built right up to the sidewalk is also conducive to creating the desired pedestrian-oriented streetscape envisioned in the General Plan/Coastal Plan's Community Design Element.

With respect to the requested Modification for the minor height exceedance for the proposed rooftop bar structure, based upon the photosimulations provided by the applicant from various viewing locations along Linden Avenue and Seventh Street, and as evidenced by the story pole installation, the proposed minor 1 foot-eight inch exceedance of the 30 foot height limit would not significantly alter existing public view corridors towards the mountains or sea, or result in a building which is out of character with the surrounding development.

The CB zone district specifies that a minimum of 5% of the lot area shall be landscaped (575 square feet), up to a maximum of 20% of the lot area (2,290 square feet), as established by Planning Commission. The proposed project's landscape area of 1,426 square feet equates to approximately 13% of lot coverage, which falls within the middle of the allowable range and is substantially greater than the existing approximately 700 square feet of landscape coverage currently provided onsite (not including the rooftop landscape planter areas which total approximately 1,154 square feet of additional landscape area). As such, the project would result in a public benefit by providing substantially more landscape area than the minimum zone district requirement, and be creating a more attractive and inviting Linden Avenue streetscape.

The ARB expressed their overall support for the both the requested setback and height Modifications as part of their preliminary review. The ARB specifically commented that the project's innovative design, which incorporates site landscaping well in excess of the zone district's minimum landscape area requirement, in addition to the increased open area resulting from the proposed open-air covered dining patio along Linden Avenue (in place of the existing nonhistorical addition), should be considered by the Planning Commission when reviewing the Modification requests.

Given the above analysis, the innovative project would provide public benefits with respect to energy efficient heating and cooling, and would provide a larger amount of open space and landscaping than the minimum zone district requirement. Therefore, the required findings for the requested setback and height Modifications can be made.

1.5 Coastal Development Permit Finding

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

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

The project is consistent with the Local Coastal Program as discussed in the Planning Commission staff report dated December 2, 2024, and incorporated herein by reference. The project involves a change of use from a mixed-use restaurant, office and residential building, into a restaurant, event space, and market/café retail use, and includes interior and exterior renovations to the existing building and conversion of a portion of the roof to a covered bar and uncovered lounge area. The project would result in a restaurant and market/café retail area on the ground floor, a banquet/event space on the second floor, and a bar and dining area on the roof. This proposed mix of uses is consistent with the types of uses allowed pursuant to Chapter 14.22, Central Business (CB) and Chapter 14.44, Visitor-serving/Highway Commercial (V) Overlay of the City's Zoning Code. With the granting of a Modification to the front setback and height limit, the project would be consistent with all applicable development standards.

The proposed project provides an opportunity for increased economic activity in the downtown neighborhood while simultaneously preserving the City's small beach town identity as represented by the continued presence of the iconic "Palms" building in the downtown core. The mix of uses are consistent with the types of uses allowed in the Downtown "T" where there are specific policies in the General Plan/Coastal Plan that encourage new and expanded visitor-serving commercial uses in the downtown to help increase the vitality and level of activity in the downtown core.

The proposed building layout and design have been found consistent with the applicable policies of the Community Design Element which promotes pedestrian-scaled and oriented development for the downtown Linden Avenue core, and the proposed exterior rehabilitation of the historic building is found to comply with the City's Cultural Resource policies and the Secretary of the Interior Standards for Treatment of Historic Properties. The City's Architectural Review Board unanimously supported the proposed project, noting that the project would be a benefit to the downtown and a great contribution to the community.

Given the analysis above, the proposed project would be consistent with the applicable General Plan/Coastal Plan Land Use, Visitor Serving Commercial, Community Design, Public Parking and Infrastructure, Circulation, Public View Corridor, Cultural Resources, and Noise Objectives and Policies in conformity with the City's certified Local Coastal Program, and this finding can be made.

Attachment A

Exhibit 2: Project Plans

The Palms Restaurant Renovation
24-2303-DP/CDP

December 2, 2024

701 LINDEN AVENUE

EXTERIOR ALTERATION / INTERIOR REMODEL

CARPINTERIA, CA 93013

ARIEL VICINITY MAP

GENERAL NOTES:

1.) These plans are in compliance with the following current:
2022 California Building Code (CBC) with Title 24 , 2022 California Residential Code (CRC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC) 2022 California Electrical Code (CEC), 2022 California Green Building Standards Code (CGBSC), 2022 California Energy Code (CEnC) California State Codes.

2.) It shall be the subcontractor's responsibility to notify the owner and designer of any inconsistencies in the construction documents discovered while bidding and clarification shall be made prior to the start of construction.

3.) All materials, stain and paint colors and textures shall be selected by the designer prior to fabrication or installation.

4.) Each subcontractor is to closely examine the contract documents to determine the extent of the existing elements to remain. Where questions or discrepancies arise, consult the designer about the extent and/or intent of the required direction before commencing the work.

5.) All dimensions are to face of stud, concrete or masonry, unless noted otherwise.

6.) Each subcontractor shall remove all debris and rubbish created by their trade or employees from their portion of the work described herein and dispose of the on-site container.

7.) Where any existing work is damaged by removal of adjacent work or any other construction operation it shall be repaired or replaced by the subcontractor who has caused the damage with new materials to match existing as approved by the designer.

8.) All glazing shall comply with the standards of the U.S. Consumer Product Safety Commission. Manufacturer to supply certificate of compliance to owner.

9.) Substitutions, revisions or changes may be allowed only if such items are submitted to the designer in a timely manner in writing and subsequently approved by the designer in writing. All substitutions must be at least of equal quality, design and performance. The designer shall reserve the right to reject any request for a substitution for any reason.

10.) All electrical, plumbing, mechanical and structural work shall conform to the requirements of all legal constituted authorities having jurisdiction and to all of the standards of their respective associations or councils.

11.) General lighting fixtures in kitchens and bathrooms shall be fluorescent or approved equal.

12.) Lighting fixtures in shower enclosures shall be suitable for wet use locations per NEC 410-4.

13.) Water closets shall be "Ultra Low Flush" with 1.28 gallon maximum per flush. Toilets shall not use more than 1.28 gallons of water per flush. CPC 403.2.

14.) Control valves for showers and tub/showers shall be thermostatic or pressure balancing valve type. Showerhead flow rates shall not exceed 1.8 gallons per minute. CPC 408.2.

15.) It will be the property owners'/contractors' responsibility to have a licensed surveyor layout proposed structures when they are located on or near setback lines.

16.) At the time of final inspection, a manual, compact disc or web-based reference shall be placed in the building. The manual shall include all of the items listed on California Green Building Standards Code Section 4.410.1. [CGBSC 4.410]

PLUMBING FIXTURE NOTES:

Residences built and available for use on or before January 1, 1994 undergoing alterations and/or additions are to replace all non-compliant plumbing fixtures with water-conserving plumbing fixtures. Non-compliant plumbing fixtures are as follows: (1) any toilet manufactured to use more than 1.28 gallons of water per flush. (2) any urinal manufactured to use more than 0.125 gallon of water per flush, (3) showerhead manufactured to have a flow capacity of more than 1.8 gallons of water per minute at 60 psi, and (4) any interior faucet that emits more than 1.2 gallons of water per minute at 60 psi. [CGBSC 301, Cal. Civil Code Section 1101.1]

Water closets, showerheads and lavatory faucets are to be water-conserving type plumbing fixtures and meet the following criteria per the CGBSC §4.303
1. The effective flush of water closets shall not exceed 1.28 gallons per flush.
2. Showerheads shall have a maximum flow rate of 1.8 gallons per minute at 80 psi.
3. Lavatory faucets shall have a maximum flow rate of 1.2 gallons per minute at 60 psi and shall have a minimum flow rate of 0.8 gallons per minute at 20 psi.
4. Kitchen faucets shall have a maximum flow rate of 1.8 gallons per minute at 60 psi.

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

M.E.P. GENERAL NOTE:

All repairs performed on mechanical, electrical and plumbing systems shall be reviewed by field inspection staff for compliance with current building code requirements and subject to the approval of field inspection staff.

PROFESSIONALS

DESIGNER	Becker Studios P.O.Box 41459 Santa Barbara, CA 93140 Tel: (805) 965-9555 Contact: Darrell & Kirsten Becker Architect: Adam Grossbans (805) 699-5212
CONTRACTOR	Becker Studios Construction P.O.Box 41459 Santa Barbara, CA 93140 Tel: (805) 965-9555 Contact: Darrell Becker (#713248)
LAND USE CONSULTANT	Suzanne Elledge Planning & Permitting Services, Inc 1625 State Street, Suite 1 Santa Barbara, CA 93101 Tel: (805) 966-2758 Contact: Laurel Perez
STRUCTURAL ENGINEER	Ashley & Vance Engineering 210 E. Cota Street Santa Barbara, CA 93101 Tel: (805) 963-9956 x158 Contact: Paul Belmont
LANDSCAPE ARCHITECT	Studio Pappalardo 8550 Cadillac Ave Los Angeles, CA 90034 Tel: (323) 290-0450 Contact: Elisa Roso
HISTORIAN	Post/Hazeltine Associates 213 #A, West Anapamu Street Santa Barbara, CA 93101 Tel: (805) 563-5751 Contact: Tim Hazeltine
SURVEYOR	Jodi Axelson Land Surveyor 815 Arnaspa St. Santa Barbara, Ca 93101 Tel: (805) 965-3432 Contact: Jodi Axelson

VICINITY MAP

PROJECT STATISTICS

OWNER	701 Linden, LLC c/o Becker Studios P.O. Box 41459 Santa Barbara, CA 93140 Phone: 805-965-9555
PROJECT	The Palms Restaurant
ADDRESS	701 Linden Ave Carpinteria, CA 93013
APN	003-311-007
ZONING	CS, V
OCCUPANCY	A-2, B
YEAR BUILT	1912
TYPE of CONST.	V-B
SPRINKLERED?	Yes, Separate Permit
HIGH FIRE?	No
No. of Stories	2
FLOOD AREA?	
LOT AREA	11,453 SF / .26 ACRE
ON-SITE PARKING	6 STANDARD & 1 VAN
BIKE PARKING	4 EMPLOYEE & 4 GUEST

(E) STRUCTURES AREA:	Net s.f.	Gross s.f.
(E) Building	8 992 n.s.f.	10 508 g.s.f.

(P) STRUCTURES AREA:	Net s.f.	Gross s.f.
(E) Building	9,882 n.s.f.	10,508 g.s.f.
(D) Patio	-651 n.s.f.	-936 g.s.f.
(D) Alnumi Vertical Circulation	-811 n.s.f.	-14 g.s.f.
(A) Deli Entry	18 n.s.f.	20 g.s.f.
(A) Roof Structure	+ 145 n.s.f.	+ 331 g.s.f.
(P) Structures Sub-total	8,493 n.s.f.	9,949 g.s.f.

Rooftop Patio	1,742 sf
1st Fl Front Patio	804 sf
Employee Patios	363 sf
Trash Enclosure	161sf

DEMO:	-1,667 n.s.f.	-850 g.s.f.
ADDITION:	145 n.s.f.	419 g.s.f.
AREA OF WORK:	8,493 n.s.f.	

SCOPE of WORK:
INTERIOR REMODEL OF AN EXISTING TWO STORY STRUCTURE & ADJACENT SINGLE STORY STRUCTURE. REMOVE EXTERIOR SPANISH ADDITIONS OF ENCLOSED PATIO ON LINDEN AVE AND EXTERIOR STAIR ON 7TH STREET. RESTORE ORIGINAL HISTORIC WINDOWS AND DOORS ON 7TH STREET AND LINDEN AVE. NEW TRELLIS AND EXTERIOR PATIO SEATING ON LINDEN AVE. INTERIOR RENOVATION IS NEW RESTAURANT AND BAR WITH ROOF TOP PATIO AND ELEVATOR. NEW ROOF TOP PATIO 1,743 SF PARTIALLY COVERED BY TRELLIS.

GRADING:
Cut/Fill = <20 Cu. Yds. No Import or Export.

Construction Waste & Management company for this project will be Marborg Industries of Santa Barbara.

DRAWING INDEX

A0.0	PROJECT DATA & SHEET INDEX
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A0.2	EXISTING BUILDING
A0.3	NEIGHBORING PROPERTIES
A0.4	PHOTO OVERLAYS
A0.5	MATERIAL BOARD
A0.6	AREA DIAGRAMS
A0.7	STORY POLE PLAN
A0.8	SWMP, GRADING, & UTILITY PLAN
A0.9	SURVEY
A1.0	SITE PLAN
A2.1	PROPOSED PLAN - FIRST LEVEL
A2.2	PROPOSED PLAN - SECOND LEVEL
A2.3	PROPOSED PLAN - ROOF
A3.0	EAST EXTERIOR ELEVATIONS
A3.0A	EAST EXTERIOR ELEVATIONS (DELI FACADE)
A3.0B	FRONT RENDERINGS
A3.0C	FRONT RENDERINGS
A3.1	SOUTH EXTERIOR ELEVATIONS
A3.1A	SOUTH RENDERING
A3.2	WEST EXTERIOR ELEVATIONS
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A3.3	NORTH EXTERIOR ELEVATIONS
A3.3A	BIRD'S EYE RENDERING
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L1.00	TREE INVENTORY & TREE DEMO PLAN
L1.01	CONCEPTUAL PLANTING PLAN
L2.01	CONCEPTUAL PLANT SELECTION
L4.01	CONCEPTUAL BUILDING MURAL

PARKING STATS

Level	Name	Area	Parking Factor	Required Parking
Level 1	SEATING	716 sf	50	14.31
Level 2	SEATING	510 sf	50	10.19
Roof Deck	SEATING	478 sf	50	9.56
Total Seating Area Parking				34.06 Parking Spaces
Building Gross SF	9,949 sf	500		19.90 Parking Spaces
Total Require Parking				54.06 Required Total...

Required parking = 54 required spaces
Provided on-site parking = 9 spaces provided
Provided off-site parking= 38 spaces provided
Total provided spaces = 47 spaces provided

Deficient parking = 7 parking spaces addressed per AB2097

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THE PALMS
701 LINDEN AVENUE

JOB NUMBER: 23031

CONTENTS: PROJECT DATA & SHEET INDEX

DRAWN BY: Author

CHECKED BY: Checker

SUBMITTALS

DESCRIPTION	DATE

ISSUE DATE: 5/9/2024

REVISIONS

NO.	DESCRIPTION	DATE

A0.0

SHEET OF

North East (Front Elevation)

North Elevation

North East (Linden towards Mountains)

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THE PALMS
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JOB NUMBER 21031
CONTENTS HISTORICAL PHOTOS
DRAWN BY Author
CHECKED BY Checker
SUBMITTALS
ISSUE DATE 9/5/2024
REVISIONS

A0.1

SHEET OF

1 VIEW OF PROPERTY (LOOKING NORTHWEST / LINDEN AVE ENTRY)

2 VIEW OF PROPERTY (LOOKING NORTH)

3 VIEW OF PROPERTY (LOOKING WEST)

4 VIEW OF PROPERTY (LOOKING NORTHEAST)

VICINITY MAP (NOT TO SCALE)

5 VIEW OF PROPERTY (LOOKING EAST)

6 YUCCA LANE (LOOKING NORTHEAST)

7 VIEW OF PROPERTY (LOOKING SOUTH / REAR ENTRY)

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THE PALMS
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JOB NUMBER: 23031
CONTENTS: EXISTING BUILDING
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SUBMITTALS
ISSUE DATE: 5/9/2024
REVISIONS

A0.2

SHEET OF

1 LINDEN AVENUE & 7TH STREET (LOOKING EAST)

2 LINDEN AVENUE & 7TH STREET (LOOKING WEST) AT PIZZA MAN DAN'S

3 LINDEN AVENUE & 7TH STREET (LOOKING SOUTH) TO LITTLE DOMS

4 YUCCA LANE (LOOKING SOUTHWEST)

VICINITY MAP (NOT TO SCALE)

5 LINDEN AVENUE & 7TH STREET (LOOKING NORTHEAST)

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THE PALMS
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JOB NUMBER 21031

CONTENTS
NEIGHBORING PROPERTIES

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ISSUE DATE 9/9/2024

REVISIONS

A0.3

SHEET OF

1 LINDEN AVENUE(LOOKING SOUTH)

2 LINDEN AVENUE (LOOKING NORTH)

3 7TH STREET (LOOKING TOWARDS LINDEN AVENUE)

VICINITY MAP (NOT TO SCALE)

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THE PALMS
701 LINDEN AVENUE

JOB NUMBER	23031
CONTENTS	PHOTO OVERLAYS
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ISSUE DATE	9/9/2024
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A0.4

SHEET OF

701 LINDEN THE PALMS – EXTERIOR MATERIAL BOARD – 'Painted Brick'

RENDERING

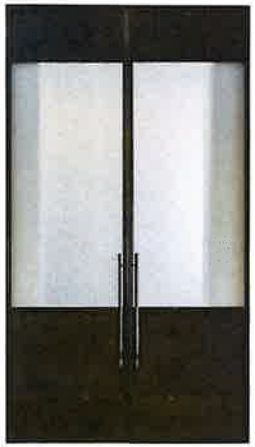
EAVE BRACKET DETAIL

SQUARE STYLE PIERS

COLOR SCHEME
- Painted Brick: BM Cloud White
- Door Trim: BM Graystone 1475
- Window Trim: BM Night Train 1567
- White Washed Wood

POWDER COATED CUSTOM IRON SIGNAGE

EXTERIOR SCONCES



CUSTOM WOOD / IRON FRONT DOOR

STAIRWELL

ROOF TOP CANOPIES

UPPER TERRACE BAR INSPIRATION

'LIVE' ROOF

SPANISH GREY AND WHITE MARBLE DECK TILE

TERRACE INSPIRATIONAL IMAGERY

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THE PALMS
701 LINDEN AVENUE

JOB NUMBER 23031
CONTENTS MATERIAL BOARD
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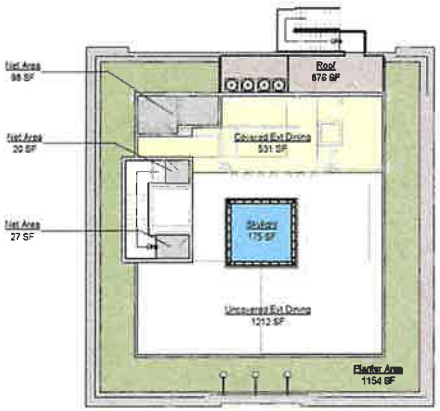
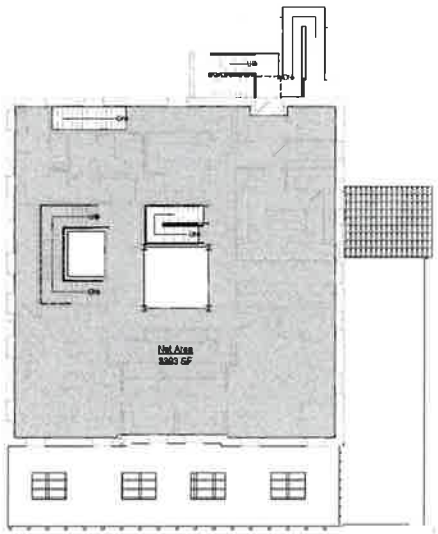
SUBMITTALS
ISSUE DATE 5/9/2024
REVISIONS

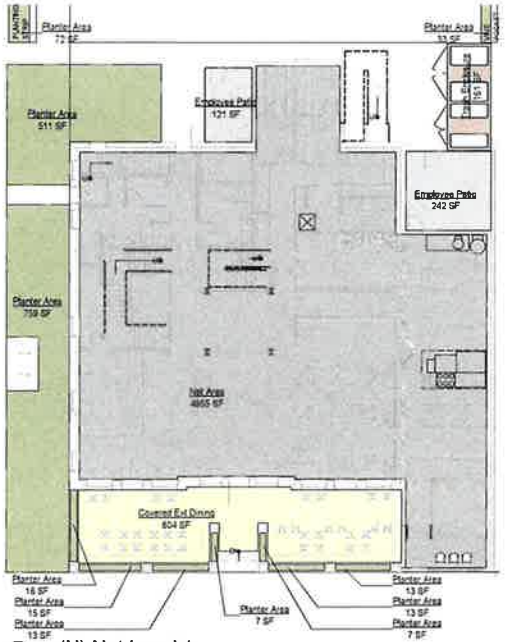
A0.5
SHEET OF



4 (N) Net Roof Area
SCALE 3/32" = 1'-0"

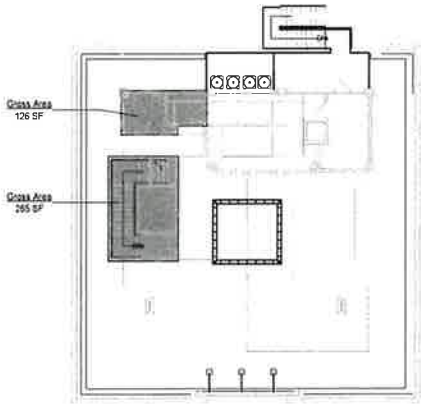


6 (N) Net Level 2
SCALE 3/32" = 1'-0"

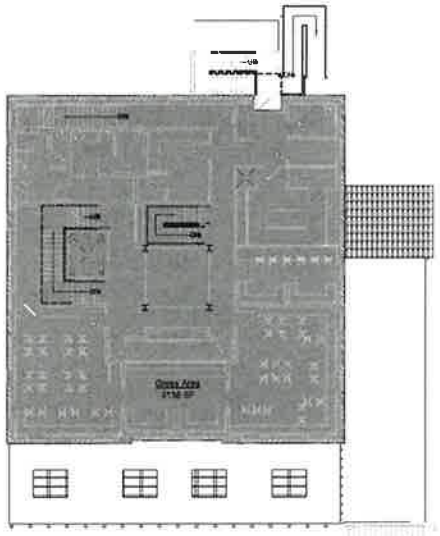


5 (N) Net Level 1
SCALE 3/32" = 1'-0"

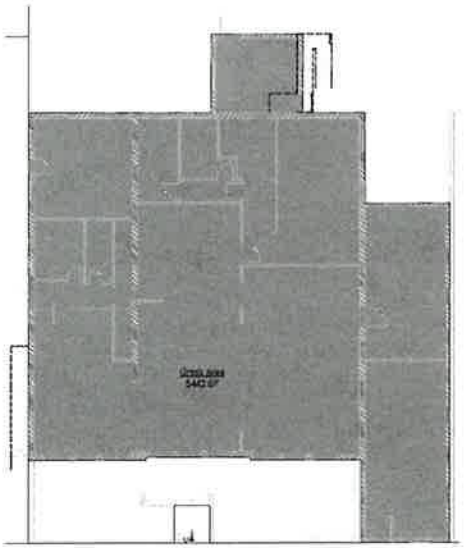
- Gross Area
- Net Area
- Employee Patio
- Planter Area
- Covered Ext Dining
- Uncovered Ext Dining
- Skylight
- Trash Enclosure
- Roof



2 (N) Gross Roof
SCALE 3/32" = 1'-0"



1 (N) Gross Level 2
SCALE 3/32" = 1'-0"



3 (N) Gross Level 1
SCALE 3/32" = 1'-0"

AREA CHART

	Proposed Building (N) Net s.f.	(N) Gross s.f.	Existing Building (E) Net s.f.	(E) Gross s.f.
1st Fl	4,955 n.s.f.	5,442 g.s.f	5,634 n.s.f.	6,304 g.s.f
2nd Fl	3,393 n.s.f.	4,136 g.s.f	3,358 n.s.f.	4,150 g.s.f
Roof	145 n.s.f.	391 g.s.f	0 n.s.f.	0 g.s.f
Total	8,493 n.s.f.	9,969 g.s.f	8,992 n.s.f.	10,508 g.s.f

Proposed Patio Area	
Site	
Employee Patio	121sf
Employee Patio (Covered)	242 sf
1st Fl	
Covered Front Patio	804 sf
Roof	
Covered Roof Patio	531 sf
Uncovered Roof Patio	1,212sf
Total	2,910 sf

	Proposed Planting Area	Existing Planting Area
1st Fl		
Parking Planter Strip	105 sf	0 sf
Landscape Area	1,270 sf	879 sf
Patio Planter Boxes	84 sf	0 sf
Roof		
Roof Planter	1,154sf	0 sf
Total	2,613 sf	879 sf

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COMMERCIAL REMODEL
THE PALMS
701 LINDEN AVENUE

JOB NUMBER 23531
CONTENTS
AREA DIAGRAMS
DRAWN BY Author
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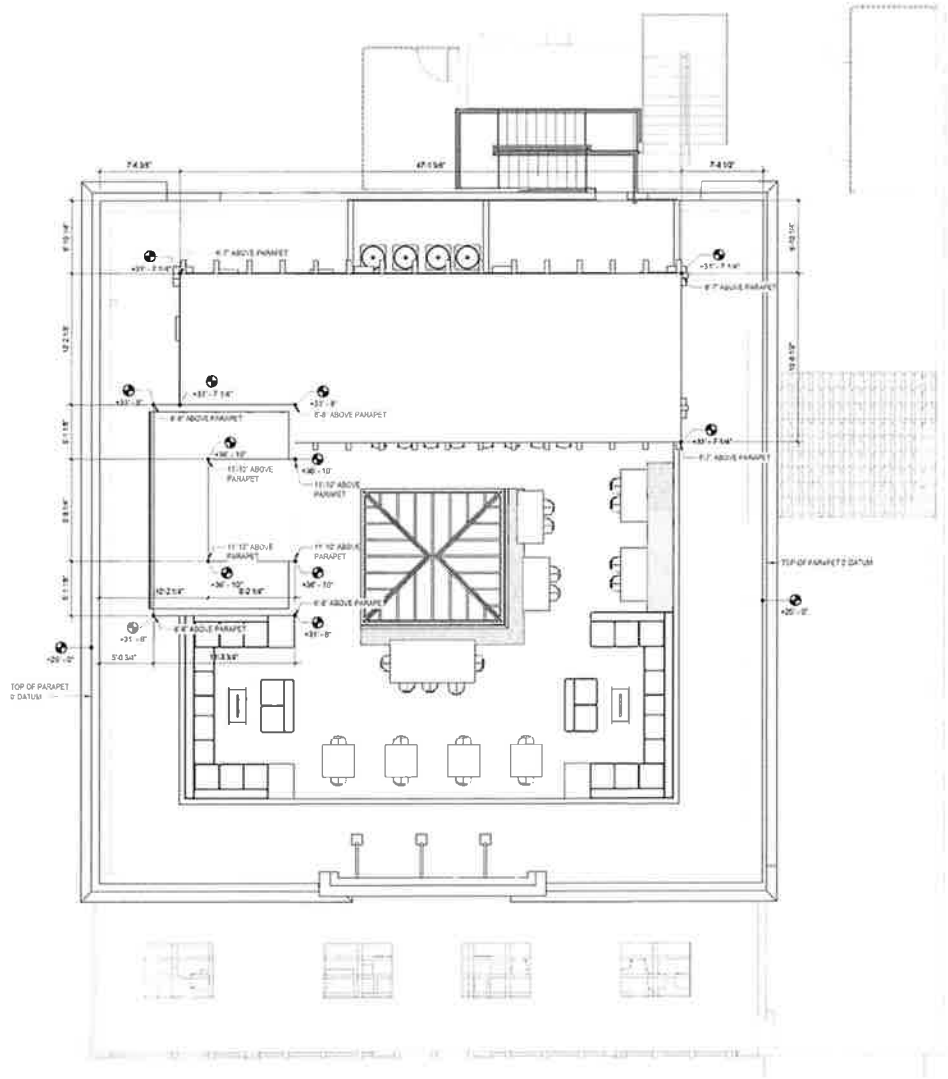
SUBMITTALS
ISSUE DATE 9/9/2024
REVISIONS

A0.6
SHEET OF



1 STORY POLE PLAN

SCALE 1/8" = 1'-0"

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COMMERCIAL REMODEL
THE PALMS
701 LINDEN AVENUE

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CONTENTS
STORY POLE PLAN

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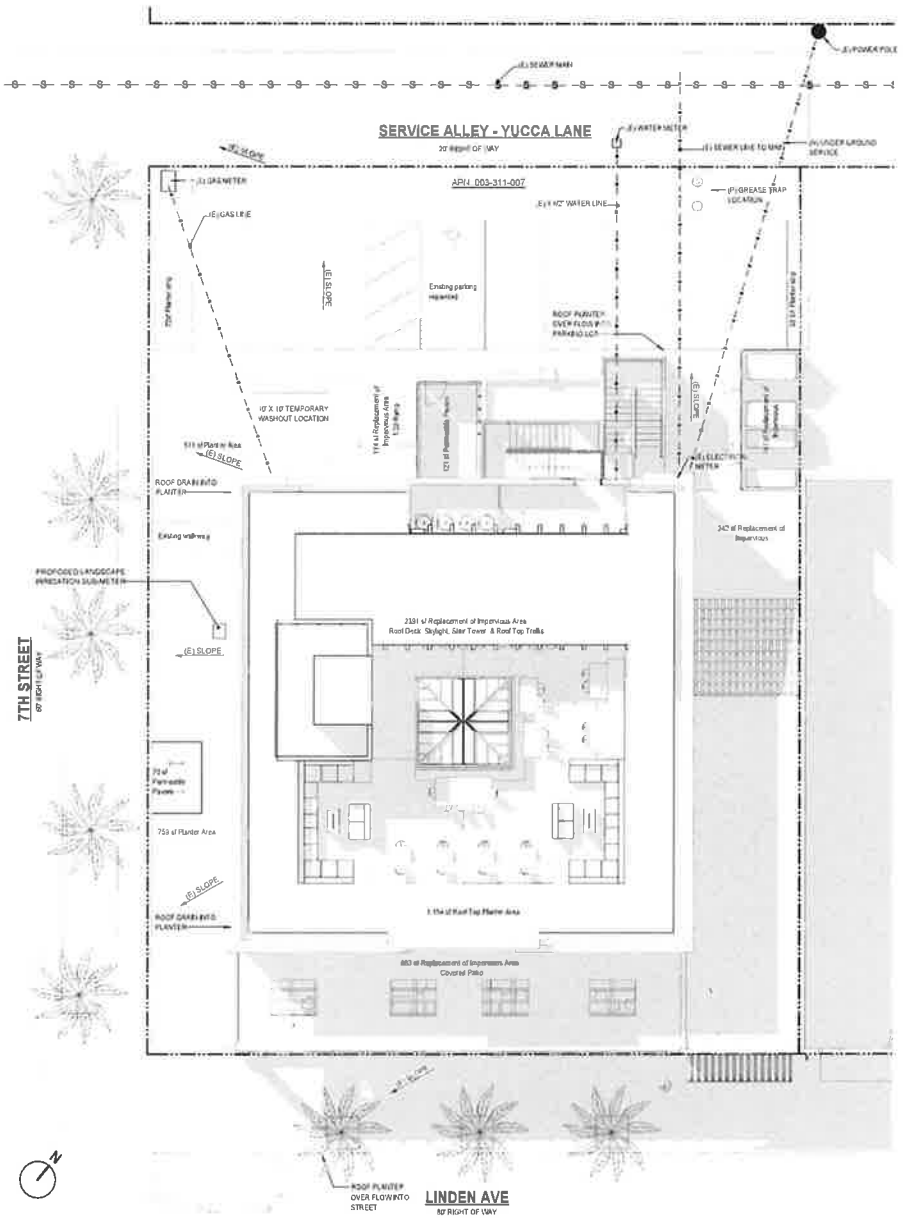
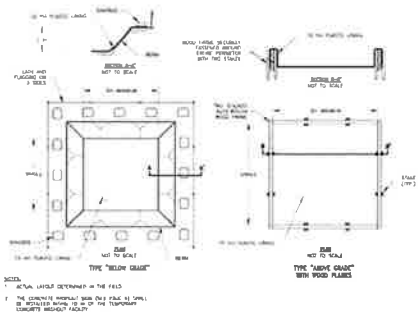


1 SWMP / UTILITY PLAN

SCALE 1/8" = 1'-0"



Concrete Washout Area

SWMP AREAS

Total Replacement of Impervious Area 1,535 SF
Total New Permeable Area 1,929 SF
Total NET Replacement of Impervious Area 1,535 SF - 1,929 SF = (Net Increase area)

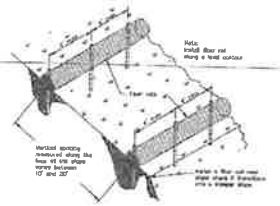
Tier 1 Stormwater Control Plan Project Data

[Complete all fields]

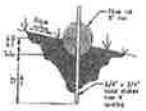
Project Name / Case File Number	The Palms 701 Linden Avenue
Project Location [Street Address of available, or intersection and/or APN]	APN: 003-311-007
Name of Owner or Developer	701 Linden, LLC
Project Type and Description [Examples: "Single family Residence," "Parking Lot Addition," "Retail and Parking"]	Renovation of Existing 2 Story Building
Total New Impervious Surface Area (square feet) [Sum of currently pervious areas that will be covered with new impervious surfaces]	0 SF
Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surfaces.]	1,535 SF - 1929 sf (New Impervious area)= NET Replacement Impervious 1,862 sf
Total Pre-Project Impervious Surface Area	10,578 sf
Total Post-Project Impervious Surface Area	8,648 sf
Runoff Reduction Measure(s) Selected (Check one or more)	☐ 1. Disperse runoff from roofs or pavement to vegetated area ☒ 2. Permeable pavement ☐ 3. Cisterns or Rain Barrels ☒ 4. Bioretention Facility or Planter Box

Tier 1 SCP Template January 2017 Page 3 of 5 Source: Stormwater Technical Guide

SE-5 Fiber Rolls



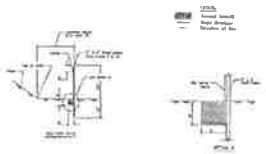
TYPICAL FIBER ROLL INSTALLATION
N.T.S.



ENTRENCHMENT DETAIL
N.T.S.

4 of 4 California Stormwater BMP Handbook January 2003
Construction
www.cabmphandbooks.com

Silt Fence



Fiber Rolls

TYPICAL FIBER ROLL INSTALLATION
N.T.S.

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COMMERCIAL REMODEL:
THE PALMS
701 LINDEN AVENUE

JOB NUMBER 23031

CONTENTS
SWMP, GRADING, & UTILITY PLAN

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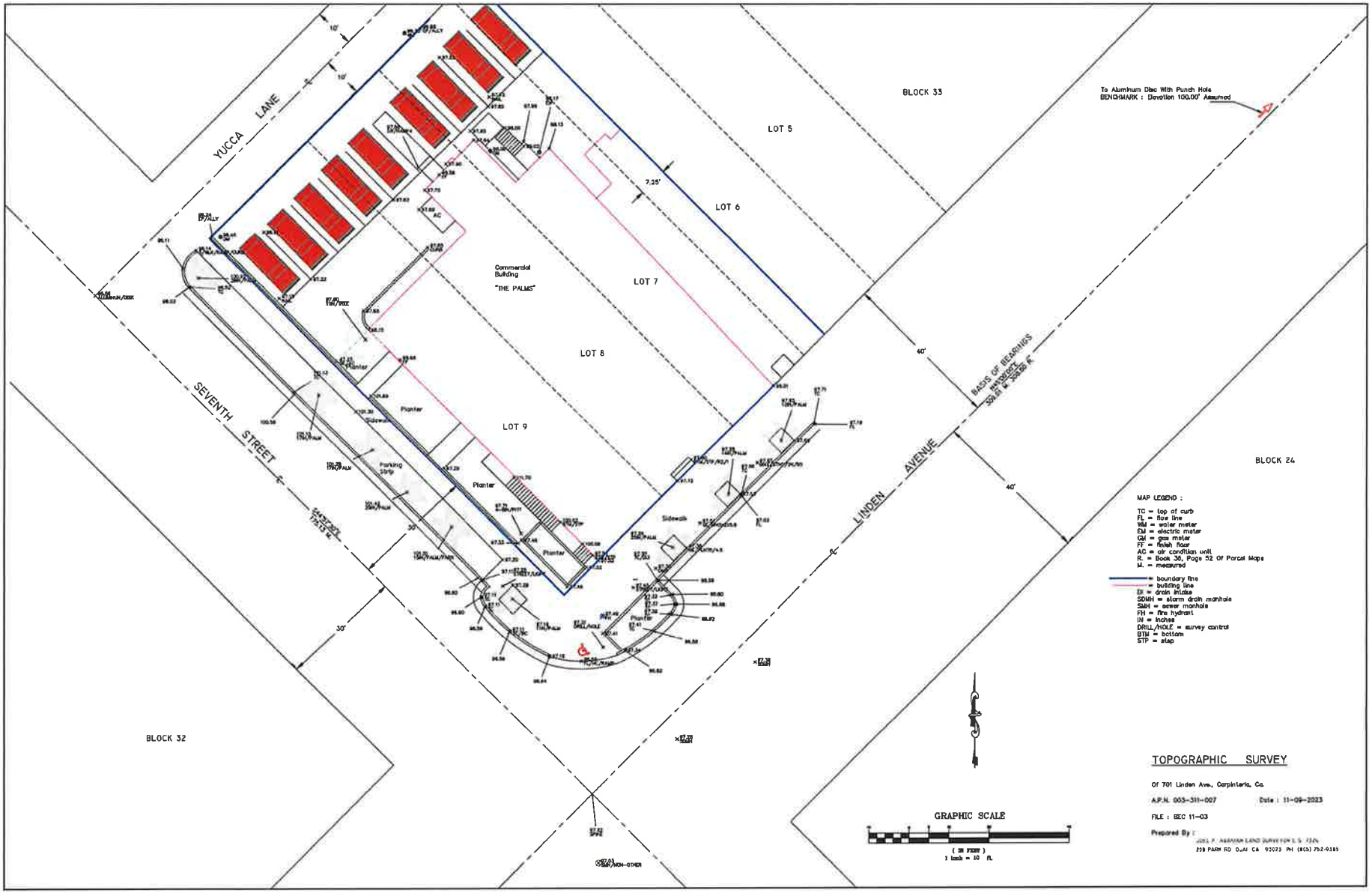
ISSUE DATE: 9/9/2024

REVISIONS

A0.8

SHEET OF



TOPOGRAPHIC SURVEY

Of 701 Linden Ave., Carpinteria, Ca.

A.P.N. 003-311-007 Date : 11-09-2023

FILE : BEC 11-03

Prepared By :

JOEL P. ABRAHAM LAND SURVEYOR L.S. 7324
258 PARK RD OJAI CA 93023 PH (805) 792-9385

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COMMERCIAL REMODEL
THE PALMS
701 LINDEN AVENUE

JOB NUMBER	23031
CONTENTS	SURVEY
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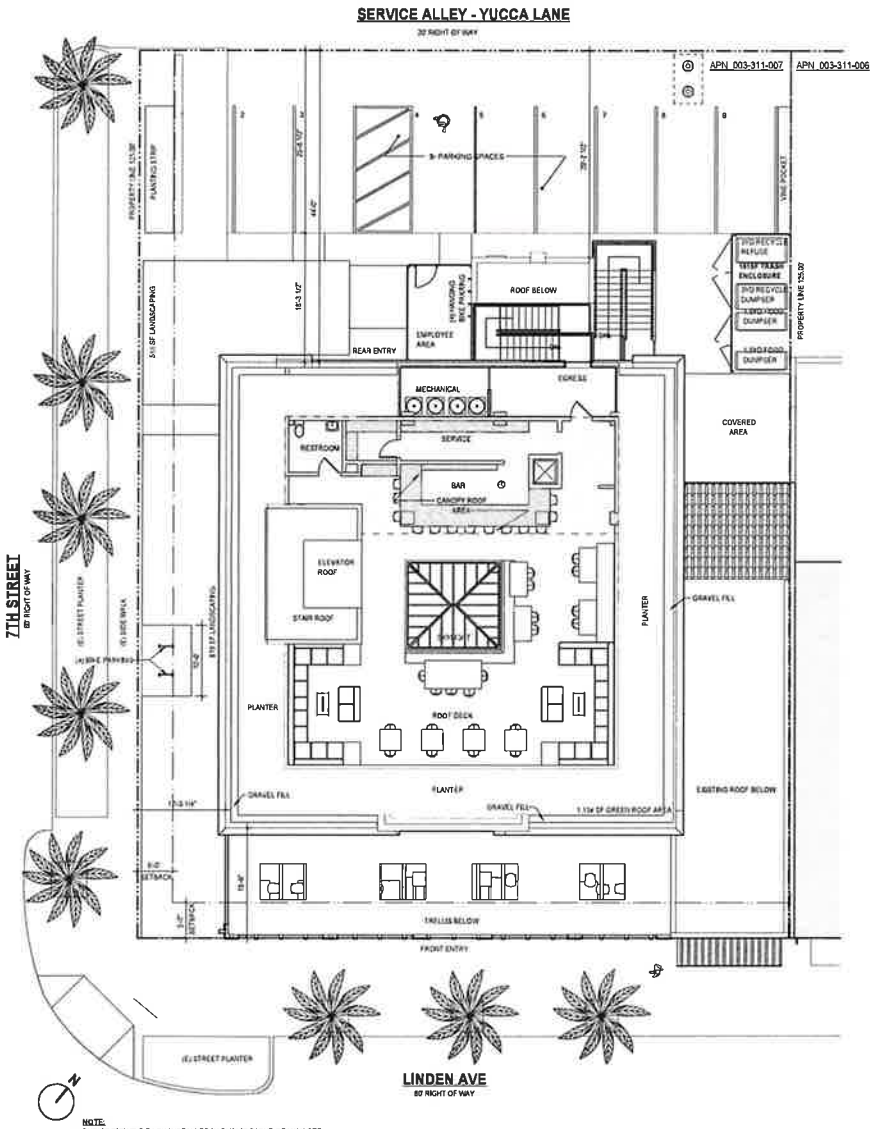
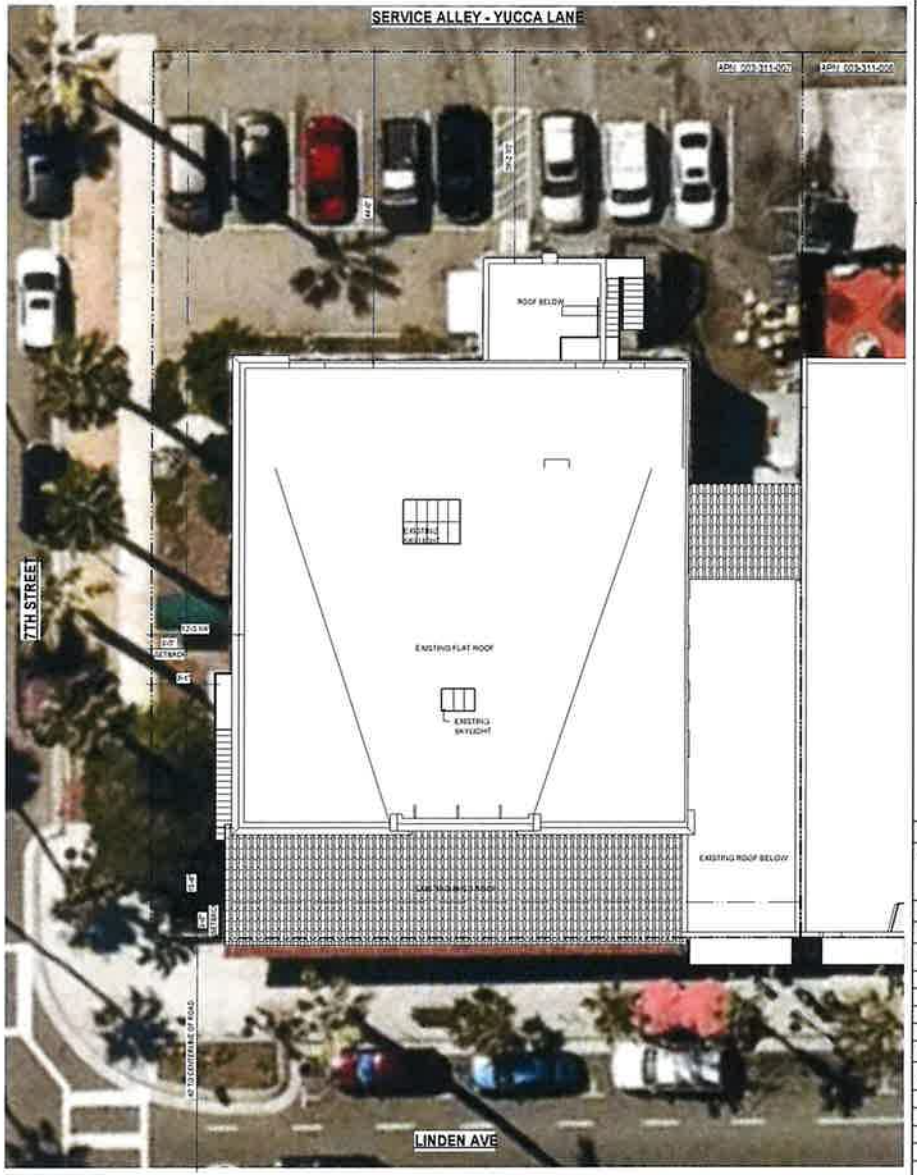
A0.9

SHEET OF



1 PROPOSED SITE PLAN

SCALE 1/8" = 1'-0"



2 EXISTING SITE PLAN

SCALE 1/8" = 1'-0"

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THE PALMS
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JOB NUMBER 23031

CONTENTS
SITE PLAN

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A1.0

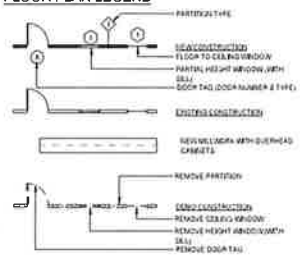
SHEET OF

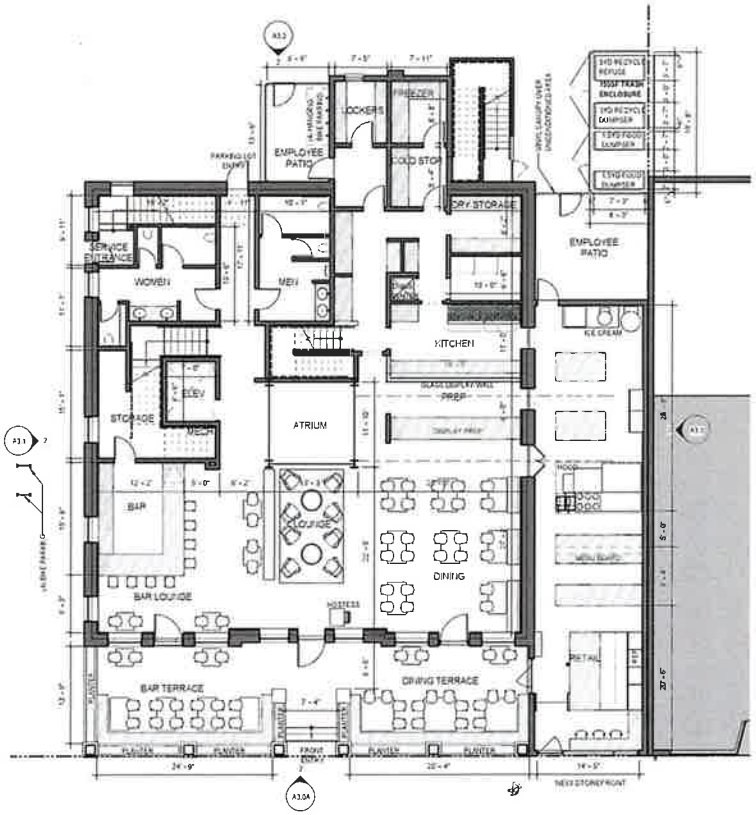
ENTRY AREA 1

ENTRY AREA 2

OPEN KITCHEN CONCEPT

FLOOR PLAN LEGEND





1 1ST FL PROPOSED PLAN

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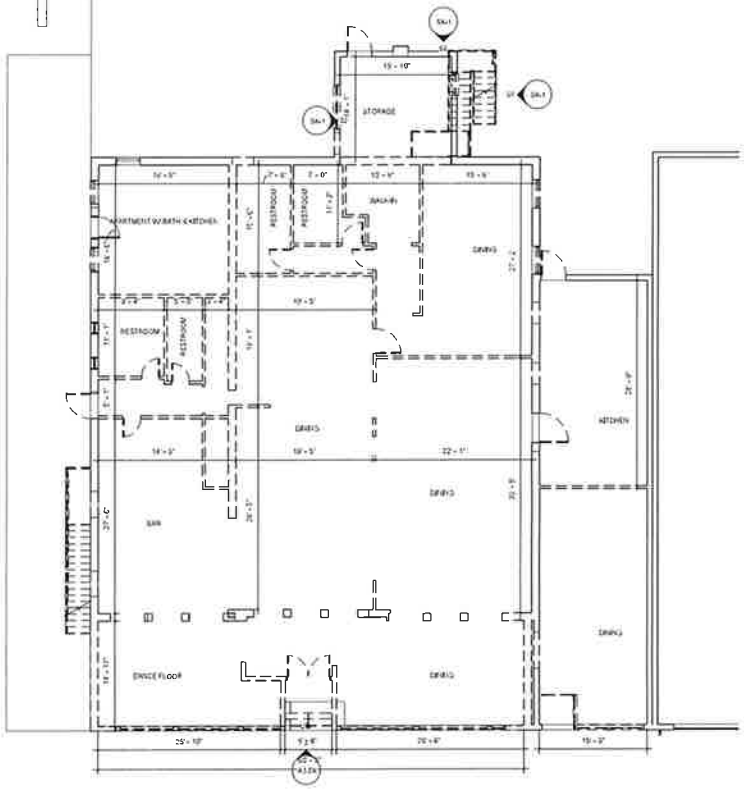

2 1ST FL DEMO PLAN

SCALE 1/8" = 1'-0"

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THE PALMS
701 LINDEN AVENUE

JOB NUMBER 23031

CONTENTS
PROPOSED PLAN - FIRST LEVEL

DRAWN BY Author

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SUBMITTALS

ISSUE DATE 9/9/2024

REVISIONS

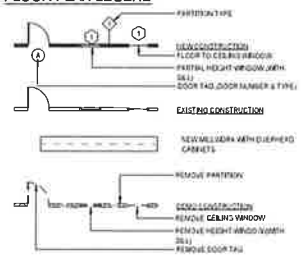
A2.1

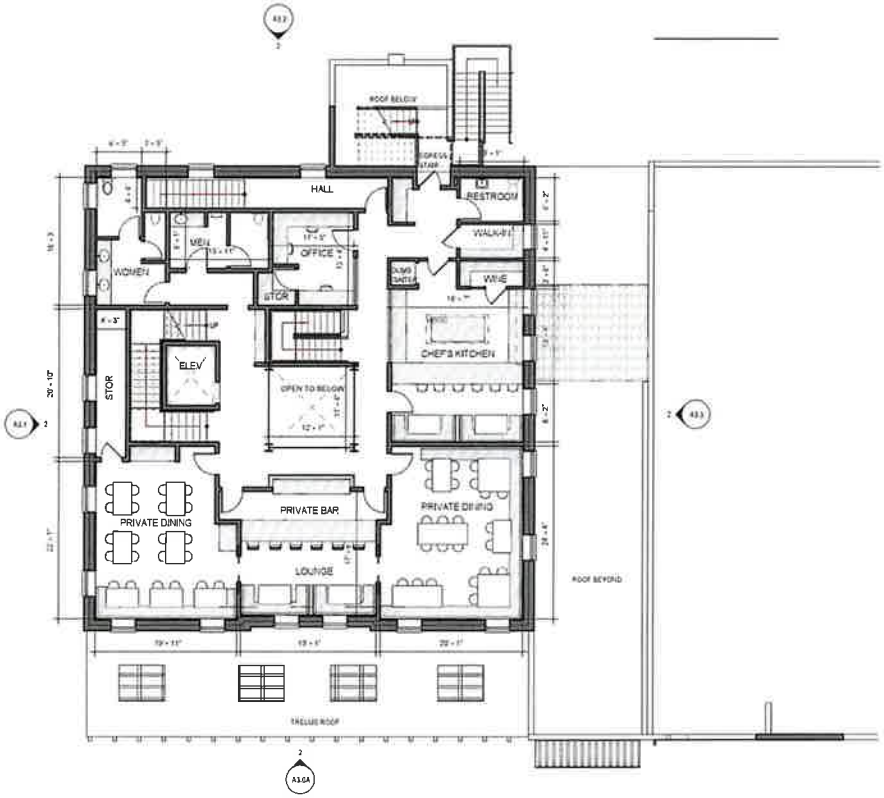
SHEET OF

LOUNGE

MAIN FLOOR DINING

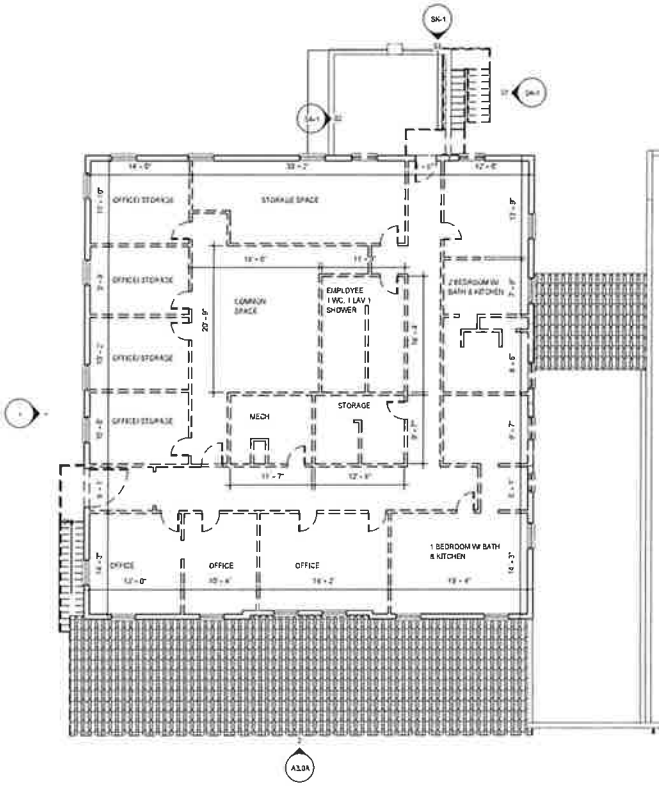
FLOOR PLAN LEGEND





1 2ND FLOOR PROPOSED PLAN

SCALE 1/8" = 1'-0"



2 2ND FL DEMO PLAN

SCALE 1/8" = 1'-0"

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THE PALMS
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JOB NUMBER 23031

CONTENTS
PROPOSED PLAN - SECOND LEVEL

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CHECKED BY Checker

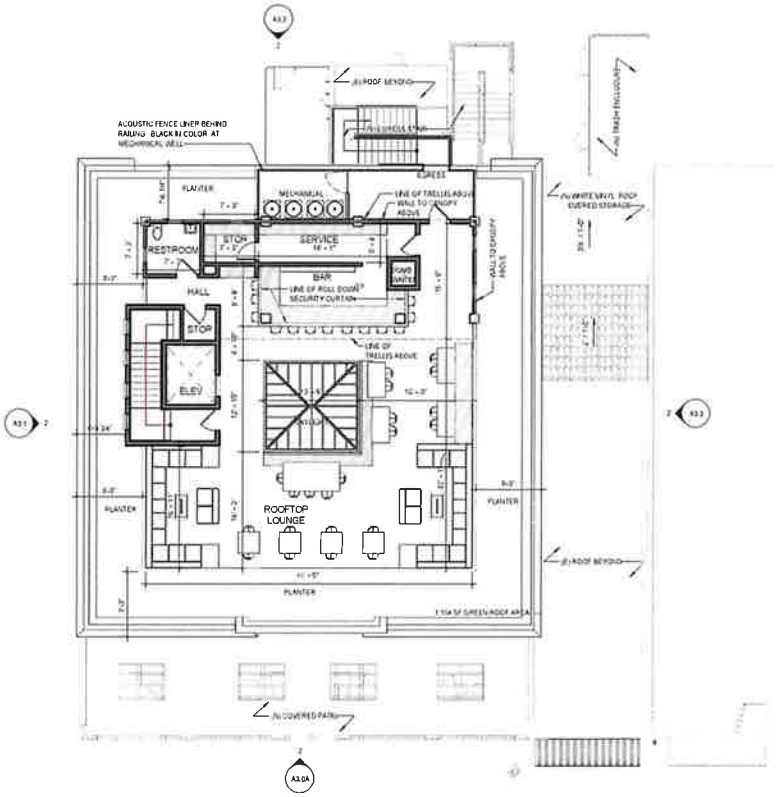
SUBMITTALS

ISSUE DATE 5/9/2024

REVISIONS

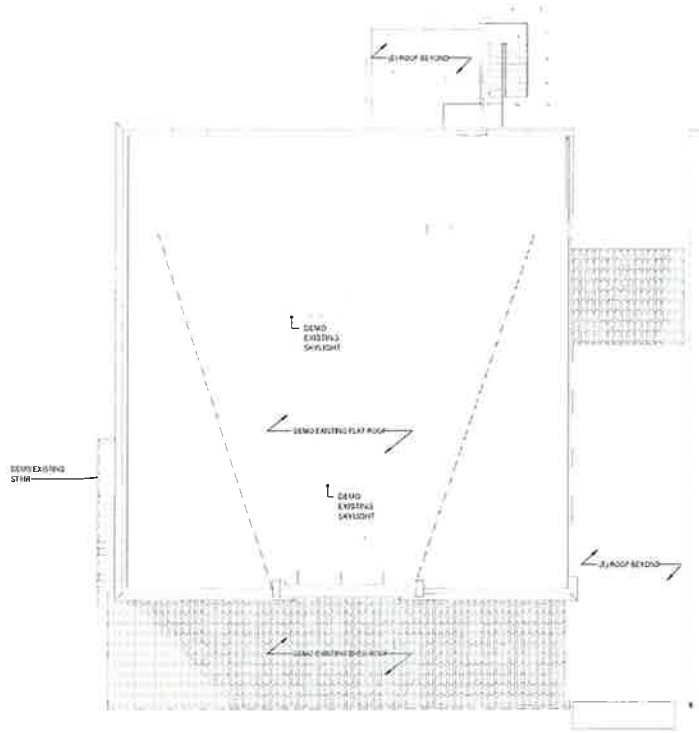
A2.2

SHEET OF



1 ROOF DECK PROPOSED PLAN

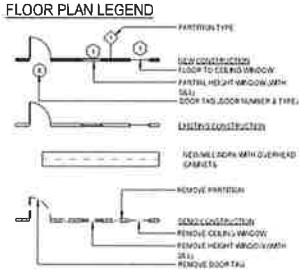
SCALE 1/8" = 1-0



2 ROOF DEMO PLAN

SCALE 1/8" = 1-0"

FLOOR PLAN LEGEND



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THE PALMS
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CONTENTS
PROPOSED PLAN - ROOF

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ISSUE DATE 9/9/2024

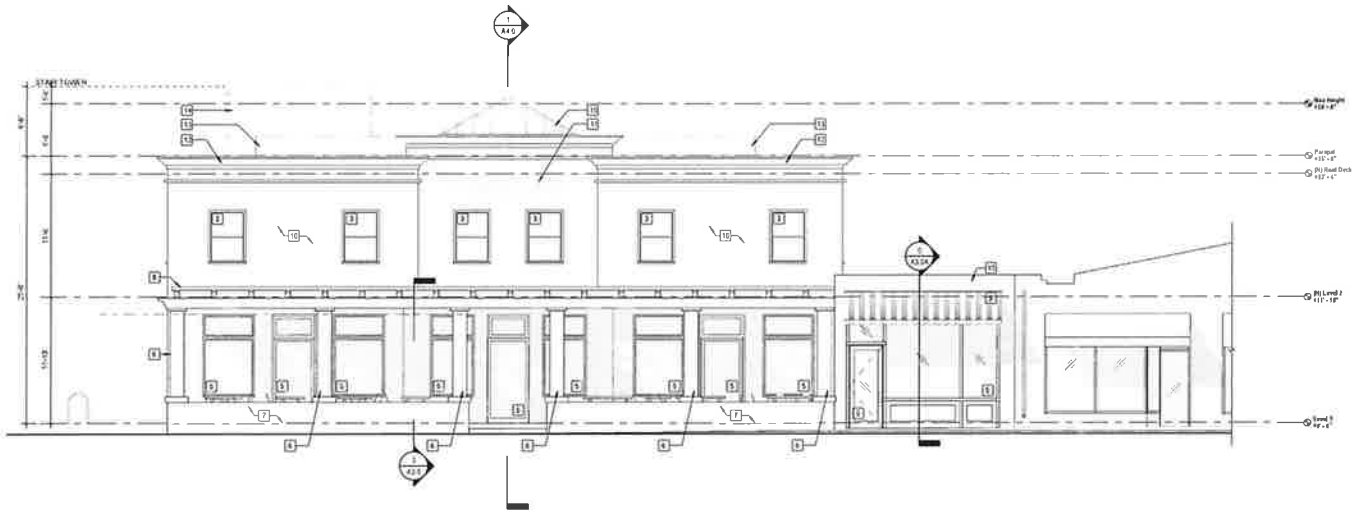
REVISIONS

A2.3

SHEET OF

1 EAST ELEVATION - EXISTING

SCALE 3/16" = 1'-0"

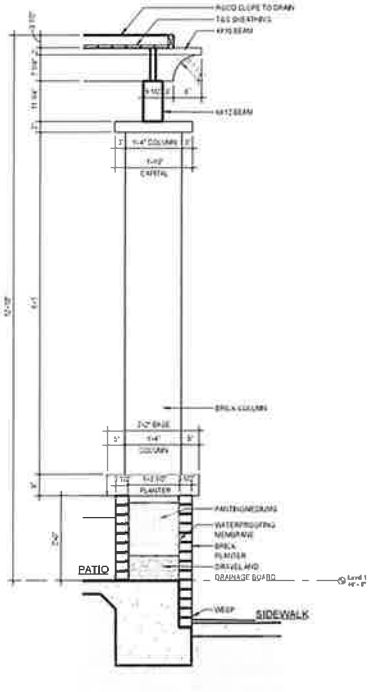


2 EAST ELEVATION - PROPOSED

SCALE 3/16" = 1'-0"

ELEVATION KEYNOTES

#	Description
3	REPAIR HISTORIC WINDOW PER DEPARTMENT OF THE INTERIOR'S TECHNICAL PRESERVATION BRIEFS 9
4	REMOVE STAIR. SEE PROPOSED ELEVATION
5	NEW WOOD WINDOW/DOOR TO MATCH HISTORIC
6	BRICK/BOX COLUMN SEE DETAIL 3/A3.0
7	BRICK PLANTER SEE DETAIL 3/A3.0
8	NEW PATIO ROOF SEE DETAIL 3/A3.0
9	NEW AWNING
10	PATCH AND REPAIR BRICKWORK PER DEPARTMENT OF THE INTERIOR'S TECHNICAL PRESERVATION BRIEFS 6 & 2. REMOVE SURFACE MOUNTED CONDUITS, PAINT WHITE
11	REPAINT SIGNAGE TO MATCH HISTORIC PAINT
12	PRESSED METAL CORNICE
13	SETBACK STUCCO GUARDRAIL OF ROOF DECK
14	SETBACK STUCCO STAIR/ELEVATOR TOWER
15	SKYLIGHT BEYOND



3 PATIO EDGE DETAIL

SCALE 3/4" = 1'-0"

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THE PALMS
701 LINDEN AVENUE

JOB NUMBER 23031

CONTENTS
EAST EXTERIOR ELEVATIONS

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SHEET OF

EXISTING STOREFRONT

EXISTING STOREFRONT CONTEXT PHOTO

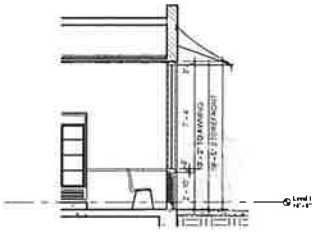
WHITE STOREFRONT OPTION

CHARCOAL STOREFRONT OPTION

1 EAST ELEVATION - EXISTING

SCALE 3/16" = 1'-0"

INSPIRATION IMAGES

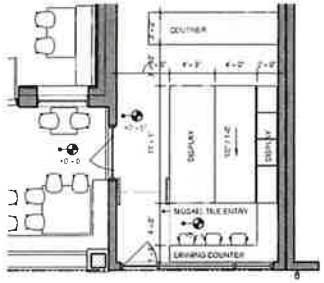


0 DELI FACADE SECTION

SCALE 1/4" = 1'-0"

2 EAST ELEVATION - PROPOSED

SCALE 3/16" = 1'-0"



3 DELI ENTRY

SCALE 3/16" = 1'-0"

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THE PALMS
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JOB NUMBER 2301

CONTENTS
EAST EXTERIOR ELEVATIONS
(DELI FACADE)

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SHEET OF

EXISTING

PROPOSED

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THE PALMS
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FRONT RENDERINGS

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SHEET OF

EXISTING

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THE PALMS
701 LINDEN AVENUE

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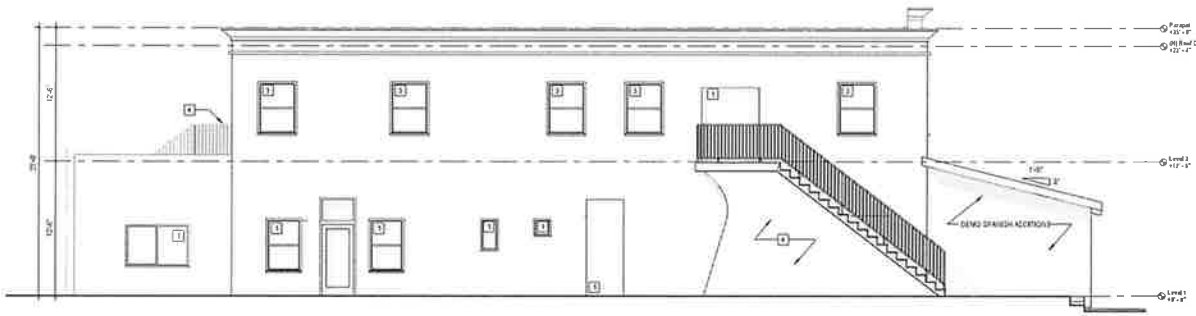
A3.0C

SHEET OF

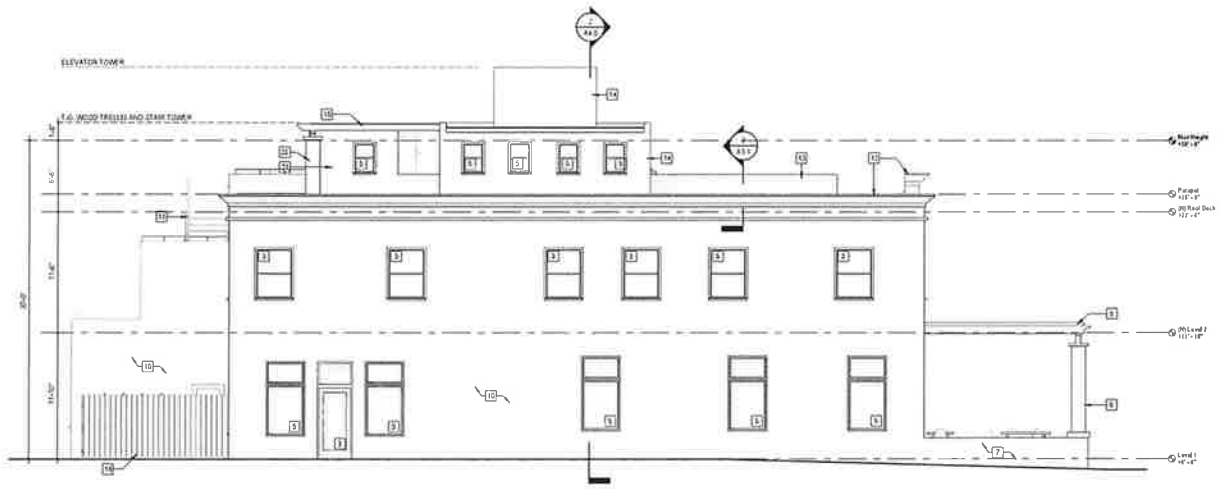


ELEVATION KEYNOTES

#	Description
1	REMOVE NON-CONTRIBUTING ELEMENT, PATCH WALL TO MATCH EXISTING
3	REPAIR HISTORIC WINDOW PER DEPARTMENT OF THE INTERIOR'S TECHNICAL PRESERVATION BRIEFS 9
4	REMOVE STAIR. SEE PROPOSED ELEVATION
5	NEW WOOD WINDOW/DOOR TO MATCH HISTORIC
6	BRICK BOX COLUMN SEE DETAIL 3/A3.0
7	BRICK PLANTER SEE DETAIL 3/A3.0
8	NEW PATIO ROOF SEE DETAIL 3/A3.0
10	PATCH AND REPAIR BRICKWORK PER DEPARTMENT OF THE INTERIOR'S TECHNICAL PRESERVATION BRIEFS 1 & 2. REMOVE SURFACE MOUNTED CONDUITS, PAINT WHITE
12	PRESSED METAL CORNICE
13	SETBACK STUCCO GUARDRAIL OF ROOF DECK
14	SETBACK STUCCO STAIR ELEVATOR TOWER
19	(N) WOOD TRELLIS
18	NEW EXPRESS STAIR AND WROUGHT IRON RAILING
20	(N) BRICK BOX COLUMNS
21	STUCCO FINISHED WALL

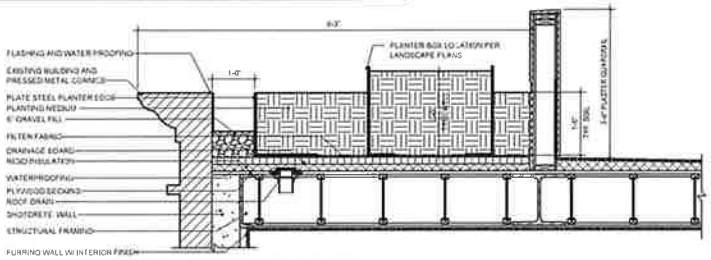
1 SOUTH ELEVATION - EXISTING

SCALE 3/16" = 1'-0"



2 SOUTH ELEVATION - PROPOSED

SCALE 3/16" = 1'-0"



3 PLANTER DETAIL

SCALE 3/4" = 1'-0"

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THE PALMS
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JOB NUMBER 23031

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SOUTH EXTERIOR ELEVATIONS

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NO	DATE	DESC

A3.1

SHEET OF

PROPOSED BUILDING WITH ROOF DECK (LOOKING NORTHEAST)

EXISTING BUILDING (LOOKING NORTHEAST)

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SOUTH RENDERING
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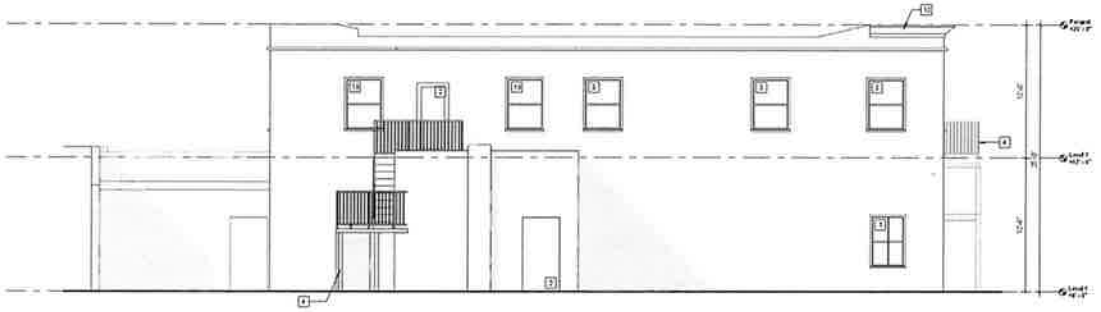
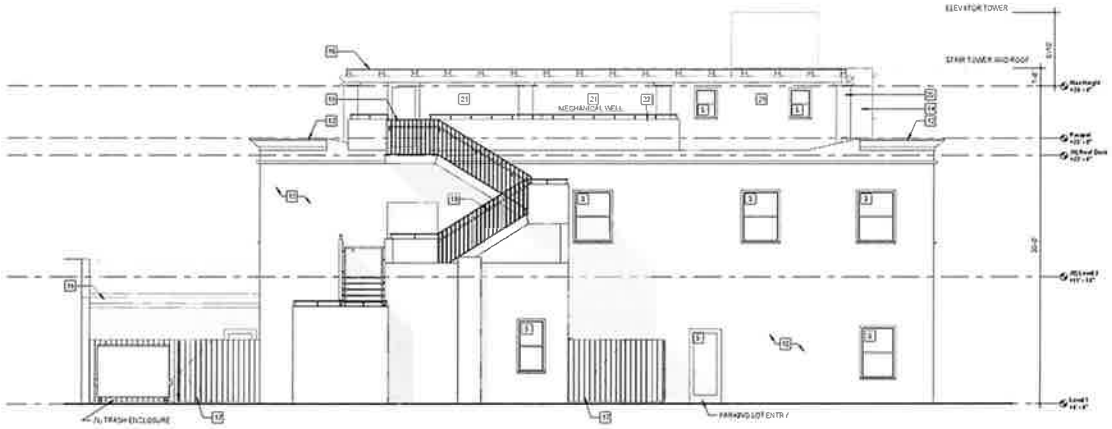
SHEET OF



1 WEST ELEVATION - EXISTING

SCALE 3/16" = 1'-0"

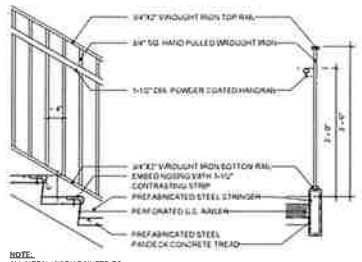


2 WEST ELEVATION - PROPOSED W/ COVERED PATIO

SCALE 3/16" = 1'-0"

ELEVATION KEYNOTES

	Description
1	REMOVE NON-CONTRIBUTING SPANDREL PATCH WALL TO MATCH EXISTING
2	REMOVE DOOR. PATCH BRICK TO MATCH TO ACCOMMODATE PROPOSED ALTERATIONS
3	REPAIR HISTORIC WINDOW PER DEPARTMENT OF THE INTERIOR'S TECHNICAL PRESERVATION BRIEF'S 3
4	REMOVE STAIR. SEE PROPOSED ELEVATION
5	NEW WOOD WINDOW/DOOR TO MATCH HISTORIC
10	PATCH AND REPAIR BRICKWORK PER DEPARTMENT OF THE INTERIOR'S TECHNICAL PRESERVATION BRIEF'S 2.2 REMOVE SURFACE MOUNTED CONDUITS. PAINT WHITE
12	PRESSED METAL CORNICE
14	SETBACK STUCCO STRIP. ELEVATOR TOWER
16	(N) WOOD TRELLIS
17	NEW WOOD FENCE ENCLOSURE WITH ACOUSTIC SOUNDFENCE LINER BY ASE
18	NEW EGRESS STAIR AND WROUGHT IRON RAILING
19	REMOVE CONTRIBUTING WINDOW. RELOCATE TO NEW PROPOSED WINDOW LOCATION. PATCH (WAL) TO MATCH EXISTING
20	(N) BRICK BOX COLUMNS
21	STUCCO FINISHED WALL
22	PROVIDE EXTERIOR SOUNDPROOF FENCE FABRIC BEHIND RAILING AT MECHANICAL LOCATION. BLACK # SAME



NOTE:
ALL METAL WORK PAINTED TO MATCH BUILDING TRIM

3 RAILING DETAIL

SCALE 3/4" = 1'-0"

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THE PALMS
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JOB NUMBER 21031

CONTENTS
WEST EXTERIOR ELEVATIONS

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SHEET OF

EXISTING BUILDING (LOOKING SOUTH)

PROPOSED BUILDING (LOOKING SOUTH)

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THE PALMS
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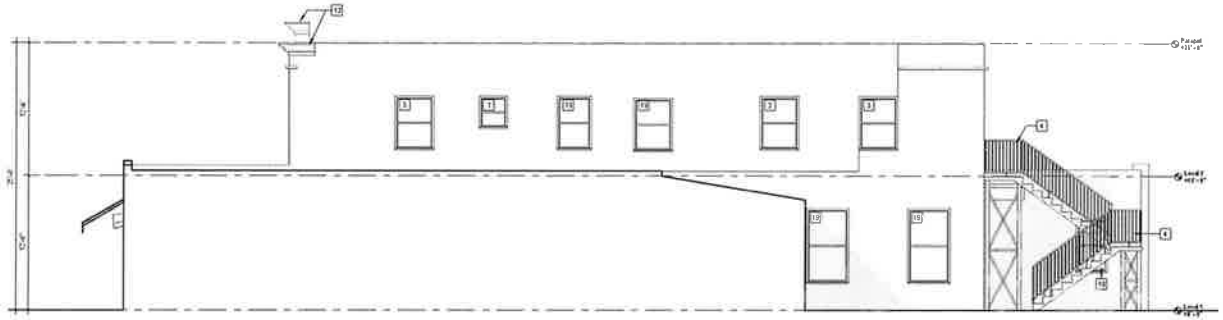
SHEET OF

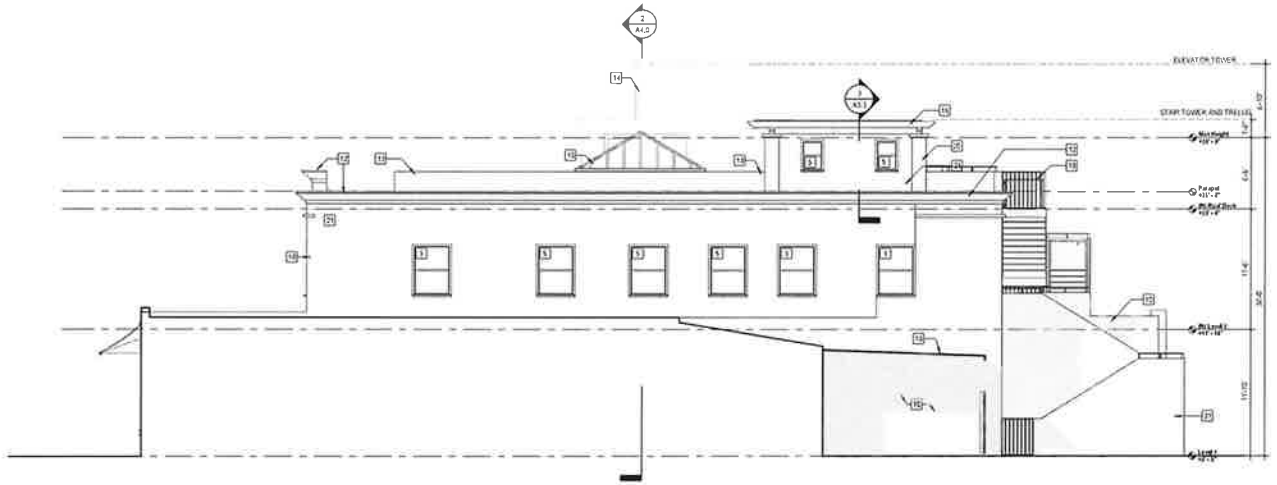
ELEVATION KEYNOTES

#	Description
1	REMOVE NON-CONTRIBUTING OPENING. PATCH WALL TO MATCH EXISTING
3	REPAIR HISTORIC WINDOW PER DEPARTMENT OF THE INTERIOR'S TECHNICAL PRESERVATION BRIEFS 9
4	REMOVE STAIR. SEE PROPOSED ELEVATION
5	NEW WOOD WINDOW/DOOR TO MATCH HISTORIC
10	PATCH AND REPAIR BRICKWORK PER DEPARTMENT OF THE INTERIOR'S TECHNICAL PRESERVATION BRIEFS 1 & 2. REMOVE SURFACE MOUNTED CONDUITS. PAINT WHITE
12	PRESSED METAL CORNICE
13	SETBACK STUCCO GUARDRAIL OF ROOF DECK
14	SETBACK STUCCO STAIR /ELEVATOR TOWER
15	SKYLIGHT BY OTHER
16	(N) WOOD TRELLIS
18	NEW EXPRESS STAIR AND WROUGHT IRON RAILING
19	REMOVE CONTRIBUTING WINDOW. RELOCATE TO NEW/PROPOSED WINDOW LOCATION. PATCH WALL TO MATCH EXISTING
20	(N) BRICK BOX COLUMNS
21	STUCCO FINISHED WALL



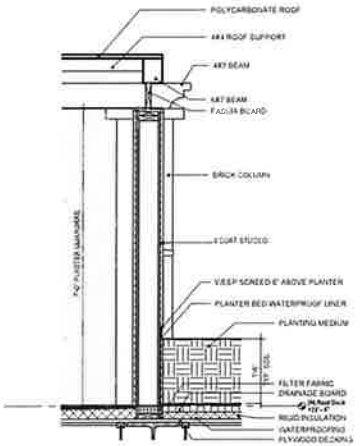
1 NORTH ELEVATION - EXISTING

SCALE 3/16" = 1'-0"



2 NORTH ELEVATION - PROPOSED

SCALE 3/16" = 1'-0"



3 ROOF TRELLIS DETAIL

SCALE 3/4" = 1'-0"

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NORTH EXTERIOR ELEVATIONS

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NO.	DATE	DESCRIPTION

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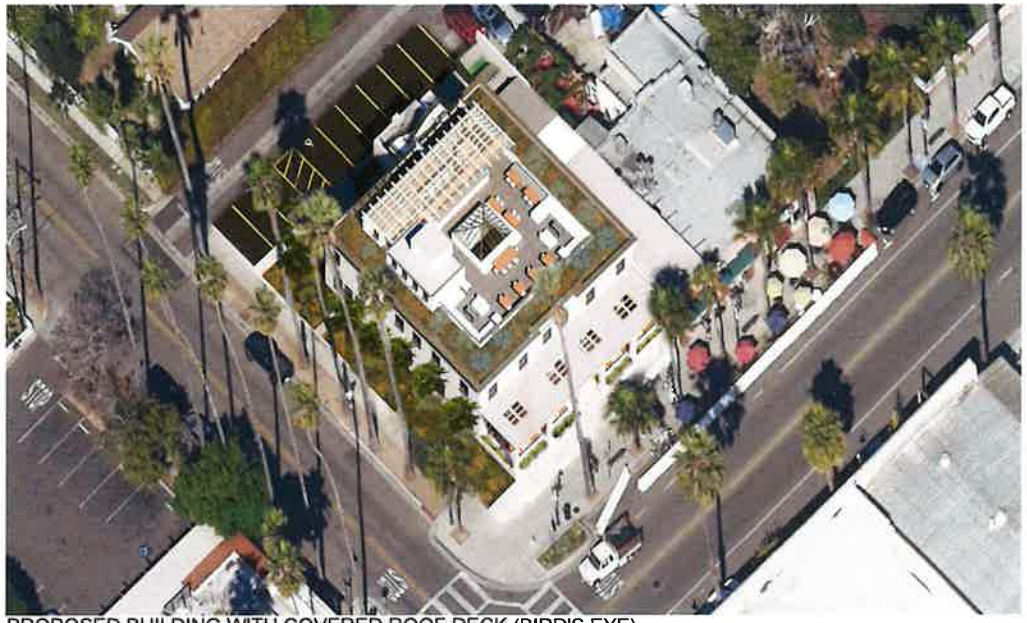
SHEET OF

PROPOSED BUILDING ROOF (BIRD'S EYE)



PROPOSED BUILDING WITH COVERED ROOF DECK (BIRD'S EYE)

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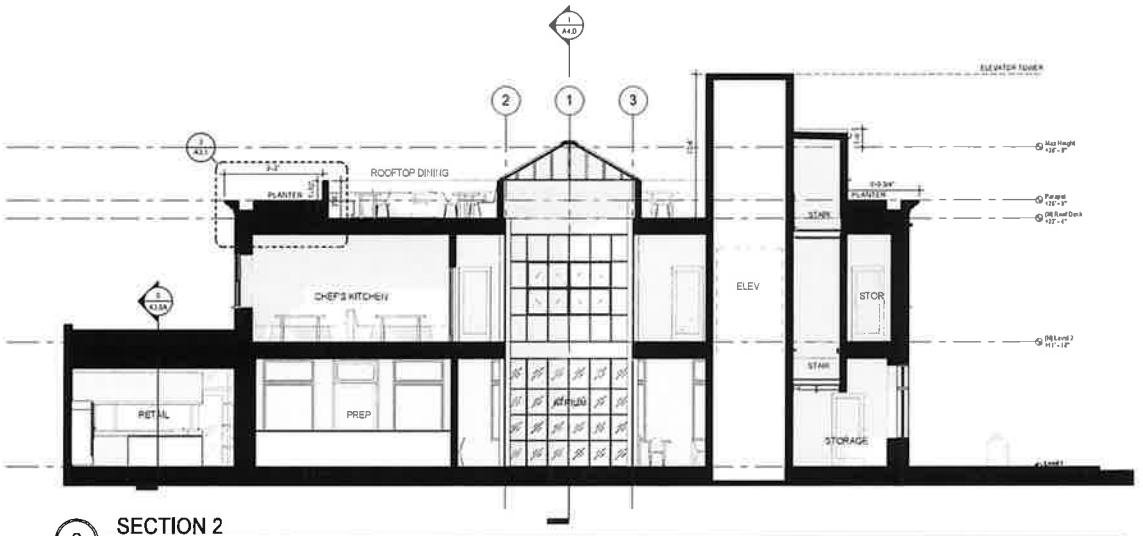
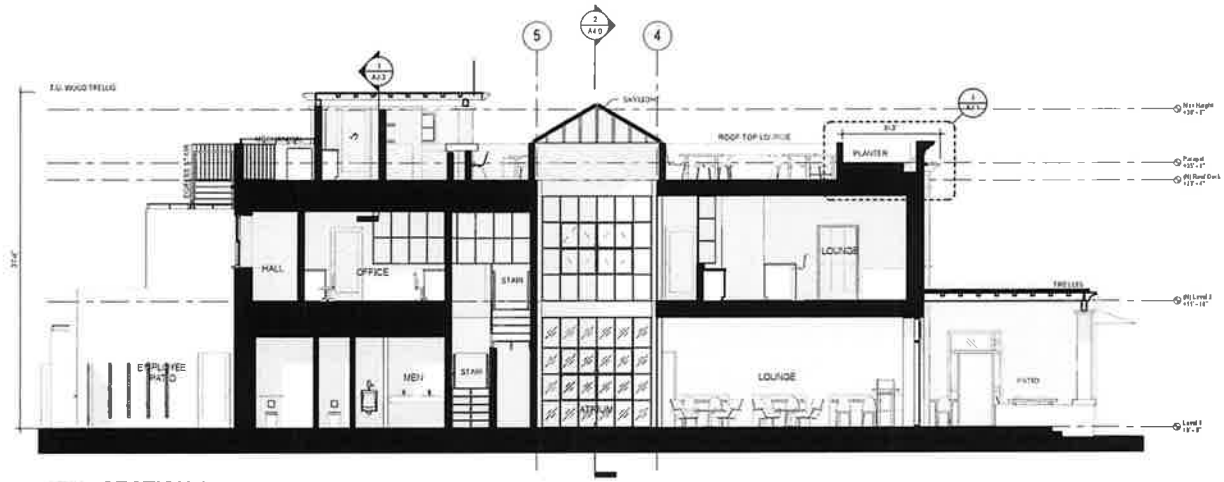


2 SECTION 2
SCALE 3/16" = 1'-0"



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

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CONTENTS BUILDING SECTIONS
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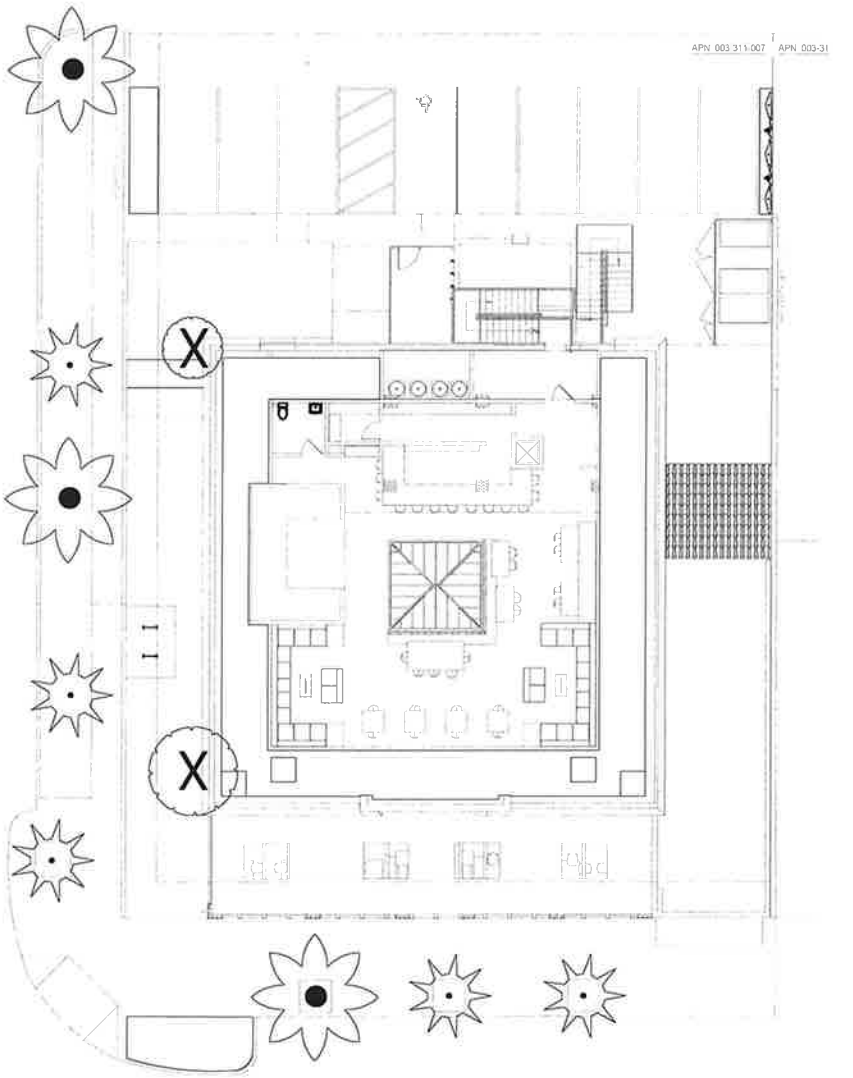
SHEET OF

Planting Legend

(E) Washingtonia sp
California Fan Palm
PROTECT IN PLACE

(E) Livistona australis
Cabbage-tree palm
PROTECT IN PLACE

(E) Pittosporum sp
Pittosporum
DEMO



Landscape Planting Plan – Ground Floor (1)
SCALE 1/8"=1'-0"

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LANDSCAPE DESIGN
HORTICULTURE
FIRE ECOLOGY

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701 Linden LLC

701 Linden Avenue
Carpinteria, CA 93013

Arch Rev Board 03.19.24
Arch Rev Board 07.11.24

Tree Inventory &
Tree Demo Plan

07.11.24

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The botanical story of the Palms Restaurant

The Palms Restaurant is an icon in one of the most perfect beach towns in California, Carpinteria is romantically positioned with mountains at its back and the Pacific Ocean in its sights. As we dove into the history of the town and the long-storied past of the "world's safest bar", we realized that to do the restaurant justice, palm trees would be essential. Palms reflect the identity of the building, the proximity to the ocean, and Carpinteria's truly unique sense of place. Our heritage palette of palms includes both California and Mexican fan palms, and Australian cabbage palms.

The Palm Canyon

The landscape design draws inspiration from local canyons near the coast, where birds scatter wildflower seeds and a myriad of plants comingle with the native rushes and coastal perennials. The iconic palm presence is provided here by the Guadalupe palm, a native of Baja California's Cedros Island, yet very much at home in coastal Santa Barbara. Offering the familiarity of the California fan palm, the Guadalupe palm also bears edible fruit, lush green fronds, a self-cleaning trunk, and a long lifespan. The palm collection is expanded with Dwarf Mediterranean fan palms. The palms are under-planted with flowers sparkling with sunset hues as Globe mallow, Coastal sunflower, and Pincushion. The rooftop garden imitates cliffs using plants like Chaparral yucca, whose summer flower spikes glisten in the sunlight peering over the roof and the Mediterranean Fan Palm. Sunset-hued groundcover plants carry color from the street to the roof, integrating the spaces and solidly situating them in their unique setting, the result is both ethereal and cheerful.

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and is a required element of the landscape Documentation Package

Project Name: 701 Linden Ave Residence

Project Address: 701 Linden Ave, Carpinteria, California 93013

Reference Evapotranspiration (ETo) 44.8 in./Yr. Residential Project? Yes

Hydrozone # / Planting Description*	Plant Factor	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
1. Low Water Use Plantings	0.30	Drip	0.81	0.38	2,425	922	25,653
2. High Water Use Plantings	0.40	Drip / Bubblers	0.75	0.54	173	93	2,601
4. Low Water Use Trees/Palms	0.30	Bubblers	0.81	0.38	750	285	7,934
			Totals:		3,348	1,300	
			Estimated Total Water Use (ETWU) Total:				36,187
			Maximum Applied Water Allowance (MAWA)*:				51,261

* Hydrozone # / Planting Description
e.g.
1) Front Lawn
2) Low Water Use Plantings
3) Medium Water Use Plantings

* Irrigation Method
Overhead Spray or Drip

* Irrigation Efficiency
0.75 for Spray
0.81 for Drip

* ETWU (Annual Gallons Required) = ETo x 0.62 x ETAF x Area
Where 0.62 is a conversion factor that converts acre inches/acre/year to gallons/square foot/year

* MAWA (Annual Gallons Allowed) = (ETo x 0.62 x [(ETAF x LA) + ((1 - ETAF) x SLA)]
Where 0.62 is a conversion factor that converts acre inches/acre/year to gallons/square foot/year,
LA is the total landscape area in square feet, SLA is the total special landscape area in square feet,
and ETAF is 0.55 for residential projects and 0.45 for non-residential projects

Evapotranspiration Adjustment Factor (ETAF) Calculations

This residential project complies with the WELO and its average ETAF is less than 0.55

Regular Landscape Areas (Excludes Special Landscape Areas)	
Total ETAF x Area	1,300
Total Area	3,348
Average ETAF	0.39

All Landscape Areas (Includes Special Landscape Areas)	
Total ETAF x Area	1,300
Total Area	3,348
Average ETAF	0.39

Planting Legend

(E) Washingtonia sp
California Fan Palm

(E) Livistona australis
Cabbage-tree palm

Brahea edulis
Guadalupe Palm

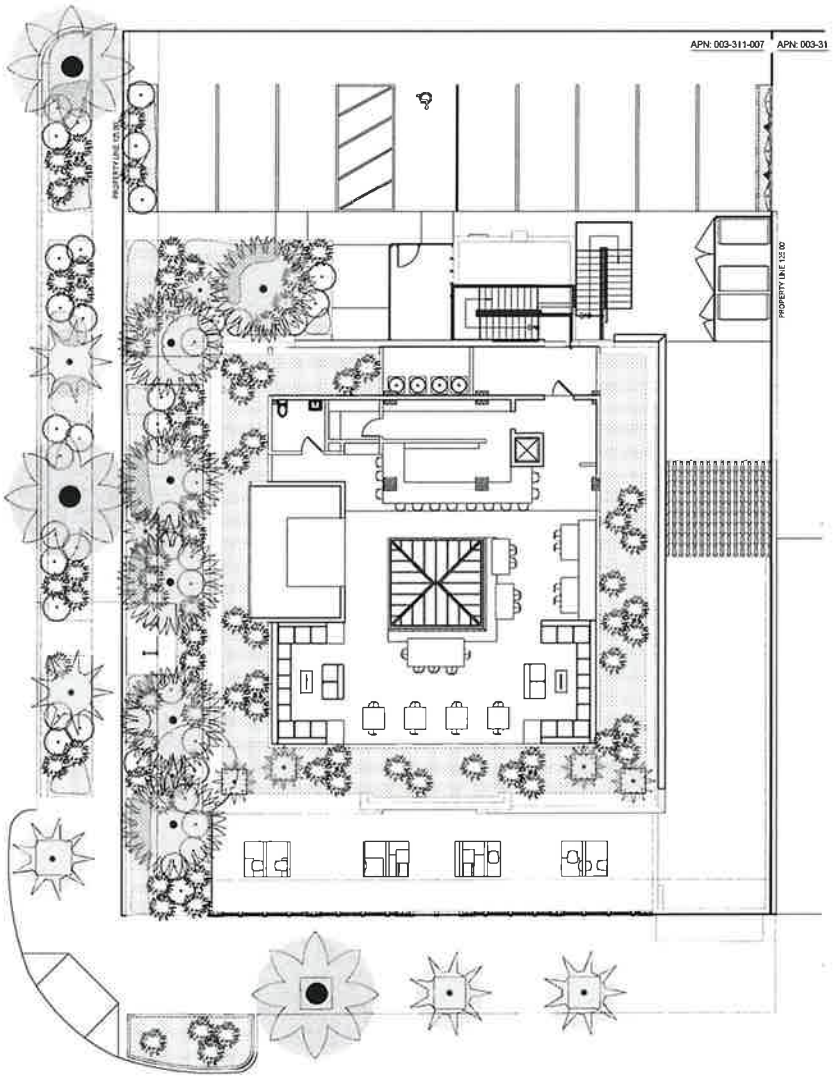
Chamaerops humilis
var. argentea

Flowering shrubs

Grass-like plants

Vines (at terrace planted edge, not shown on plan)

Ground cover plants



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LANDSCAPE DESIGN
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FIRE ECOLOGY

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Arch Rev Board 07.11.24

Planting Plan

07.08.24

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PLANT SCHEDULE

Symbol	Botanical Name	Common Name	Water Use
	PALMS		
	Brahea edulis	Guadalupe Palm	Low
	(E) Livistona australis	Cabbage Tree Palm	Low
	(E) Washingtonia filifera	California Fan Palm	Very Low
	ACCENT SPECIMEN		
	Chamaerops humilis var. argentea	Atlas Mountain Palm	Low
	GRASS / GRASS-LIKE		
	Dasylirion longissimum	Mexican Grass Tree	Very Low
	Hesperoyucca whipplei	Chaparral Yucca	Very Low
	FLOWERING SHRUBS		
	Encelia californica	Coast Sunflower	Low
	Leucospermum ' California Sunshine'	Pincushion ' California Sunshine'	Low
	Abutilon palmeri	Indian Mallow	Very Low
	VINES		
	Calystegia macrostegia	Island Morning Glory	Very Low
	Solanum laxum	Potato Vine	Low
	GROUNDCOVER		
	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	Low
	Eriogenum fasciculatum	California Buckwheat	Very Low
	GROUNDCOVER - PLANTED ROOF		
	Achillea spp.	Yarrow	Very Low
	Oenothera speciosa	Mexican Evening Primrose	Very Low
	Eschscholzia californica	California Poppy	Low
	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	Low

PLANT IMAGES

PALMS

Brahea edulis

(E) Livistona australis

(E) Washingtonia filifera

ACCENT SPECIMENS

Chamaerops humilis var. argentea

GRASS / GRASS-LIKE

Hesperoyucca whipplei

Dasylirion longissimum

FLOWERING SHRUBS

Encelia californica

Leucospermum ' California Sunshine'

Abutilon palmeri

VINES

Calystegia macrostegia

Solanum laxum

GROUNDCOVER

Baccharis pilularis 'Pigeon Point'

Eriogenum fasciculatum

GROUNDCOVER - PLANTED ROOF

Achillea spp.

Oenothera speciosa

Eschscholzia californica

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LANDSCAPE DESIGN
HORTICULTURE
FIRE ECOLOGY

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p: 626 616 0803

701 Linden LLC

701 Linden Avenue
Carpinteria, CA 93013

Arch Rev Board

Arch Rev Board 07.11.24

Plant Selection

07.08.24

er | studio pappaterra

L2.01

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A mural to represent Carpinteria's history and unique location is being proposed for the south facade. Our inspiration blends old-faded billboards over brick, and the soft water colors of California's Plein-Air art with the majestic setting of the town. This idea will subtly add a layer of interests and mystique enhancing the sense of belonging.

The mural will bring an artistic hommage to the City of Carpenteria seal.

Carpinteria's Reflection Mural Conceptual Landscape (1)

studio pappaterra

LANDSCAPE DESIGN
HORTICULTURE
FIRE ECOLOGY

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701 Linden LLC

701 Linden Avenue
Carpinteria, CA 93013

Arch Rev Board

Arch Rev Board 07.11.24

Conceptual
Building Mural

07.08.24

er | studio pappaterra

L4.01

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CARPINTERIA, CA 93013
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Attachment A

Exhibit 3: Recommended Conditions of Approval

The Palms Restaurant Renovation
24-2303-DP/CDP

December 2, 2024

PLANNING COMMISSION HEARING
PROJECT 24-2303-DP/CDP
THE PALMS RESTAURANT RENOVATION
701 LINDEN AVENUE (APN 003-313-007)
DECEMBER 2, 2024

ATTACHMENT C: CONDITIONS OF APPROVAL (APPLICANT: 701 LINDEN, LLC)

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 is based upon and limited to compliance with the project description, the hearing exhibits (Exhibit 1, Attachment B to the staff report dated December 2, 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 for an interior and exterior renovation of the "Palms" building and conversion of a portion of the roof to a covered bar and uncovered lounge area. The project would result in a restaurant and market/café retail area on the ground floor, a banquet/event space on the second floor, and a bar and dining area on the roof. The project includes replacement of the non-original first floor addition along the Linden Avenue frontage with a covered patio dining area, removal of an existing stairway on the Seventh Street frontage, partial demolition and renovation of the existing stairway at the rear of the building, the addition of an elevator, and new and renovated landscaping. The maximum height of the rooftop bar trellis roof would reach 31 feet-eight inches, with an overall building height to the top of the elevator tower reaching 36 feet-10 inches. The resultant building would have a floor area of approximately 9,949 square feet and ground floor and rooftop patio areas totaling approximately 2,909 square feet. A total of 9 parking spaces would be provided

onsite. The project also includes a request for Development Plan Modifications to: 1.) allow a covered patio dining area within the required front setback; and 2.) to allow the rooftop bar structure to exceed the 30-foot height limit by 1 foot-eight inches.

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

PROJECT SPECIFIC CONDITIONS

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 and Cultural Resource policies for Historic Structures. **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. Said application shall include a report from the project Architectural Historian confirming the Final plans are consistent with City historic preservation policies, California Environmental Quality Act (CEQA) guidelines, and the Secretary of the Interior's standards for rehabilitation of historic structures. **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 historical resource features, as identified in the Phase 1-2 Historic Resources Technical Report prepared by Post/Hazeltine Associates, shall be documented by a CDD-approved historian. **Plan Requirements and Timing:** Prior to issuance of the building permit, the applicant shall provide documentation of all identified historical resource features using historic photographs, measured drawings and archival quality photography. A copy of these documents shall be provided to CDD and the Carpinteria Historic Society. **Monitoring:** CDD shall ensure compliance through receipt of required reports, photographs, etc.

4. A CDD-qualified project Architectural Historian shall be retained to monitor compliance with the preservation and restoration techniques specified in the Phase 1-2 Historic Resources Technical Report prepared by Post/Hazeltine Associates throughout project construction. **Plan Requirements and Timing:** Prior to issuance of the building permit, the applicant shall submit an agreement and schedule for construction monitoring by the project Architectural Historian

Monitoring: CDD shall ensure compliance through receipt of required reports, photographs, etc.

5. 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.

6. Any exterior night lighting installed on the project site, including but not limited to building mounted lights, parking lot lighting and plaza lighting, 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 and designs of all exterior lighting fixtures shall be depicted on a Lighting Plan to be reviewed and approved by CDD with input from the ARB. **Monitoring:** CDD and ARB shall review a Lighting Plan for compliance with this measure prior to approval of a building permit for the development. CDD shall site inspect prior to occupancy clearance.

7. 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.

8. No signage is approved under this Development Plan. Any signage proposed for the main building and/or the retail annex space requires a separate Sign Permit for City review and approval as specified in CMC §14.58. **Timing:** The Sign Permit 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.

9. Complete landscape and irrigation plans shall be prepared for all landscape areas on the project site and within the public right-of-way along the Seventh Street frontage. The complete landscape and irrigation plans shall be reviewed and approved by CDD with input from the ARB as part of final design review.

10. 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.

11. All mechanical equipment including, but not limited to, heating and air conditioning units, and trash receptacle areas, shall be completely screened from surrounding properties. **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.

12. An enclosure for all trash and recycling solid waste bins shall be provided onsite. Said enclosure shall be sufficient in size and capacity to contain all solid waste containers/bins/dumpsters and shall be designed and constructed to screen all solid waste containers from public view. All solid waste containers shall be lidded and/or the enclosure structure shall be roofed. Said enclosure shall be accessible at all times. Enclosure area shall comply with all specifications outlined in CMC 15.09.030. Frequency of trash service shall be scheduled as needed to ensure solid waste generated by the development does not exceed the capacity of the approved trash enclosure. When not being serviced, all solid waste containers/bins/dumpsters shall remain stored within the trash enclosure at all times. **Plan Requirements:** Enclosure area shall be depicted on plans submitted for Building Permit review and shall include construction specifications/details for screening, access and roof coverage (as applicable). **Timing:** CDD and/or Public Works staff shall verify the enclosure is constructed consistent with Plan requirements prior to Occupancy clearance. **Monitoring:** CDD and Public Works staff shall periodically monitor the site to ensure the enclosure is maintained and functions adequately.

13. The applicant shall be responsible for maintaining the premises in a clean and orderly condition at all times. This includes, but is not limited to the following:
    a. The parking lot shall be cleaned on a regular basis. Cleaning activities shall include the removal of litter; spot cleaning of oil, fuel and other automotive leaks; vacuum sweeping and pressure washing when necessary;
    b. All trash/recycling shall be properly disposed of in the appropriate receptacles provided on site. The applicant shall regularly inspect the perimeter of the site to ensure that trash is not leaving the premises via wind or runoff;
    c. All structures and improvements on site shall maintain a tidy appearance and be kept in good working order; and
    d. All site landscaping shall be adequately maintained

    Plan Requirements: This requirement shall be included in the approved conditions of approval signed by the applicant prior to approval of any Building Permit for physical development. **Timing:** CDD shall monitor in the field as required. **Monitoring:** CDD staff shall periodically inspect the site to ensure compliance with this condition. If it is found that the site is not being maintained in a manner consistent with this condition, the matter shall be referred to the City's Code Compliance staff for resolution.

14. Total amount of patron seating and seating areas shall be in substantial compliance with the conceptual seating plans depicted in the preliminary plans approved by the Planning Commission, inclusive of both interior and exterior seating areas. **Plan Requirements/Timing:** Plans submitted for Building Permit review shall depict the proposed seating plan for review and approval by CDD staff prior to Building Permit issuance. **Monitoring:** CDD staff shall ensure final building plans comply with the approved seating plans prior to Building Permit issuance for individual and shall periodically monitor for ongoing compliance.

15. A minimum of 9 parking spaces shall be maintained onsite for the life of the project. Parking spaces shall remain available for the use of customers and visitors only. Employee parking shall be directed to City Parking Lot #3 (or if constructed, future City Parking Lot #4). In addition, secure employee bicycle parking for a minimum of 4 bicycles shall be provided onsite and maintained for the life of the project. Additional public bicycle public parking for a minimum of 4 bicycles shall be provided in the public right-of-way in a manner generally consistent with that depicted on the approved site 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. A copy of the lease agreement terms concerning employee offsite parking shall be provided to CDD prior to Occupancy clearance.

16. Prior to issuance of Certificate of Occupancy, the applicant shall prepare and submit to CDD a comprehensive Transportation Demand Management/Parking Management Plan (TDM/PMP) for the project with the intent of reducing project-related parking demands. Measures to be included and implemented through the Plan shall include, but need not be limited to, the following trip reduction and parking management strategies:

Carpooling. The applicant shall implement an employee carpooling program and will market the economic and environmental benefits of carpooling to all employees. Parking in City Lot 3 (or proposed Lot 4 if constructed) will be used for employees that carpool. Lot 3 is located approximately 600 feet from the project site, a relatively short walking distance from the project site.

Drop-Off/Pick-Up Area. There is an existing drop-off and pick-up area adjacent to the building on Seventh Street. This area will be used by carpools and vanpools to load and unload passengers. A portion of the frontage ("green curb") will be available for 15-minut parking to allow customer pick up for mobile orders.

Bicycling. The site design incorporates secure employee bicycle parking installed on-site. The existing bike lanes on roadways in the area surrounding the project site will aid in promoting cycling. All buses on the Santa Barbara MTD fixed route system are equipped with bike racks for two bicycles. The applicant will market the economic and environmental benefits of bicycling to all employees.

Transit Incentives. The applicant will market the benefits of transit to all employees. Transit ridership is an important component in a both parking management and trip reduction plans. The Project site is located near a Santa Barbara MTD bus route and AMTRAK station. The location and the proximity of transit stops to the Project site make transit an attractive alternative for employees. The applicant would offer up to ten employees a transit fare subsidy of $50 per month for those who provide proof of use of the local transit services.

On-Site Services. The project includes indoor and outdoor break and eating areas, and the applicant shall provide discounted meals during employee shifts as incentives for employees to stay on-site during the mid-day period, thus reducing the need for personal vehicles at work. The downtown area adjacent to the project site provides a wide array of services that are within walking distance and are available to employees without requiring the use of a vehicle.

Employee Transportation Information Center. The applicant will develop an employee information center which will display marketing data for the Transportation Demand Management/Parking Management Plan, including:

- Current transit system maps and route schedules for the various Santa Barbara MTD transit lines which serve the City of Carpinteria. Information regarding the AMTRAK service will also be posted.
- Rideshare promotional materials from SmartRide and RideMatch.info.
- Guaranteed ride home arrangements.
- The City's bike route system for the area.
- A description of the preferential parking program for carpools and vanpools.
  A description of the monetary savings and environmental benefits generated by employees for carpooling/vanpooling, bicycling, walking and transit use. This information will be posted on an employee bulletin board and included with employee pay checks.

Rideshare Matching Services. A Transportation/Parking Coordinator will develop an in-house ridematching service to assist employees who wish to carpool/vanpool. A Transportation/Parking Coordinator will also assist employees in registering with the Santa Barbara County Association of Governments/Traffic Solutions ridesharing program (SmartRide) and/or the Ventura County Transportation Commission (RideMatch.info) which provide ridematching services for carpooling/vanpooling and guaranteed rides home.

New Employee Orientation. A Transportation/Parking Coordinator will conduct an orientation meeting with new employees to review the alternative travel mode resources that are available through the Parking Management Plan. This measure will provide new employees with information on alternative travel options before they become accustomed to driving to work alone.

Personalized TDM Assistance. Provide personal assistance to those employees requesting information on alternative transportation measures. A Transportation/Parking Coordinator will assist in reviewing transit routes and schedules and how they match employee shifts, provide information on bike route locations, and assist employees in registering with the company's ridematching program as well as the regional ridesharing program.

Plan Requirements and Timing: Applicant shall submit a Transportation Demand Management/Parking Management Plan (TDM/PMP), prepared by a qualified transportation engineer, to CDD for review and approval prior to Occupancy clearance. **Monitoring:** CDD shall be responsible for the review and approval of the TDM/PMP. The Transportation/Parking Coordinator shall monitor the effectiveness of the TDM/PMP, participate in status reporting to the City, and

shall submit a TDM/PMP Performance and Monitoring Report 12 months after occupancy clearance and agree to annual TDM/PMP compliance inspections by the City for up to a 3-year period. The annual report shall summarize the results of the yearly trip reduction and parking management strategies, and TDM/PMP activities for the previous calendar year. The reports shall also include descriptions of any new or modified programs to be introduced in the next year if trip reduction is not achieved through the measures and programs initially implemented. If necessary, modifications to the TDM/PMP will be proposed to meet the trip reduction performance.

17. The Contractor shall be responsible for protecting all existing improvements and shall replace or repair, at his own expense, any improvements damaged during the course of construction.

18. Hours of operation for the entirety of the development shall be restricted to no later than 10:00 p.m. The Community Development Director may, at his/her discretion, modify the permitted hours of operation. **Plan Requirements:** These restrictions shall be noted on all future Certificates of Occupancy and Business Licenses. **Timing:** Hours of operation shall apply to all future restaurant and bar tenants. **Monitoring:** CDD shall periodically monitor and respond to complaints as needed.

19. No live entertainment on the rooftop shall be allowed. Pursuant to CMC §14.20.110, low volume background music from speakers shall be allowed such that no amplified sound that exceeds 5dBA above ambient noise levels as measured at any property line. All noise emanating uses shall cease by 10:00 PM. **Plan Requirements:** The applicants shall be responsible for complying with the restriction on outdoor amplified sound. **Timing:** The restriction shall apply during all business hours. **Monitoring:** CDD shall periodically inspect to ensure compliance and respond to any filed noise complaints.

DEVELOPMENT PLAN CONDITIONS

20. Prior to issuance of Building Permits for any kitchen improvements, applicants shall obtain approval from Santa Barbara County Environmental Health Services (EHS). **Plan Requirements:** Approval stamps on the final building plans or similar proof of EHS approval shall be obtained and copies provided to CDD for any tenant improvements include food preparation facilities. **Timing:** Proof of EHS approval shall be provided prior to issuance of any Building Permits for kitchen improvements. **Monitoring:** EHS and the City Building Inspector shall be responsible for ensuring all kitchen improvements are constructed per the approved plans.

21. 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 building and grading plans submitted to the City for review prior to issuance of a Building or Grading Permit. **Monitoring:** CDD and Public Works shall site inspect prior to the commencement and as needed during all grading and construction activities.

22. 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.

23. To prevent construction and/or employee trash from blowing offsite, appropriate 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.

24. 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 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.

25. Best available erosion and sediment control measures shall be implemented during grading and construction. Best available erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences,

geo-bags or gravel and geotextile fabric berms, erosion control blankets, coir rolls, jute net and straw bales. Storm drain inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the construction period. Construction entrances and exits shall be stabilized using gravel beds, rumble plates, or other measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. **Plan Requirements:** An erosion and sediment control plan shall be submitted to and approved by the City prior to issuance of a Grading or Building Permit. The plan shall be designed to address erosion and sediment control during all phases of development of the site. **Timing:** The plan shall be implemented prior to the commencement of construction. **Monitoring:** Public Works shall perform site inspections throughout construction.

26. 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 winds 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.

27. 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.

28. 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.

29. 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 2 mitigation program consistent with City Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all final building and grading plans. **Monitoring:** CDD shall check in the field.

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

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

32. Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded to CDD's satisfaction and shall be located a minimum of *75* feet from occupied residences. **Plan Requirements:** The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. **Timing:** Equipment and shielding shall remain in the designated location throughout construction activities. **Monitoring:** CDD shall perform site inspections to ensure compliance.

33. Prior to issuance of any building permits, applicant shall demonstrate to the satisfaction of the Community Development Department that construction activities will not exceed City noise thresholds or pose a public nuisance for adjoining residential properties. In the event construction activities are shown to exceed applicable noise thresholds, applicant shall be responsible for identifying and implementing additional noise mitigation measures, as needed, to reduce construction levels experienced at nearby residences to less than significant levels. **Plan Requirements and Timing:** Applicant shall provide an acoustical analysis performed by a qualified acoustical consultant evaluating the potential impacts of construction noise and recommending any necessary noise mitigation measures to reduce construction noise to less than significant levels. **Monitoring:** CDD shall be responsible for reviewing and approving the acoustical study prior to issuance of any building or engineering permits, and ensuring that any recommended mitigation measures are in place and complied with during construction.

34. 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.

35. Approval of the Development Plan shall expire two 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.

36. 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.

37. 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 Exhibit 1, Attachment B, dated July 6, 2021. Substantial conformity shall be determined by the Community Development Department Director.

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

39. 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.

40. 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

41. 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. 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.

42. 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 of Carpinteria. **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.

43. 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.

44. 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 application 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.

45. All applicable 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.

46. 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.

47. 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.

48. 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.

49. 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.

50. 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.

51. 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.

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

53. 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.

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

55. 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.

56. 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.

57. 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.

58. 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.

59. 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.

60. 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.

SPECIAL DISTRICT CONDITION LETTERS

61. Compliance with the attached Departmental and District letters is required as follows:
    a. City of Carpinteria Public Works Department dated July 31, 2024
    b. Carpinteria–Summerland Fire Protection District dated August 15, 2024
    c. Carpinteria Sanitary District letter dated July 30, 2024

d. Carpinteria Valley Water District letter dated August 19. 2024

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.

Approved by the Planning Commission on December 2, 2024

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

_____

Applicant/Property Owner Date

CITY OF CARPINTERIA, CALIFORNIA

Public Works Department
Memorandum

To: Brian Banks, Principal Planner
Community Development Department

From: Josefina Arechiga, Assistant Engineer /s/

Via: John L. Ilasin, Public Works Director/City Engineer /s/

Date: July 31, 2024

Subject: 701 Linden Avenue, Project No. 24-2303-DP/CDP

The Public Works Department has reviewed the project submittal dated July 15, 2024, and has the following conditions of approval:

CONDITIONS OF APPROVAL

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

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

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

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

5. All existing private property encroachments shall be removed from the City of Carpinteria public right-of-way.

6. Improvements shall include upgrades to curb ramps at the following locations for conformance with current Americans with Disabilities Act (ADA) standards:

   Northwest corner of Linden Avenue and Seventh Street intersection

7. Improvements shall include application of fog seal (quick setting asphaltic emulsion) on Yucca Lane

8. Improvements shall include the removal and replacement of any lifted or damaged sidewalks, curbs, and gutters along the property frontage on Seventh Street.

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

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

11. A Maintenance Agreement for permanent stormwater quality best management practices shall be submitted to the City Engineer for review and approval. The Maintenance Agreement shall include, at minimum, the following elements: (1) Operations and Maintenance Plan; (2) Legal description and plat of property; (3) Site plan of all permanent stormwater quality best management practices; (4) Property owner's printed name, signature, and date of signing; and (5) Notary public acknowledgement.

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

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

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

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

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

End of Comments

CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

701 Linden Ave Carpinteria CA 93013, Planning, Interior/Exterior remodel, addition of rooftop bar

Location	34.397351, -119.520748
Status	Planning Complete
Submittal Date:	July 16, 2024
Project Address/Location:	701 Linden Ave Carpinteria CA 93013
APN:	003-311-007
Project Description:	Interior/Exterior remodel, addition of rooftop bar
Applicant:	SEPPS. Nicole Biergiel
Applicant Address:	1625 State Street Suite 1 Santa Barbara CA 93101
Applicant Phone Number:	805-966-2758 ext 100
Applicant Email:	Nicole@sepps.com
Submittal Type:	Planning

Planning/Conceptual Design

Date Review Completed:	August 15, 2024
Permit Number:	24-2303
Planner:	Brian Banks
Plan Checker:	Michael LoMonaco
Actions Taken:	Letter sent

PROJECT CONDITIONS:

Access Requirements:

Building address numbers shall be visible from the street. Numbers shall be a minimum 4" high 1" stroke on a contrasting background for residential structures. 8" high 2" stroke minimum on commercial structures.

Additional Comments: Knox box to be installed adjacent the primary entrance.

Water Requirements:

Fire Protection Systems Requirements:

FDCs shall be located within 150' of a fire hydrant capable of providing the required fire flow.

Aggregate alterations modifications remodels and/or additions of 500 square feet or more or 50% of existing legal square footage to existing non-residential buildings or structures for which applications for building permits are filed or required to be filed with the County or City of Carpinteria shall require the installation of an automatic fire sprinkler system throughout the entire non-residential building or structure.

Prior to installation plans for the proposed fire sprinkler system shall be designed by a qualified person and submitted to this office for approval.

A fire alarm or sprinkler monitoring system shall be installed or modified. Prior to installation plans for the system shall be designed by a qualified person and submitted to this office for approval.

Prior to occupancy all alarm systems that are monitored shall be tested.

Installation or modification of a commercial hood requires plans to be submitted to CSFPD prior to work. System shall be tested prior to occupancy.

Prior to occupancy portable fire extinguishers shall be mounted such that the maximum travel distance from any area will meet the standard or be less than 75 feet.

Additional Requirements:

Illuminated exit signs and emergency exit lighting shall be provided in accordance with the provisions of the current California Fire Code.

Any future changes including further division, intensification of use, or increase in hazard classification may require additional conditions in order to comply with applicable fire district development standards.

This project has a change of occupancy classification for one or more structure that will require the structure(s) meet the current California Fire Code and CSFPD Ordinance and Standards.

Fees:

Pursuant to County ordinance Chapter 15 & Carpinteria Municipal Code Chapter 8.26 Section 8.26.030 - Imposition of fire protection mitigation fees: The applicant will be required to pay a fee for the purpose of mitigating the increased fire protection needs generated by the development. The amount of the fee is as follows:

H. 2024 Retail/Service/Office Use Development. A fee of $4.990 per square foot of floor space will be assessed on all new Retail/ Commercial/ Office Uses development.

CARPINTERIA~SUMMERLAND
FIRE PROTECTION DISTRICT

PURSUANT to CSFPD Ordinance 2019-01 imposition of fire protection fees for service: The applicant may be required to pay fees for additional plans reviews and/ or additional field inspections. The amount of the fee is as follows: A. Two Hundred Twenty-Four ($224.00) Dollars for Additional Plan Review Fees will be assessed as additional plan reviews are completed. B. Two Hundred Ten ($210.00) Dollars per hour for Field Inspections will be assessed for additional inspections.

Checks shall be made payable to: Carpinteria-Summerland Fire Protection District (CSFPD) and delivered to Fire District Headquarters at 1140 Eugenia Place, Suite A Carpinteria, California 93013. Money orders and cashiers' checks will be accepted. Cash payment will not be accepted. Credit and debit cards can be used online. The link can be found at Carpfire.com

Inspector's Signature

Signed 8/15/2024, 1:45:36 PM PDT

The above conditions apply to this project as submitted. Future changes including, but not limited, to further division, intensification of use, or increase in hazard classification, may require additional conditions in order to comply with applicable development standards in effect at the time of the change. If you have questions please do not hesitate to contact this office at (805) 684-4591

Docusign Envelope ID: 69E766BD-F7C0-4529-BB04-7F3CFC9D087C

CARPINTERIA-SUMMERLAND FIRE PROTECTION DISTRICT
FIRE PROTECTION CERTIFICATE-PLANNING APPLICATION (**FPC-P**)

INSTRUCTIONS: Submit completed form to the City of Carpinteria Building and Safety. Prior to Building & Safety approval, submitted plans will be forwarded to the Carpinteria-Summerland Fire Protection District for review. Payment shall be made to: Carpinteria-Summerland Fire Protection District prior to FPC review. The application feeof $343.00 must be paid by credit card, check or money order made out to the Carpinteria-Summerland FireProtection District. Payment shall be made on line or at: 1140 Eugenia Place, Suite A, Carpinteria, CA 93013. TheFire District then will review the submittal and email a Letter of Condition to the City of Carpinteria and to theApplicant.

PLANNING NUMBER: 24-2303 DATE :

1. Applicant: Nicole R.Biergiel, SEPPS Land Use Consult Phone: 805-966-2758 x100

   Mailing Address: 1625 State St, Ste 1 Email: nicole@sepps.com

   City/ State/ Zip Code: Santa Barbara, CA 93101

2. Property Owner: 701 Linden, LLC c/o Julianne Straley Phone: 732-682-5045

   Mailing Address: PO Box 352 Email: team@ymfamilyoffice.com

   City/ State/ Zip Code: Manahawkin, NJ 08050

3. Project Address: 701 Linden Ave APN: 003-311-007

4. Project Description: An interior and exterior remodel of the existing restaurant building and conversion of a portion of the roof to a partially covered rooftop bar and lounge area.

5. Existing square footage: (include non-habitable space): 10,508 SF

6. Does existing building have a fire sprinkler system? YES ☐ NO ☐

7. Square footage of new construction, remodel, and alterations: _____
   (Including non-habitable space)

8. After project completion, will hazardous or flammable materials be on the premises?

   YES ☐ NO ☒ If yes, describe fully _____

9. Describe project water source for fire protection (water district, private water co., etc.)

   Carpinteria Valley Water District

I HEREBY CERTIFY THAT THE ABOVE IS TRUE AND CORRECT AND THE PROJECT DESCRIBED SHALL COMPLY WITH ALL APPLICABLE DEVELOPMENT STANDARDS AND CODES.

Nicole R. Biergiel — Applicant name (print)

Nicole R Biergiel — Applicant signature

Fire District Use Only

Approved with attached conditions ☒ Approved ☐

Date: 8/15/2024 Signed: Michael LoMonaco

Comments: _____

rev:7/2020

CARPINTERIA
Sanitary District

5300 Sixth Street
Carpinteria, CA 93013

Phone (805) 684-7214 · Fax (805) 684-7213

July 30, 2024

Brian Banks
Community Development Department
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, California 93013

Subject: The Palms - Exterior Alteration and Interior Remodel
Project No. 24-2303
701 Linden Avenue (APN: 003-253-008)

Dear Mr. Banks:

Thank you for the opportunity to provide comments on the subject project. The Carpinteria Sanitary District (District) has reviewed the plans received on July 26, 2024 for an exterior alteration and interior remodel of the existing building.

The District recommends that the following conditions be incorporated into the review/approval process to address sewer system improvements:

1. Any sewer improvements shall conform to approved District construction standards for materials and methods.

2. A sewer construction permit is required for any and all work on the sewer laterals serving the proposed project. The permit shall be procured and applicable fees paid prior to issuance of Building Permits. The applicant shall submit a detailed engineered drawing to the District showing any proposed sewer connections, alterations or additions. During the construction, it is the applicant's and contractor's responsibility to notify the District of any sewer improvements or modifications not noted on the approved plans.

3. A grease interceptor is required for this project. Details regarding the size and type of grease interceptor shall also be provided on the utility plan. Applicant will be required to obtain a Fats, Oil and Grease (FOG) Discharge Permit. The plans must show the total kitchen drainage fixture count to determine the capacity of the grease interceptor as required per Table 1014.3.6 of the latest Uniformed Plumbing Code (UPC). The District makes the final determination on grease interceptor type and size requirements. The grease interceptor should be located as close to the kitchen as possible and should have a direct connection to the lateral serving the building.

4. Please provide a note on the utility plans to inform the Contractor that a permit from the District is required prior to any sewer construction work. Please allow at least 48 hour

advanced notice to the District for inspections. The District can be reached at (805) 684-7214 x113.

If you have any questions or comments regarding any of the conditions provided, please contact me at (805) 684-7214, ext. 113 or lancel@carpsan.com.

Sincerely,
Carpinteria Sanitary District

Lance Lawhon

Lance Lawhon
Engineering Technician

Carpinteria Valley Water District

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

August 19, 2024

Nicole Biergiel, SEPPS Land Use Consulting
1625 State St, Ste #1
Santa Barbara, CA 93101

SUBJECT: **Request for Intent to Serve Letter re proposed project at 701 Linden (the "Project")**

Dear Applicant,

In response to your request, this letter will serve as confirmation that Carpinteria Valley Water District (the "District") currently has sufficient water supply to serve the Project, subject to qualifications indicated below.

The Project is for interior and exterior renovations for The Palms Restaurant and adjacent single-story commercial building. First floor renovations apply to the restaurant, while the second floor is to be developed with banquet rooms and a chef's kitchen. The roof is proposed to be converted to a bar and lounge area. Additionally, a total landscaped area of 3,348 SF is proposed. The subject property is currently served by a 1" commercial water meter. No change of use is proposed.

While the District currently has sufficient water to supply the Project's proposed use, it is important to note that the District has declared a State 0 Drought Emergency (see Ordinance 24-1, *www.cvwd.net*), which remains in effect. As a result, while there are currently meters available to service the Project, the District will continue to monitor its water supply, and may be forced to consider declaring more severe stages of drought or imposing further water restrictions or a moratorium on new and/or expanded connections.

Accordingly, the confirmation conveyed by this letter is subject to the following conditions and caveats:

1. If the intensity of the proposed use increases, this letter is void and you will need to file a new request for an "Intent to Serve" letter. Subsequent issuance of a new Intent to Serve letter is not assured.
2. This letter is only valid for the Subject Project.
3. You must obtain all permits and approvals for the Project as required by local, state and federal law.
4. This "Intent to Serve" letter is conditional upon, and shall not be in force or effect until, the Project receives final approval from the applicable land use agency.

5. Upon the expiration of any land use and or building permits for the Project, this "Intent to Serve" confirmation shall be void and you shall be required to submit a new request for confirmation of the District's intent to serve the Project, which shall be subject to any drought conditions, restrictions and/or moratoriums then in effect.
6. If new meters are required for the Project, issuance of said meters shall be subject to applicable fees, including, but not limited to, Capital Cost Recovery fees, Construction costs and other related costs, and Water Supply Impact fees.
7. The District reserves the right to participate in or comment on any analysis or review of the Project performed by any agency under the California Environmental Quality Act (CEQA), even if said participation or comment may detrimentally impact the resulting CEQA review or analysis. This letter does not constitute analysis or approval under CEQA.
8. You must renew this letter annually after the date of this letter to keep the District apprised of Project status and developments.
9. This letter has a Project specific Conditions Letter attached that will be considered to be included in the conditions above.

Should you have any questions please do not hesitate to contact the District at 805-684-2816.

Very truly yours,
Carpinteria Valley Water District

Spencer Seale
Associate Engineer

cc: TCM to account,
Brian King, District Engineer

Carpinteria Valley Water District

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

August 19, 2024

Nicole Biergiel, SEPPS Land Use Consulting
1625 State St, Ste #1
Santa Barbara, CA 93101

SUBJECT: **701 LINDEN AVE, APN 003-311-007, ACCOUNT NUMBER 09-092323-03, PROJECT NUMBER 24-2303-DP/CDP/ARB, INTERIOR & EXTERIOR TENANT IMPROVEMENTS, CONDITION LETTER**

To Whom It May Concern,

Please be advised, this parcel is within the jurisdiction of Carpinteria Valley Water District and therefore is entitled to District water service in accordance with District Rules and Regulations. Currently the District is in a Stage 0 Drought Emergency; for more information on Ordinance 24-1, please visit the District website www.cvwd.net. This letter is good for one year from the date of the letter.

The subject property is currently served by a 1" commercial water meter. Based on the utility plans dated November 11, 2023, the District has the following conditions:

- Include the District on the City's final sign off.
- The property will require a dedicated landscape meter or meters to water landscaped areas. The irrigation meter(s) will require an appropriately sized reduced pressure principle backflow assembly (RP) per Standard Detail W-115. Calculated water demand will determine landscape meter size, as to be approved by District.
- If fire sprinklers are required, fire flow demand calculations must be provided to the District prior to District sign off of the building permit. If an independent fire service is required, the customer is responsible for all fees and deposits associated with the installation and for the costs associated with installing backflow protection and having the device tested annually.
- If other fire improvements are required for the project, the owner is responsible for all fees, deposits, and development costs associated with these improvements, including, but not limited to, fire hydrants, plans, facility upgrades, and main extensions.

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

If you have any questions, please feel free to contact me at spencer@cvwd.net or 805-684-2816x124.

Very truly yours,

Carpinteria Valley Water District

Spencer Seale
Associate Engineer

cc: TCM to account,
Brian King, District Engineer

Attachment B

Story Pole Photographs

The Palms Restaurant Renovation
24-2303-DP/CDP

December 2, 2024

The Palms Renovation Story Poles, 09/11/2024; 24-2303-DP/CDP/ARB

The Palms Renovation Story Poles, 09/11/2024; 24-2303-DP/CDP/ARB

The Palms Renovation Story Poles, 09/11/2024; 24-2303-DP/CDP/ARB

The Palms Renovation Story Poles, 09/11/2024; 24-2303-DP/CDP/ARB

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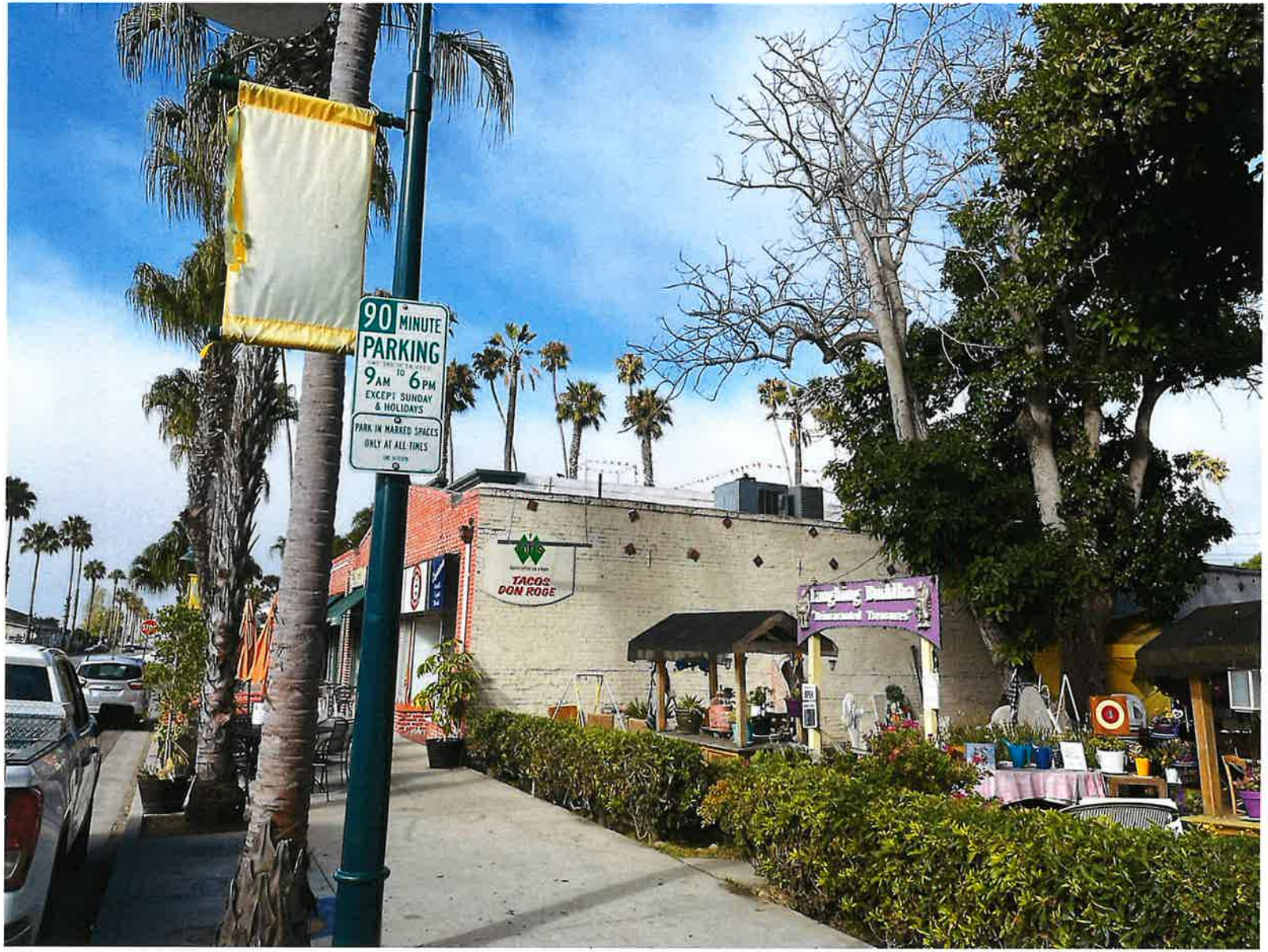
The Palms Renovation Story Poles, 09/11/2024; 24-2303-DP/CDP/ARB

The Palms Renovation Story Poles, 09/11/2024; 24-2303-DP/CDP/ARB

The Palms Renovation Story Poles, 09/11/2024; 24-2303-DP/CDP/ARB



The Palms Renovation Story Poles, 09/11/2024; 24-2303-DP/CDP/ARB

The Palms Renovation Story Poles, 09/11/2024; 24-2303-DP/CDP/ARB

The Palms Renovation Story Poles, 09/11/2024; 24-2303-DP/CDP/ARB

The Palms Renovation Story Poles, 09/11/2024; 24-2303-DP/CDP/ARB

Attachment C

Project Narrative Prepared by Applicant

The Palms Restaurant Renovation
24-2303-DP/CDP

December 2, 2024

SUZANNE ELLEDGE
PLANNING & PERMITTING
SERVICES, INC.

5 August 2024

City of Carpinteria
Community Development
5775 Carpinteria Avenue
Carpinteria, CA 93013

Subject: **Applicant Letter & Project Description**
Development Plan and Coastal Development Permit Application
The Palms Restaurant; 701 Linden Avenue, APN: 003-311-007

Dear City of Carpinteria Community Development Department,

On behalf of The Palms, LLC, SEPPS respectfully requests the City of Carpinteria Community Development Department's review of the enclosed application for a Development Plan and Coastal Development Permit with Architectural Review and associated setback, height, and parking modifications for proposed renovations to the historic Palms Restaurant. The Palms project is largely an interior and exterior restoration project, intended to restore the architectural integrity of the building and recommence the restaurant use, including new roof-top elements.

The City Architectural Review Board (ARB) conducted conceptual review of the proposed project on May 30, 2024 and provided overall positive comments in support of the project's architectural restoration and design, as well as support for the proposed roof-top elements, including the requested height modification, front setback modification, and support for the landscape design. The ARB also indicated that the project should proceed with the formal review process and do not see a need for a joint concept review with City Council, Planning Commission, and the ARB; therefore, the applicant has decided to proceed with formal project review as recommended by the ARB.

The project proposes the following:

- An interior remodel of the ground-floor restaurant building, including the southern half of the adjacent brick building containing the "Oaxaca Fresh" restaurant, which is located on the same parcel as The Palms restaurant building;
- New banquet rooms on the second floor of The Palms restaurant building;
- An exterior renovation to remove non-historic exterior elements, rehabilitating the façade to the early 20th century Vernacular style architecture; and

- Conversion of a portion of the roof to a partially covered rooftop bar area, setback from the building's facades.

At over 100 years old, The Palms building is thought to be the oldest surviving two-story brick building in the downtown area. The project would restore the historic architectural integrity of the building, and recommence the restaurant use, including a new roof-top bar terrace to be enjoyed by Carpinteria residents and visitors alike.

I. Zoning, Land Use Designation & Existing Setting

The project site is located at 701 Linden Avenue (APN 003-311-007), on the northwest corner of the intersection of Linden Avenue and 7th Street. The project site is located in the Downtown Core District (Subarea 2a), which applies to those properties located in the Downtown "T"; the center of civic and commercial life in the City. The parcel's east boundary is delineated by Linden Avenue, its west boundary by Yucca Lane, its north boundary by a one-story commercial building at 721-751 Linden Avenue and its south boundary by 7th Street. The subject property is an 11,453 square foot lot, constructed with a 10,562 gross square foot former restaurant building, which has been vacant for four (4) years. The property land use designation is identified as Visitor-Serving Commercial (VC) and it is zoned Central Business District (CB) in a Commercial zone. The neighboring parcels to the north east, south west, and across Linden Avenue share the same land use designation and zoning. To the north west, across Yucca Lane, parcels are designated General Commercial and zoned Planned Residential Development (PRD-20) with primarily residential uses.

II. Permit History & Project Impact

The project site was first developed in 1888 with a hotel that operated until 1894 when it burned in a fire. The property remained vacant until 1912 when the Palms Hotel building was constructed; this is the building that remains today. In addition to the hotel's lobby and restaurant use, a bank and office operated on the first floor within the existing footprint. Soon after opening, sometime in the late teens or early 1920s, a one-story wing was added at the north elevation in the same architectural style as the original building.

Major renovations were completed in 1948, when many of the original wood-frame windows were replaced with metal, and the early 1960s, when the shed addition to the Linden Avenue façade was added, expanding the dining room. Tenant turn-over and another round of renovations related to seismic retrofits in 1993 (permit #5338), allowed for the expansion of the south banquet room. The original ground-floor office space was permitted as a residential apartment in 2000 (permit #7366). The second floor has variously operated as a hotel with rooms for short-term stays, as well as informal, unpermitted apartment housing for employees, and commercial office and storage space. Based on discussions with City Staff and the presence of two (2) abandoned kitchen spaces on the second floor, along with the former apartment on the ground floor, it is reasonable to conclude that the building contained three (3) living units, abandoned approximately four

to five years ago, that are not proposed to be replaced on-site with the project renovations. Please refer to the Price, Postel & Parma letter dated June 27, 2024 submitted to the City for review regarding the former abandoned living units and the applicability of certain state and local housing laws.

In addition to an interior remodel to accommodate the original ground-floor restaurant use and new banquet space on the second floor, the project proposes to maintain and restore historic elements of the building, returning the façade to the building's early 20th century Vernacular style architecture. Removal of non-historic elements that were added in mid-century renovations includes returning the shed-roof expansion along Linden Avenue to an open-air dining patio at the front of the restaurant. The historic windows and doors that remain will be restored and non-original windows will be replaced to match. An exterior staircase added along the 7th street frontage sometime between the 1950s and 1970s will be removed, as well as an extraneous, non-original door and canopy, restoring this façade to a closer approximation of its original condition. Additional original elements such as the stepped parapet, pressed metal cornice, original brick, and many of the original windows and doors in their original locations, will be maintained and restored with the proposed design.

The project also proposes conversion of a portion of the rooftop to a bar and terrace encompassing a restroom, elevator shaft, and canopy. The installation of a rooftop covered terrace and its related features will not remove significant historic building materials. The new elements are set back from the primary facades to minimize visibility from the surrounding streets, and to ensure that rooftop improvements read as secondary elements and do not negatively impact the historic nature of the structure.

Per the enclosed historic report prepared by Post/Hazeltine Associates, dated March 14, 2024, the proposed project does not materially impair the existing historic resource and the property would maintain its historic integrity with the proposed improvements (pg. 39).

III. Proposed Project

Interior

An interior renovation of the existing ground-floor restaurant, including the southern portion of the adjacent attached single-story restaurant building, which is located on the same parcel, and new banquet rooms on the second floor is proposed to replace the outdated, worn restaurant interiors, improve natural light into the interior space, increase energy efficiency, and return the interior space to its former splendor, honoring the history of the building. The project will restore exterior doors, windows, plaster and brick walls, and will also replace the old, non-functional cooking facilities with state-of-the art kitchen equipment, including water efficient fixtures, and improved ventilation. The first floor will provide the casual dining restaurant and bar The Palms has traditionally been. Private event rooms and a chef's kitchen for experimental dining will be offered on the second floor for a new dining experience.

East Elevation / Linden Avenue Façade

The project proposes to remove the east elevation's non-original first-floor addition and reinstall historically appropriate doors and windows in close approximation of their original location. The removal of the nonhistorical addition allows for the creation of an open-air porch, enhancing the visibility of the first floor's original brickwork and door and window openings. New wood windows and doors will be installed in the original openings to match historic. The porch, designed to match the Vernacular architectural style, will be covered by a 11'-10" painted-wood trellis supported by brick-clad piers and enclosed with 2'-6" brick planters. Proposed plantings include California native Island Morning Glory (Calystegia macrostegia) and Potato vines (Solanum laxum), which will spill from the built-in planters. White Ivy Geraniums will be planted in hanging planters between each column/archway.

The exterior brick will be patched and repaired, per the applicable Department of the Interior's Technical Preservation standards and the name "The Palms" will be repainted at the second floor in the sans serif font style first used in 1912. Original windows that remain at the second floor will be reused and restored per the applicable Department of the Interior's Technical Preservation standards.

The proposed elevator shaft, rooftop guard rail, and skylight, set back from the east façade, are partially visible from some ground-level vantage points, but located and designed to minimize visibility from off-site. The original metal cornice around the roof-top edge will remain.

A new canvas awning is proposed to replace the existing, at the north east addition (Oaxaca Fresh). The windows and door of this addition will be restored to match historic, per the applicable Department of the Interior's Technical Preservation standards. This "annex" to The Palms is proposed to function as a To-Go food service and retail component of The Palms offering services from early morning throughout the day.

South Elevation / 7th Street Façade

The project proposes improvements to the south elevation facing 7th Street including the removal of a non-original exterior staircase and the replacement of a non-original second floor door with a historically appropriate one-over-one wood sash window. Original windows that remain will be reused and restored per the applicable Department of the Interior's Technical Preservation standards. The removal of the stair well and hardscape in this area allows for a new landscaped area of over 1,300 square feet, and resulting reduction in impervious area. Six (6) Baja California-native Guadalupe Palms (Brahaea edulis) are proposed, as well as an accent of dwarf Atlas Mountain Palm (Chamaerops humilis var. argentea) to restore the original essence of "The Palms". These varieties thrive in the local climate and coastal site condition. Shrubs and ground cover include a mix of mostly local native plants such as Chaparral Yucca (Hesperoyucca whipplei), Coast Sunflower (Encelia californica), Erioganum fasciculatum (California buckwheat), Indian

Mallow (Abutilon palmeri), mixed color Yarrows (Achillea sp.), and California Poppies (Eschscholzia californica).

An original first floor door will be fixed in-place and a non-original door on the first floor will be replaced by a window. Two small windows on the first floor which are not original, are proposed to be removed. An existing non-contributing metal slider window on the south elevation of the recessed one-story element of the elevation would be replaced by a door. The exterior brick will be patched and repaired, per the applicable Department of the Interior's Technical Preservation standards. The original metal cornice will remain.

West (Rear) Elevation

Improvements to the west elevation include the replacement of the non-original, exterior wood staircase with a new staircase with metal railings extending to the roof level dining terrace to meet Building Code egress requirements. The stair case will rise 23'-4" to the existing roof level and be topped with a 42" railing, as required by the Building Code. The stairwell and railing would not be visible from the primary Linden-Avenue façade and the railing design has been updated to hand-pulled wrought iron in response to comments from the ARB Conceptual hearing. The existing second-floor door would be replaced with a wider door to meet Building Code requirements and two original second-floor windows would need to be removed to accommodate the replacement exterior staircase. Windows are to be preserved and relocated where possible.

The replacement of a non-original door in the elevation's one-story addition with a one-over-one wood sash window is proposed at the ground-level, along with the replacement of a non-original first-floor window at the south end of the elevation with a one-over-one wood sash window emulating the building's historic window type, and the addition of a door near the center of the elevation. The proposed location of the door was the location of three windows that were infilled in 1993-1994.

New 6'-0" wood fencing would be installed at the north end of the elevation to enclose the property's trash bins. Additional 6'-0" wood plank fencing would be installed off the south side of the elevation's one-story addition to enclose a small service yard. The exterior brick will be patched and repaired as needed, per the applicable Department of the Interior's Technical Preservation standards.

The rooftop elevator shaft and dining canopy are partially visible from the rear façade, but do not negatively impact the historic resource from this vantage point, as the west elevation is not a primary elevation and contains several non-original elements.

North Elevation

Minimal improvements are proposed to this elevation. Two original second-floor windows are proposed to be removed, restored, and relocated to accommodate removal of a non-original window and restoration of the façade to a closer approximation of the historic

original. In addition, two original first-floor windows will be removed and relocated to accommodate enclosing a small service yard. Exterior brick will be patched and repaired as needed, per the applicable Department of the Interior's Technical Preservation standards. This elevation is not visible from any street frontage and as such proposed improvements have minimal impact to the historic nature of the structure, though the improvements proposed will enhance the historic and architectural integrity of this façade.

Rooftop

The roof-level bar terrace totaling 1,743 SF of exterior terrace and approximately 1,000 SF for the elevator, circulation, mechanical, and service spaces would be located roughly in the center of the rooftop setback from all four building elevations to minimize, and in most cases avoid, views of the rooftop elements from off-site. A roof-top planter of 1,154 SF will be incorporated adjacent to the perimeter of the roof. A 42" plaster safety guardrail is proposed to be installed around the perimeter of the lounge between the lounge and the planter, to ensure sufficient, safe separation from the roof edge and the patrons.

The rooftop terrace would include a rooftop lounge, bar, seating, and restroom. A recessed parapet would enclose the proposed dining terrace for outdoor seating and a stair and elevator tower. A trellis roof at the west end of the roof is proposed to cover the restroom, bar, and service area. A skylight, centered in the rooftop area, would allow light in to the second and first floors below. The proposed skylight is a steel and glass pyramid with the peak terminating at 31' above grade (7'8" above the terrace), the restrooms and stair tower are 31'4" above grade (8' above the terrace), the vinyl canopy is 34'6" above grade (9'6" above the terrace), and the elevator shaft is 36'10" above grade.

City Code Section 14.50.090 *Height*, allows chimneys, elevator, and stair housings, and "similar architectural features" to exceed the building height limit (30-feet in this location) in all districts where such excess heights are not in conflict with other provisions of the code. The majority of the proposed rooftop elements meet this definition, but the project will require a modification to the height limit for the proposed rooftop bar patio cover.

In order to address concerns regarding noise from rooftop dining, and to avoid and minimize potential noise impacts, the rooftop elements have been located near the center of the rooftop and screened with a recessed parapet and partially covered by a trellis canopy. In addition, the project would limit rooftop use to end no later than 9 p.m. on the weekdays, and 10 p.m. on the weekends and holidays, in conformance with the City's curfew hours. The rooftop bar is screened with a solid, approximately 6' wall along the north west side and for the width of the bar along the north east side, which is the side that faces a mixed-use, residential neighborhood. This solid wall will significantly minimize sound travel toward the west. Please refer to the enclosed noise assessment prepared by Dudek Associates dated July 8, 2024, which concludes that the operational sound level, even operating at full capacity in the restaurant and the rooftop patio areas continuously from 7am – 10pm, fall well below the City's General Plan guidance of 60dBA Ldn. Consequently, operational noise impacts of the project would be less than significant.

All roof-top lighting will be minimal, dark-sky compliant, and limited to low wattage, shielded light source directed downward. All roof terrace lighting, except minimal safety lighting, will be on shut off in coordination with the City-adopted curfew hours referenced above.

Parking Lot

The project will improve the existing on-site parking lot with new surfaces and striping, and will retain all existing nine (9) parking spaces, including one (1) ADA space. A landscape buffer between the parking lot and the sidewalk is proposed on the 7th street side.

The property is located immediately west of a City public parking lot used for restaurant patrons and employees. Per the November 7, 2022 staff report to the Planning Commission, The Palms is allotted 38 off-site parking spaces in this nearby parking lot and provides 9 spaces on-site, for a total of 47 parking spaces. The proposed project requires 54 parking spaces, a deficit of 7 spaces. Located less than a quarter of a mile from the Amtrak train station, this project complies with California State Law AB2097, which addresses the parking deficit. In addition, the new property owners and restaurant managers are committed to implementing an employee carpool and alternative transportation program that incentivizes employees to walk, ride, bus, and carpool to work. The program will include the purchase of public parking and bus passes for employees. A modification is requested to apply State Law AB2097 to the project to address the parking deficit of 7 spaces.

Landscape Concept

The Palms Restaurant is an icon in one of the most perfect beach towns in California. Carpinteria is romantically positioned with mountains at its back and the Pacific Ocean in its sights. The landscape architect describes the following concept for the landscape plan: The landscape design draws inspiration from local canyons near the coast, where birds scatter wildflower seeds and a myriad of plants comingle with the native rushes and coastal perennials. To do the restaurant justice, palm trees are essential. Palms reflect the identity of the building, the proximity to the ocean, and Carpinteria's truly unique sense of place. The heritage palette of palms includes both California and Mexican fan palms, and Australian cabbage palms.

The iconic palm presence is provided by the Guadalupe palm, a native of Baja California's Cedros Island, yet very much at home in coastal Santa Barbara. Offering the familiarity of the California fan palm, the Guadalupe palm also bears edible fruit, lush green fronds, a self-cleaning trunk, and a long lifespan. The palm collection is expanded with Dwarf Mediterranean fan palms. The palms are under-planted with flowers sparkling with sunset hues as Globe mallow, Coastal sunflower, and Pincushion. The rooftop garden imitates cliffs using plants like Chaparral yucca, whose summer flower spikes glisten in the sunlight peering over the roof and the Mediterranean Fan Palm. Sunset-hued groundcover plants

carry color from the street to the roof, integrating the spaces and solidly situating them in their unique setting, the result is both ethereal and cheerful.

Modifications to the Zoning Requirements

We respectfully request modifications to the zoning requirements as follows:

- Setback modification: The project proposes to demolish a portion of the legal nonconforming ground floor area which falls within 5 feet of the Linden Avenue property line, to allow conversion of the enclosed dining area to a covered dining patio. The footprint of the dining area would remain the same and, as stated in the staff report for the project's May 30, 2024 Conceptual ARB hearing, opening the patio to the street creates the type of "pedestrian-oriented streetscape" that the General Plan/Coastal Plan's Community Design Element encourages.
- Height modification: The project requests a modification to exceed the 30' height limit by 4'-6" to allow for the construction of a 531 square-foot trellis roof to cover the proposed rooftop bar and restroom area, as required by the Health Department.
- Parking modification: a parking modification is requested in order to apply state law AB2097 to the project, to account for the seven-space parking deficit.

These modifications are necessary to accommodate this innovative remodel, in which a treasured historic resource will be restored and improved with rooftop programming. The modifications will result in a more energy efficient heating/cooling system and almost triple the landscaping on the parcel, two public benefits, only one of which is required by Carpinteria Municipal Code section 14.50.120 to grant a modification. We thank you for your consideration of our request.

•••

This concludes the Project Description. If you have any questions or require additional information, please contact us at 805-966-2758 or via email at laurel@sepps.com or nicole@sepps.com.

Sincerely,
SEPPS
LAND USE CONSULTING

Laurel Perez, AICP
Principal Planner

Nicole Biergiel
Associate Planner

cc: Darrell Becker, Project Architect, Authorized Agent & Applicant

Attachment D

May 2024 Historic Resources Report

The Palms Restaurant Renovation
24-2303-DP/CDP

December 2, 2024

Phase 1-2 Historical Resources Technical Report

for

701 Linden Avenue
(APN 003-311-007)

City of Carpinteria
California

prepared for

701 Linden LLC

by

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March 12, 2024 (Revised May 20, 2024)

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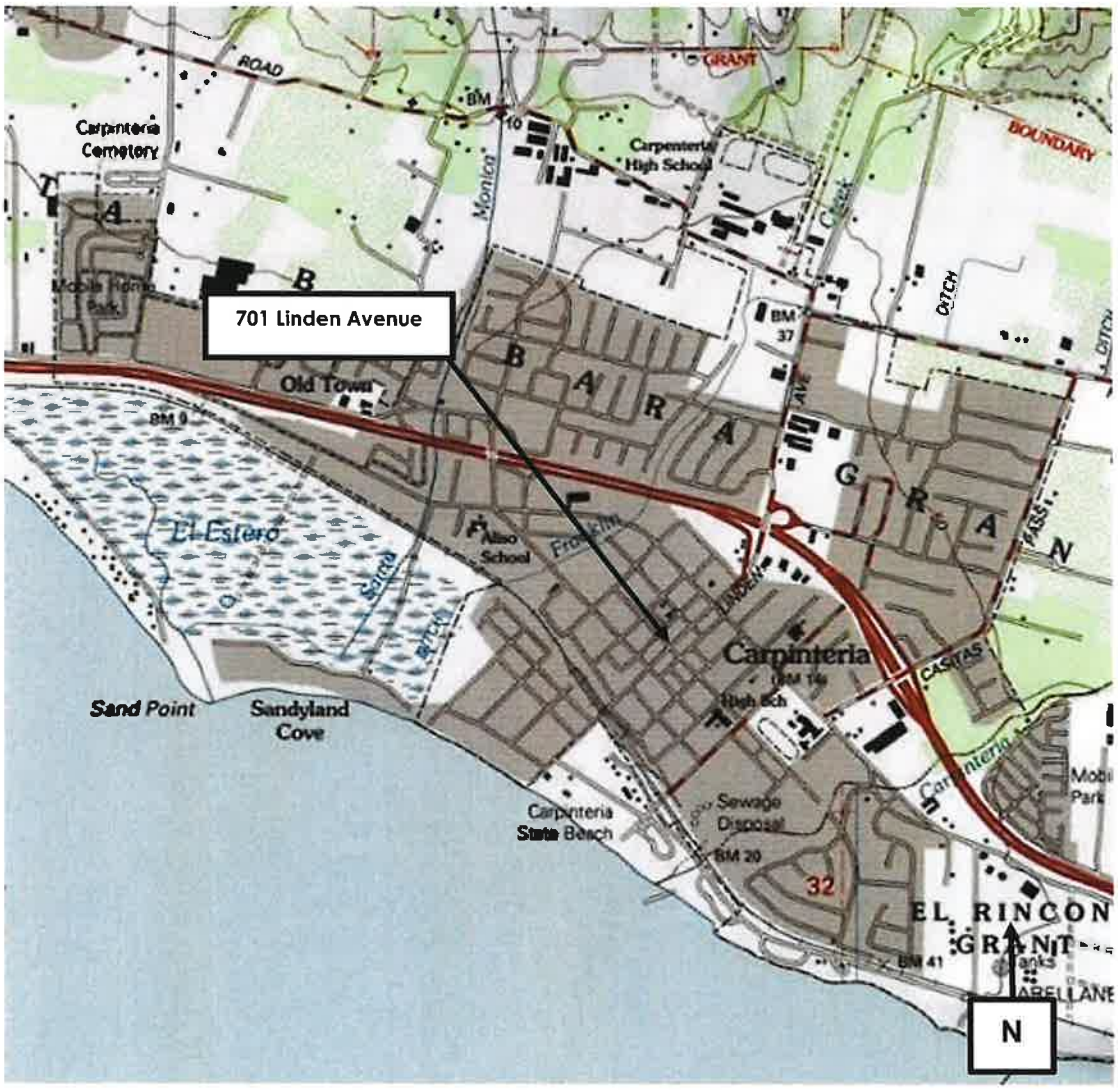
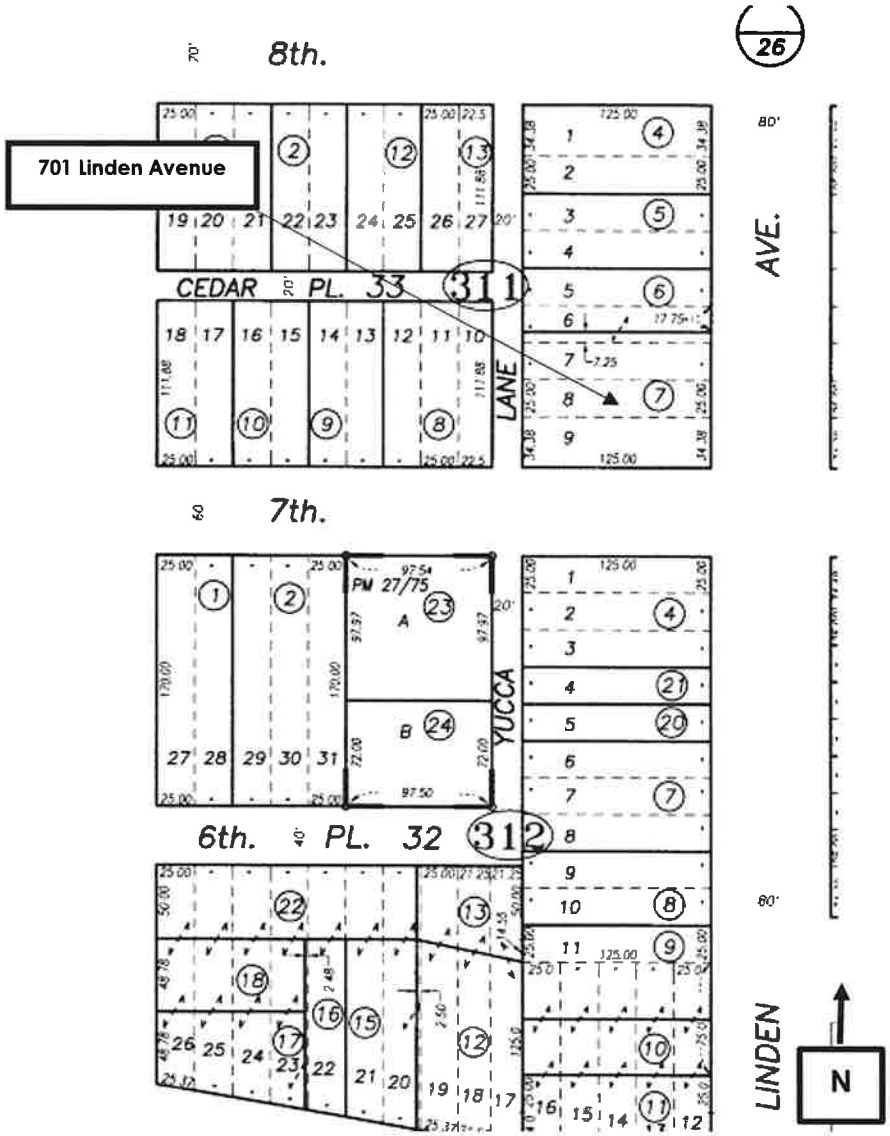
1.0 INTRODUCTION

This Phase 1 -2 Historic Resources Technical Report is for the 0.26-acre property at 701 Linden Avenue, City of Carpinteria, Santa Barbara County, California (APN 003-311-007) (Maps 1 & 2). This report, prepared for Becker Studios evaluates a proposed project to rehabilitate the former Palms Hotel. Pamela Post, Ph.D., senior author, and Timothy Hazeltine authored this report, follows the guidelines for historic resource studies set forth by the City of Carpinteria.



Map 1, Locational Map for 701 Linden Avenue



Map 2, Parcel Map for 701 Linden Avenue

1.1 Regulatory Setting

California Environmental Quality Act (CEQA)

Section 21084.1 of the Public Resources Code provides the framework for determining whether a resource is a historic resource for CEQA purposes. Historic resources that are listed in or eligible for listing in the California Register of Historical Resources (California Register), that are, *per se*, significant other resources, that are officially designated on a local register, or that are found to be significant by the State Historic Preservation Officer (SHPO) under Section 5024.1(j) of the Public Resources Code are presumed to be significant.

The requirements set forth in PRC 5024.1(g) for historical resources surveys are: A resource identified as significant in a historical resource survey may be listed in the California Register if the survey meets all the following criteria:

- The survey has been or will be included in the State Historic Resources Inventory;
- The survey and the survey documentation were prepared in accordance with office [of Historic Preservation] procedures and requirements;
- The resource is evaluated and determined by the Office [of Historic Preservation] to have a significance rating of Category 1 to 5 on DPR Form 523; and
- If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852). The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, is not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or is identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1 (j) or 5024.1.

Section 21084.1 of the Public Resources Code provides the framework for determining whether a resource is a historic resource for CEQA purposes. Historic resources that are listed in or eligible for listing in the California Register of Historical Resources (California Register), that are, *per se*, significant other resources, that are officially designated on a local register, or that are found to be significant by the State Historic Preservation Officer (SHPO) under Section 5024.1(j) of the Public Resources Code are presumed to be significant. According to CEQA, in determining potential impacts on historical resources under CEQA, projects are reviewed using the Secretary of the Interior's Standards (Standards). A "substantial adverse change" means "demolition, destruction, relocation, or alteration of the resource such that the significance of a historical resource would be materially impaired." The setting of a resource should also be considered in that it too may contribute to the significance of the resource, as impairment of the setting could affect the significance of a resource. Material impairment occurs when a project:

1. *Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources;*

2. *Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or*
3. *Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.*

CEQA Section 15064.5 defines historical resources as follows:

(1) *A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources Commission (State CEQA Guidelines Section 5024.1, Title 14 CCR, Section 4850 et seq.).*

There are several ways in which a resource can be listed in the California Register, which are codified under Title 14 CCR, Section 4851.

- A resource can be listed in the California Register by the State Historical Resources Commission.
- If a resource is listed in or determined eligible for listing in the National Register of Historic Places (National Register), it is automatically listed in the California Register.
- If a resource is a California State Historical Landmark, from No. 770 onward, it is automatically listed in the California Register.

(2) A resource included in a local register of historical resources, as defined in section 5020.1 (k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

The requirements set forth in PRC 5024.1(g) for historical resources surveys are: A resource identified as significant in a historical resource survey may be listed in the California Register if the survey meets all of the following criteria:

- The survey has been or will be included in the State Historic Resources Inventory.
- The survey and the survey documentation were prepared in accordance with office [of Historic Preservation] procedures and requirements.
- The resource is evaluated and determined by the Office [of Historic Preservation] to have a significance rating of Category 1 to 5 on DPR Form 523.
- If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852). The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, is not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or is identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1 (j) or 5024.1.

CEQA regulations identify the Secretary of the Interior's Standards as a measure to be used in determinations of whether or not a project of new development or rehabilitation adversely impacts a "historical resource." Section 15064.5(b)(3) states:

> *"Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource."*

Section 15064.5(a)(4) of the *CEQA Guidelines* states:

> *"The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1."*

The California Environmental Quality Act (CEQA) requires analysis of impacts that may result from project development. These include impacts to listed or potential historic resources. The California Environmental Quality Act (CEQA) mandates that a proposed project's impacts to historic resources be assessed. Historic resources are defined in Public Resource Code as follows:

§5020.1: "*Properties listed in, or determined eligible for listing in the California Register of Historical Resources." In order to be eligible for listing, a resource must meet one or more of the following criteria to be eligible for listing: A) Is associated with events that have made a significant contribution to the broad patterns of California's History and Cultural Heritage.* B) *Is associated with the lives of persons important in our past;* C) *Embodies the distinctive characteristics of type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values;* and D) *Has yielded, or may be likely to yield information important to history or prehistory."*

§5021.1(k): Properties included in "local registers of historic resources." According to Section 5021.k local registers include the following: "a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution. Generally, local registers can be defined as either properties designated as landmarks per local ordinances (or resolutions) or properties included in a survey of historical resources that meets the standards of the Office of Historic Preservation (SHPO) for such studies.

The register also includes properties that have formally been listed in the National Register of Historic Resources or determined eligible for listing in the National Register of Historic Places. Properties eligible for listing in the National Register must meet one of the following criteria to be eligible for listing:

A) *are associated with events that have made significant contributions to the broad patterns of our history;*
B) *are associated with the lives of persons significant in our past;*
C) *embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguished entity whose components may lack individual distinction;*
D) *have yielded, or may be likely to yield, information important in prehistory or history.*

The following guidelines enacted by the County of Santa Barbara are used by the City of Carpinteria to identify significant historic resources.

Any structure 50 years or older is considered potentially significant and shall be subjected to the following criteria (County of Santa Barbara Resource Management Department Cultural Resource Guidelines Historic Resources Element: 1986, Revised January 1993).
A significant resource a) possesses integrity of location, design, workmanship, material, and/or setting: b) is at least fifty years old;

c) demonstrates one or more of the following:

1) *Is associated with an event, movement, organization, or person that/who has made an important contribution to the community, state, or nation;*
2) *was designed or built by an architect, engineer, builder, artist, or other designer who has made an important contribution to the community, state, or nation;*
3) *is associated with a particular architectural style or building type important to the community, state, or nation;*
4) *embodies elements demonstrating a) outstanding attention to design, detail, craftsmanship, or b) outstanding use of a particular structural material, surface material, or method of construction or technology;*
5) *is associated with a traditional way of life important to an ethnic, national, racial, or social group or to the community at large;*
6) *illustrates broad patterns of cultural, social, political, economic, or industrial history;*
7) *is a feature or cluster of features which a sense of time and place that are important to the community, state, or nation;*
8) *is able to yield information important to the community or is relevant to the scholarly study of history, historical archaeology, ethnography, folklore, or cultural geography.*

1.2 Previous Studies and Designations

The study parcel is identified in the *Draft Downtown Historic District and Beach Neighborhood Specific Plan* as a Potential Historic Resource (City of Carpinteria, August 2007: 113).

1.3 Summary of Findings

The former Palms Hotel at 701 Linden Avenue is a significant historic resource for the purposes of environmental review. The proposed project is consistent with the Secretary of the Interior's Standards for Rehabilitation. Therefore, project impacts to significant historic resources are less than significant (Class III).

2.0 THE PROPOSED PROJECT

The applicant proposes to rehabilitate the building. Alterations include replacing the street façade's non-historic shed-roofed addition with a one-story porch emulating the building's early 20th century Vernacular style architecture and the conversion of the roof into a rooftop dining terrace with encompassing a restroom, elevator tower and pergola. The building will remain a commercial and restaurant. The project proposes retention and repair of the building's brick exterior, pressed metal cornice, and almost all of the remaining original windows. The project's architect of record is Becker Studios. Project plans are found in Appendix A of this report.

3.0 HISTORIC CONTEXT

3.1 History of Carpinteria (1782-1900)

The project parcel is located within the Carpinteria Valley, a narrow strip of land extending north approximately 10 miles from the Rincon to Montecito and due west from the Santa Ynez Mountains to the Pacific Ocean. The Valley was initially inhabited by the Chumash, whose village, "Mishopshnow," was located near the present town of Carpinteria. During the Spanish and Mexican periods (1782-1848), except for cattle grazing, the Valley remained undeveloped. Following California's acceptance into the Union (1850), the area began to be settled by Americans, including many farmers drawn to the Valley's rich alluvial soil and benign climate. By the early 1860s, a small settlement had been platted near the mouth of Santa Monica Creek (Toro Canyon Master Plan 2001: 4.11-1). Originally known as *La Carpinteria*, the town's name was anglicized in the 1870s as "Carpenteria" (in 1900, the Post Office reverted to the town's original spelling of Carpinteria). By 1870, 427 people lived in the township, most of them agriculturists (1870 United States Census). Farms in the Valley were generally small, ranging in size from five to fourteen acres, and they were devoted to barley, grapes, and olives (Caldwell, 2000: 5, 9). Early settlers included Russel Heath (reputably Carpinteria's first American settler; he arrived in 1858), Oren and Rosina Caldwell, who came in 1868, and Milton Smith, who purchased a beachfront property in 1863 and later built a small pier north of Carpinteria at La Serena for the farmers to ship agricultural goods.

The small town, which, by 1870, included a post office, a blacksmith shop, and several saloons, was located near Carpinteria Cemetery on Cravens Lane (Caldwell 1979: 6-7). In 1875 the Crushed Rock and Asphaltum Company of San Francisco leased 30 acres on Carpinteria Bluffs from two local farmers to extract asphaltum, a petroleum product, from the bluffs. The bluff's tar seeps had been exploited for asphalt by the Chumash during the Spanish and Mexican eras. The mine, which employed as many as 200 workers, included surface mines, barracks, and a dining hall for the miners (Caldwell 1979: 77 - 78). After its extraction, the asphalt was shipped to refineries via Serena Wharf. Extraction of asphalt from the bluffs continued until mining ceased in the mid-1930s.

Between the 1880s and 1900, Linden Avenue, located west of the mines, developed into a mixed commercial/industrial and residential corridor. To a great degree Linden Avenue's development was propelled by the completion of the Southern Pacific Railroad Company's rail line linking coastal Santa Barbara County with Los Angeles. The new line included a station near the south end of Linden Avenue. In 1888, a year after the railroad reached Carpinteria, 701 Linden Avenue was developed with a three-story wood frame hotel built by H. J. Laughlin. Laughlin named his hotel the White Sulfur Well Springs Hotel. The hotel, built for $10,000.00, offered sulfur baths drawn from artesian wells (*Carpinteria Herald*, August 5, 1986: 10; Caldwell. 1979: 135).

The rail line made travel to Carpinteria more convenient. It provided an efficient method of transporting the Valley's crops and asphalt to Los Angeles. Within a few years of the railroad's arrival, the town's post office had been moved from Cravens Lane to the 600 block of Linden Avenue. By the late 1890s, the town boasted a school, hotel, churches, social halls, and stores mostly located on Linden Avenue or Carpinteria Avenue. With a few notable exceptions, the town's houses were modestly scaled wood frame houses whose architectural embellishments

were limited to the National Folk style or simplified iterations of the Queen Ane style. Two of these houses are located at the north end of the 700 Block of Linden Avenue. One of the few high-style houses remaining from the late nineteenth century is the Queen Anne-style house at 5395 Eighth Avenue.

Throughout the nineteenth century, agriculture remained the foundation of the local economy. By the mid-1880s, lima beans and walnuts had replaced wheat and barley as the Valley's most lucrative crops. By the late 1890s, the state's nascent citrus industry had established itself in Santa Barbara County. It was drawn to the area by water availability for irrigation and the mild, almost frost-free climate. C. D. Hubbard, a resident, was instrumental establishment of the Valley's thriving lemon industry (Scott 1992: 3) during the late nineteenth century.

3.2 History of Carpinteria (1900-1945)

Significant improvements were made to the region's transportation system in the early twentieth century, most notably the completion, in 1901, of the northern segment of the Southern Pacific Railroad Company's coastal route linking Santa Barbara County to Northern California and the completion in 1912 of the Rincon Road, a causeway linking Carpinteria to Ventura. Completing the causeway provided automobiles with their first reliable route to Carpinteria from Southern California. By the early 1920s, cars and trucks began to replace horses as the Valley's primary mode of transportation. Tenth Street was soon lined with businesses, such as gas stations, garages, and even small motels that catered to travelers and residents. During this period, Linden Avenue remained a mix of houses and commercial enterprises, including the railroad station, the Palms Hotel, and produce warehouses (Figure 1). Modestly scaled residences, often designed in the Craftsman style, like the house at 301 Linden Avenue, continued to be built along Linden Avenue through the 1900s and early 1920s. However, because of its proximity to the railroad tracks, the nearby warehouses, businesses, and the oceanfront blocks of Linden Avenue lacked the desirability of some of the town's other neighborhoods, particularly the newly developing subdivisions located north of Tenth Street. Changing demographics, fueled in part by the town's growing population of agricultural workers, led to the development of separate enclaves for the town's Hispanic and white residents. Most Hispanic residents were in the neighborhoods on the northwest side of Linden Avenue. In contrast, the whites were primarily located southeast of Linden Avenue. In 1920, the school system was segregated, with Aliso School being set aside for Hispanic children (the school was not desegregated until 1947).

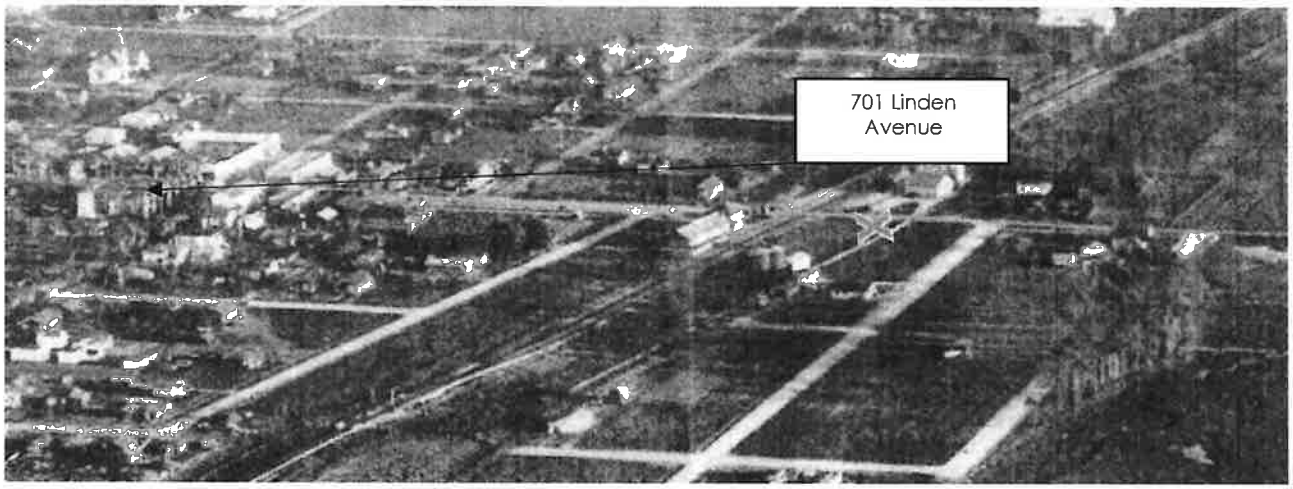


Figure 1, Carpinteria (Photo: 1924)

By the late 1920s, residential development was almost entirely focused on the new residential tracts being developed in or adjacent to the Vallecito Tract on the north side of the 101 Freeway. The 300 Block of Linden Avenue remained a mix of residential and commercial development throughout the late 1920s. The most notable development at the lower end of Linden Avenue during this period was the gradual transformation of Carpinteria Beach into a recreation destination. Local boosters billed it as the "World's Safest Beach" (Caldwell 1979: 4). Unlike earlier resorts, such as the Potter Hotel in Santa Barbara or the Miramar in Montecito, which were focused on an upper-class clientele, the beach was marketed to short-term visitors of more modest means who traveled by car, stayed for the weekend, and patronized the town's cafes, motels, and motor courts. With the onset of the Great Depression in 1929, the community's economic development, which was largely based on agriculture, faltered. While the economy improved after America entered World War II in 1941, shortages of building supplies curtailed new construction. Consequently, little development occurred in the town until after the end of World War II in 1945.

3.3 History of Carpinteria (1945-2024)

The close of World War II ushered in a profound change for Carpinteria. In 1954, the old Coast Highway was relocated to the north and transformed into a four-lane freeway. The construction of the freeway led to the destruction of part of the Vallecito and Cramer Tract and physically separated Carpinteria's old town from the residential tracts located north of downtown (Scott 1992: 4). With the improved transportation provided by the new freeway, Carpinteria began to develop suburban housing tracts, many of whose residents worked in nearby Santa Barbara. As was common during this period, new commercial development was located near or adjacent to the freeway rather than in the town's historic core. During the postwar period, agriculture remained a key component of the economy. However, it increasingly focused on cultivating avocados, hothouse, and nursery plants rather than the more labor-intensive crops that had characterized the Carpinteria Valley in the late nineteenth and early twentieth centuries. Carpinteria's old town began revitalizing during the late 1980s with small stores, inns, and restaurants. Today, the old town is a popular destination for visitors and residents.

3.4 Property History of 701 Linden Avenue (The Palms Hotel) (1912-1952)

As noted above, 701 Lindens Avenue was first developed in 1888 when H. J. Laughlin built the While Sulfur Well Springs Hotel at the corner of 7th Street and Linden Avenue. Laughlin named his hotel the White Sulfur Well Springs Hotel. The hotel, Built for $10,000.00, offered sulfur baths drawn from artesian wells *(Carpinteria Herald*, August 5, 1986: 10; Caldwell. 1979: 135). The hotel operated for only six years before burning down in a fire in 1894 (Stockton, 1960: 135). For the next eighteen years, the property remained vacant. In 1912, a new hotel, named the Palms Hotel, was constructed on the former site of the White Sulfur Well Springs Hotel. The two-story, Vernacular-style brick building officially opened on October 4, 1912. The ground floor comprised the hotel lobby flanked on its south by a commercial space housing a bank and on the north by an office; the hotel's kitchen was behind the lobby, and the restaurant was in the northwest corner of the ground floor (Figure 1).

The two-story hotel was designed in the vernacular style with brick walls, a concrete foundation, and a flat roof surrounded by a parapet embellished with a string course and pressed metal cornice (Figures 2 – 4). Fenestration was primarily comprised of one-over-one wood sash set in rectangular window openings. The building's remaining original door openings feature paneled wood doors. On its second floor, the street façade facing Linden Avenue featured a tripartite arrangement of fenestration comprised of two sash windows set in a shallow recessed section of the elevation with a taller parapet flanked on either side by elements of the street façade with shorter parapets. The original ground floor comprised the hotel lobby's transomed entry door flanked by two fixed windows with transoms. The entrance to the hotel was flanked on either side by entry doors flanked by fixed windows with transoms that provided access to the building's ground-floor commercial spaces. Rectangular canopies sheltered the street façade's entries. The building's balanced arrangement of fenestration, emphasis on symmetry, and its Classical style pressed metal cornice are characteristic features of modest early 20th-century commercial architecture, influenced by the then-popular Classical Revival style. A notable feature of the property's Linden Avenue and 7th Street frontages was their Washingtonia palms.

On the opening day, "Mr. & Mrs. Cline, genial managers, entertained the public all the afternoon and evening in an informal manner" *(Carpinteria He*rald, October 13, 1960: 7). Various sources identify either H. J. Laughlin (Stockton, 1960: 149) or W. D. Isenberg (https//www.coastalview.com.news.landmark-busibe) as the designer. Unfortunately, insufficient documentation survives to firmly attribute the design of the building to either Laughlin or Isenberg.

Very little biographical information could be found for either Laughlin or Isenberg. H. J. Laughlin was an early developer in Carpinteria. In 1887, Laughlin, who saw the benefits of a depot located close to his recently completed hotel, offered a lot a few blocks from the hotel as a prospective site for a new train depot for the newly completed Southern Pacific Railroad line linking Los Angeles to Santa Barbara County (Caldwell,1977: 122-123). W. D. Isenberg was a banker and one of the founding directors of Carpinteria's Commercial and Savings Bank as well as a board member of the Board of the town's Chamber of Commerce (*Carpinteria Herald*, March 15, 1913: 1; August 16, 1912: 3). The following year, in 1913, Isenberg resigned from his position as president of the bank. The next year, in 1914, he sold his house to Samuel Bowers of Carpinteria and moved out of town (*Carpinteria Hearl., June 10, 1913: 1; The Morning Press,* January 8, 1914: *and Santa Barbara Daily News and The Independent,* November 17, 1914: 5*)*.

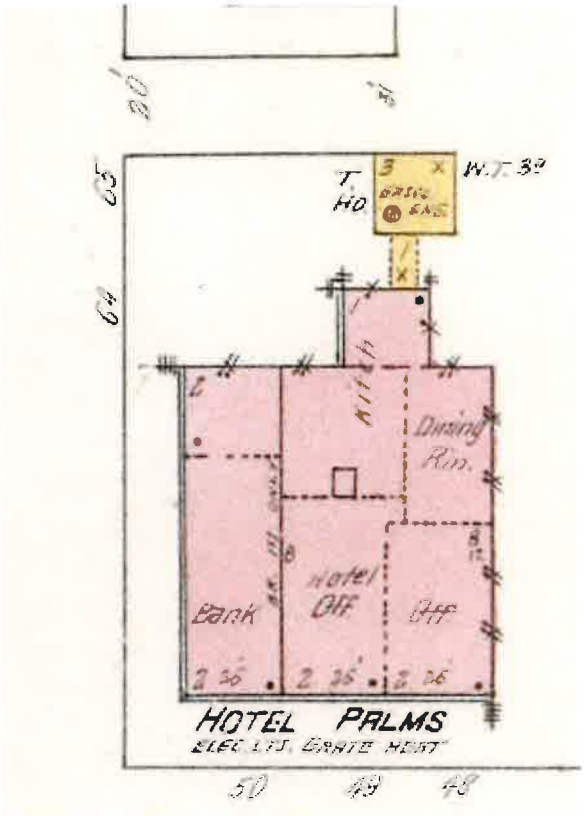


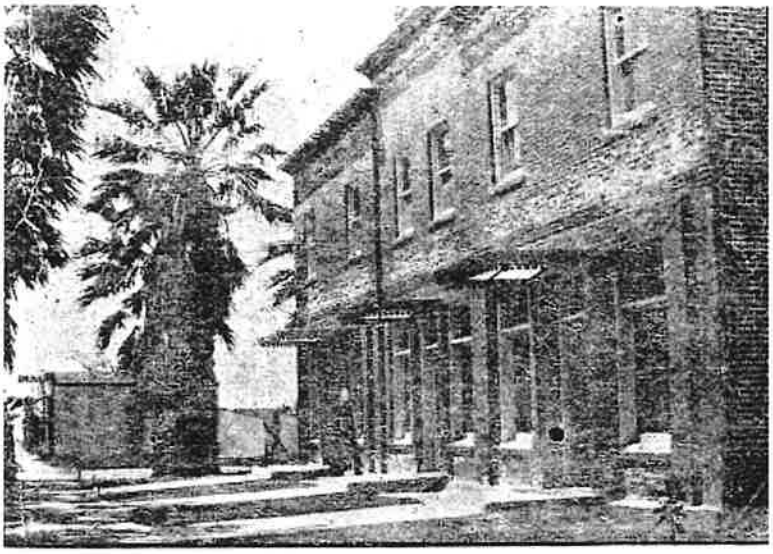
Figure 1, 1916 Sanborn Fire Insurance Map of the Palms Hotel (Library of Congress)

Figure 2, The Palms Hotel on Linden Avenue Circa-1912 (Carpinteria Valley Historical Museum)

Figure 3, Circa 1912 photograph of the Palms Hotel from Linden Avenue (Carpinteria Valley Historical Museum)

Figure 3a, Circa 1920 photograph of the Palms Hotel from Linden Avenue (Carpinteria Valley Historical Museum)

When the Palms Hotel opened, it advertised the hotel's modern amenities, noting that it provided "electric lights, hot and cold running water in all rooms" and meals provided "a la carte for particular people" (Figure 4). Two years after opening, a water tower was erected with the hotel (*Carpinteria Herald*, December 6, 1913: 28). On June 15, 1920. Mrs. Bailey and Miss Thayer were scheduled to take charge of the operation of the Palms Hotel (*Carpinteria Herald*, June 4, 1920: 1). In 1930, a new restaurant, The Palms Cafe, opened with counter and table service. Charles Ruth, who had previously operated another Carpinteria restaurant, and Otto West were hired to run the new café (*Carpinteria Herald*, April 1: 1 & 8).



THE PALMS HOTEL
CARPINTERIA, CAL.

ELECTRIC LIGHTS, HOT AND COLD RUNNING WATER IN ALL ROOMS.

COLD BEERS, WINES, LIQUORS, CIGARS AND CIGARETTES

MEALS A LA CARTE FOR PARTICULAR PEOPLE A SPECIALTY.

PHONES: PACIFIC NO. 2 HOME NO. 322

Figure 4, The Palms Hotel
***Carpinteria Herald* Newspaper Advertisement (Circa-1912)**

A one-story wing was added to the building's north elevation sometime between the mid-to-late teens of the 20th century and the 1920s. The addition emulated the hotel's Vernacular style architecture with its brick walls, flat roof, and lack of ornamentation. During the 1930s and 1940s, the hotel's second-floor guestrooms often served long-term guests. Among these was Mrs. Laura M. Sebastian, who the Carpinteria Herald as entertaining family and friends at the hotel where she had been living for several years; her nephew, Charles Blackburn, also lived at the hotel for an extended period *(Carpinteria Herald*, August 1, 1941). In 1948, the hotel underwent extensive renovations under the management of Mr. & Mrs. W. M. Laughlin. This is likely when several of the building's metal frame units replaced several of the building's original wood frame windows. The Laughlin's had previously managed The Edgerley Apartments in Santa Barbara. In the post-1945 era, after World War II, the hotel modified its accommodations policy. Plans were made "to offer rooms by the day

or month only during the winter months" *(Carpinteria Herald*, October 8, 1948: 1). In 1949, as part of the ongoing renovations, the hotel was painted white *(Carpinteria Herald*, January 10, 1949: 1).

Figure 2, The Palms Hotel on Linden Avenue Circa-1912 (Carpinteria Valley Historical Museum)

Figure 3, Circa 1912 photograph of the Palms Hotel from Linden Avenue (Carpinteria Valley Historical Museum)

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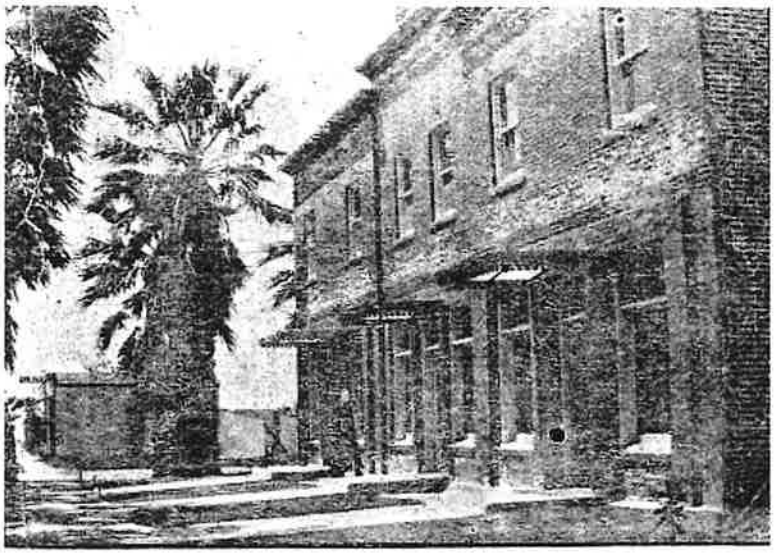
When the Palms Hotel opened, it advertised the hotel's modern amenities, noting that it provided "electric lights, hot and cold running water in all rooms" and meals provided "a la carte for particular people" (Figure 4). Two years after opening, a water tower was erected in conjunction with the hotel (*Carpinteria Herald*, December 6, 1913: 28). On June 15, 1920. Mrs. Bailey and Miss Thayer were scheduled to take charge of the operation of the Palms Hotel (*Carpinteria Herald*, June 4, 1920: 1). In 1930, a new restaurant, The Palms Cafe, opened offering counter and table service for both hotel guests and non-guests. Charles Ruth , who had previously operated another Carpinteria restaurant, and Otto West, were hired to run the new café (*Carpinteria Herald*, April 1: 1 & 8).



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PHONES: PACIFIC NO. 2 HOME NO. 322

Figure 4, The Palms Hotel
***Carpinteria Herald* Newspaper Advertisement (Circa-1912)**

Sometime between the mid-to-late teens of the 20th century and the 1920s, a one-story wing was added to the building's north elevation. The addition, with its brick walls, flat roof, and lack of ornamentation, emulated the hotel's Vernacular style architecture. During the 1930s and 1940s, the hotel's second floor guestrooms often served long-term guests. Among these were Mrs. Laura M. Sebastian who the Carpinteria Herald as entertaining family and friends at the hotel where she had been living for several years; her nephew, Charkes Blackburn, also lived at the hotel for an extended period of time *(Carpinteria Herald*, August 1,1941). In 1948, the hotel underwent extensive renovations under the management of Mr. & Mrs. W. M. Laughlin. This is likely when several of the building's wood frame windows were replaced by metal frame units. The Laughlin's had previously managed The Edgerley Apartments in Santa Barbara. In the post-1945 era, after World War II, the hotel modified its accommodations policy. Plans were made to "to offer rooms by the day or month

only during the winter months" (*Carpinteria Herald*, October 8, 1948: 1). In 1949 as part of the ongoing renovations, the hotel was painted white (*Carpinteria Hearld*, January 10, 1949: 1).

3.5 Property History of 701 Linden Avenue (The Palms) (1952-2024)

As late as 1952, the Palms Hotel still operated as a hotel. On May 16, 1952 it was announced that "the hotel's guest rooms should be ready in about a week, according to the new manager of the Palms Hotel, Mrs. J. Bragg. By the middle of June, the enlarged dining room and other new features will be ready for business" (*Carpinteria Herald*, May 17, 1952). On September 8, 1952, the Palms changed ownership when "Jack R. Greenberg took over The Palms Hotel from Edward L, Abbott who had been operating the popular dining place since it opened several weeks ago." The restaurant also opened a dance floor (*Carpinteria Hearld*, September 8, 1952: 8). Greenberg continued to run The Palms, which by now operated as a restaurant and bar with apartments on the second floor until 1955 when he sold the property to Abbott and Dorothy Sebastian in December of that year.

Abbott Sebastian, the former head chef at Chasen's Restaurant in Beverly Hills and at Nickodell's in Hollywood was an experienced restaurateur (*Carpinteria Herald*, April 1, 1955: 1; December 30, 1955: 6). Greenberg's management was short-lived; on January 6, 1956, he placed an announcement in the local paper in which he noted that "I wish to thank all of my friends and patrons for the many courtesies extended to me during the time I was the proprietor of The Palms" (*Carpinteria Hearld*, January 6, 1956: 7). A year later, Greenberg was living in Santa Monica (*Carpinteria Hearld*, November 7, 1967: 2). Abbott and Dorothy Sebastian owned The Palms for two years before selling it to Mr. & Mrs. August Anderson of Montecito Restaurants, Inc. on December 11, 1956. The Andersons also owned Montecito Restaurant in the Montecito Inn (*Carpinteria Hearld*, December 8, 1957: 8; and February 11, 1960: 1. In 1960, The Palms was completely renovated, including the one-story, shed--roofed addition to the street façade dining room and the conversion of part of the interior into a banquet room (*Carpinteria Herald*, October 13, 1960: 1). The addition with its tile roof and plastered walls emulated motifs of the post-World War II Mediterranean style. The new restaurant which provided live entertainment, specialized in seafood and "cook your own steak" (Figures 5 – 5b).

Figure 5, Early 1960s photograph of the Palms Restaurant after the construction of the addition (circa-1960) (City of Carpinteria, Permit file for 701 Linden Avenue) (Please note the resolution of the original photograph is poor)

Figure 5a, Early 1960s photograph of the Palms Restaurant after the construction of the addition with its recessed entry (circa-1960) (City of Carpinteria, Permit file for 701 Linden Avenue) (Please note the resolution of the original photograph is poor)

Figure 5b, Advertisement for The Palms Restaurant (circa-1960)

In circa-1964 August Anderson replaced the lawn fronting the property's Linden Avenue frontage with a "modernistic addition with large display windows that extended to the sidewalk (*Carpinteria Herald*, May 3, 1983: 7). The addition featured large plate glass windows, and a shed roof covered in terra cotta tiles (Figures 6- 7).

August Anderson owned The Palms until 1967, when it was sold to his son, Ken Anderson. In 1993, Ken Anderson completed a number of renovations to the building. The tenants of an existing hair salon, Larriel's, which operated out of the former banquet room left, allowing the south banquet room to be enlarged from 2,000 square feet to 3,000 square feet. While remodeling the southernly space "*Anderson discovered the openings of former windows on the south side and also found evidence of a very sturdy concrete foundation, four feet wide and four feet deep. The expanded area did not "include a rear apartment, which remains intact*" (*Carpinteria Herald*, May 4, 1983). The concrete foundation was likely the footing for a bank vault. The ground floor apartment, which was originally an office, was permitted in 2000.

Figure 6, The Palms After the 1987 Renovations (Photo: Circa-2000)

Ken Anderson and his wife, Sue, owned The Palms until his death in 2019. In November 2021, The Palms was put up for sale by Ken Anderson's sons, Bill And Todd Anderson and eventually sold to Todd Bennett. At the time of its sale, the building's first floor included a restaurant and one apartment. The second floor encompassed two apartments and offices (Figure 7). The current owners of The Palms, Palms, LLC, purchased the property from Todd Bennett on June 5, 2023.

Figure 7, The Palms (Photo: 2021)

4.0 PROPERTY DESCRIPTION

4.1 Property Description and Setting

The study parcel is located on the northwest corner of the intersection of the 700 block of Linden Avenue and 7th Street. Linden Avenue extends from the 101 Freeway to Carpinteria Beach Park and is one of the City's principal commercial corridors. The parcel's east boundary is delineated by Linden Avenue, its west boundary by Yucca Lane, its north boundary by a one-story commercial building at 721-751 Linden Avenue, and its south boundary by 7th Street. Landscaping is confined to the planter strips on 7th Street and Linden Avenue, which feature mature Washingtonia and Livistona palms. The 7th Street frontage of the building, which is recessed from the sidewalk, features raised brick planters and surface beds planted with New Zealand Flax, agaves, specimen trees, and ground covers. The rear of the lots is paved with asphalt. The north end of the 700 block of Linden Avenue is developed with two late 19th-century houses; one is currently a retail space, while the other is a holiday rental. The east side of the 700 block of Linden Avenue is being redeveloped with a commercial/retail project. 7th Street is primarily residential, with commercial development confined to the parcels fronting Linden Avenue. A notable feature of the 4900 block of 7th Street is the mature Washingtonia Palms that line either side of the block at its intersection with Linden Avenue. A visual inspection and photography of the study property was completed in November of 2023 by Pamela Post, Ph.D., and Tim Hazeltine of Post/Hazeltine Associates. Photographs of the study property and its setting are found in Appendix B.

4.2 701 Linden Avenue

The study parcel is developed with a two-story Vernacular style brick commercial building constructed in 1912 with a later one-story addition extending along the building's north façade to the street frontage. The building fronts Linden Avenue and has a rectangular footprint, with a small one-story projection on its rear (west) elevation. The building is set on a concrete foundation with exterior walls of red brick laid in a running bond pattern and wood frame sash window, according to a visual inspection conducted in November of 2023 by Pamela Post, Ph.D. and Tim Hazeltine of Post/Hazeltine Associates and a set of plans prepared in 1993 for a seismic upgrade of the building (Appendix B, Exhibits 1- 6a). The building's two-story element is capped by a flat roof surrounded by a brick parapet. A pressed metal Classical style cornice caps the east and south elevations' parapet (Appendix B, Exhibit 6B) Remaining original fenestration is comprised of one-over-one wood sash windows set in rectangular openings and paneled wood doors set in trabreated openings (see Appendix B, Exhibit 6a). A one-story, shed-roofed addition extending the length of the parcel's Linden Avenue street frontage was built in 1960. It features brick walls, a shed roof covered in c-shaped terra cotta tiles, and large, fixed plate glass windows. A Vernacular style, one-story addition with brick walls, a flat roof surrounded by a parapet extends to the sidewalk along most of the building's north elevation. This addition was constructed sometime between the mid-teens of the 20th century and the 1930s.

East Elevation (facing Linden Avenue)

This elevation is the building's principal façade. Its first floor comprises the addition constructed in 1960. It features plate glass windows and a shed roof covered in terra cotta tiles (Appendix

B, Exhibits 7- 10). The entrance's glazed doors are slightly off-center from the façade's midpoint. Large fixed plate glass windows flank them. The addition's tile-clad shed roof features exposed rafter tails. A recessed exterior staircase at the south end of the elevation provides access to the second floor. The street façade's second floor is divided into three segments by its stepped parapet. The center section of the façade features a shallow recession. Fenestration comprises a symmetrical arrangement of six wood, one-over-one wood sash windows set in rectangular openings. The one-story brick addition at the north end of the elevation is capped by a flat roof surrounded by a parapet. Fenestration comprises large plate glass windows flanking either side of the entry doors.

Alterations and Modifications

- The one-story addition extending off of the two-story portion of the building was constructed in 1960. It replaced the original fenestration comprised of a symmetrical arrangement of three entry doors flanked by large fixed windows. The entry doors and windows featured transoms and
- As noted above, the one-story wing at the northeast corner of the original building was constructed sometime between the mid-to-late teens of the 20th century and the 1930s.

South Elevation (facing 7th Street)

The south elevation is linear in configuration. An exterior staircase at the east end of the elevation provides access to the building's second floor (Appendix B, Exhibits 11- 15). First-floor fenestration comprises a wood panel door capped by a transom flanked on either side by two-light metal casements at the west end of the elevation. A second glazed wood door near the center of the elevation is flanked on its west by a small rectangular, metal frame, one-light window, and a small square one-light window with a wood frame. The door and its canopy are not original. On the second floor, fenestration comprises a balanced arrangement of five one-over-one wood sash windows set in rectangular openings. The second-floor door accessed via the exterior staircase appears to have replaced a window. This elevation preserves its pressed metal cornice.

Alterations and Modifications

- The exterior staircase and second-floor door were likely installed sometime between the 1950s and the 1970s;
- The elevation's first floor, metal framed windows are not original. They were likely installed between the late 1940s and 1950s when the building was renovated. The installation of the exterior staircase appears to have required the removal of a one-over-one wood sash window;
- At the east end of the elevation's first floor, a rectangular opening covered by a wood grille covers an original window;
- The first-floor door and its canopy, located near the center of the elevation, were installed sometime between the 1970s and the 1990s.

West Elevation (facing Yucca Lane)

The north elevation is T-shaped in configuration with a small one-story projection and an exterior wood staircase near its north end (Appendix B, Exhibits 16- 24). This elevation, the 'service' side of the building, lacks the pressed metal cornice on the south, east, and north elevations. The elevation's one-story projection has brick walls and a flat roof surrounded by a shallow brick parapet. First-floor fenestration comprises a metal frame casement window at the south end of the elevation. It is flanked on its north by a sealed door opening, and three window openings infilled with concrete blocks in 1994. The south elevation of the one-story projection features a two-light metal slider window with a horizontal emphasis. The west elevation of the one-story wing features a wood, flash panel door capped by a transom, flanked on its north by a brick flue. Fenestration on the one-story wing's north elevation comprises a one-over-one wood sash window. A sealed-over window opening is located at the north end of the west elevation's first floor. The west elevation's second-floor fenestration comprises an asymmetrical arrangement of six one-over-one wood sash windows. The four second-floor windows on the north half of the elevation are covered with non-original metal grilles.

The one-story wing at the north end of the elevation is recessed. The visible portion of the elevation is comprised of a wood storage room constructed sometime after the 1950s or 1960s.

Alterations and Modifications

- The exterior staircase is not depicted on the 1916 Sanborn Fire Insurance map of downtown Carpinteria, indicating it was built after that year (see Figure 1);
- In 1916, the elevation's one-story projection was linked to a wood, freestanding three-story water tower located at the northwest corner of the property by a one-story wood hyphen (see Figure 1). The water tower and hyphen were removed sometime between 1928 and the late 1930s;
- The first-floor, metal-framed window at the south end of the elevation replaced an earlier wood-frame window; it was likely installed in the late 1940s when the building was renovated and
- In 1994, four windows and a door located on the first floor were removed, and the door and window openings were infilled with concrete blocks as part of a seismic retrofit project.

North Elevation (facing 721-751Linden Avenue)

The north elevation is linear in configuration. Except for two windows at the west end of the elevation, its first floor is obscured from view by the abutting south elevation of the one-story wing (Appendix B, Exhibits 25- 28). The first floor's exterior wall is brickwork. According to a 1994 plan prepared as part of a seismic retrofit project, the second floor is constructed of wood. The elevation's first-floor fenestration is comprised of two one-over-one wood sash windows. The south elevation of the one-story projection features a two-light metal slider window with a horizontal emphasis. On the second floor, fenestration comprises a series of seven one-over-one wood sash windows. The east end of the elevation's parapet is embellished with a pressed metal cornice.

Alterations and Modifications

- A one-story brick wing was added to the north elevation sometime between the mid-to-late teens of the 20th century and the 1930s;
- A 1994 set of plans prepared for a seismic retrofitting project noted the elevation's second-floor wall was of wood construction. A portion of the elevation's exterior wall, located between new windows, was replaced with concrete block as part of the 1994 seismic upgrade project.

5.0 SIGNIFICANCE ASSESSMENT

5.1 Potential Historical, Cultural, Architectural Themes and Period of Significance

Built in 1912, 701 Linden Avenue is one of the oldest, if not the oldest, surviving two-story brick commercial buildings in Carpinteria's downtown. The building, which functioned as a mixed commercial and hotel property between 1912 and the 1950s and later as a restaurant with an office and several apartments on the second floor, is directly associated with the history of Carpinteria's downtown between 1912 and the present (2023). Therefore, the building's potential themes are history and architecture. The period of significance is 1912 to 1945, which encompasses the original use of the building as a hotel and commercial building.

5.2 Application of the Integrity Considerations and Significance Criteria

The following historic resource element, developed by the County of Santa Barbar, is used by the City of Carpinteria to evaluate properties for the presence of significant historic resources and to assess project impacts on these resources.

5.2.1 City of Carpinteria Significance Criteria

The City of Carpinteria uses the County of Santa Barbara Cultural Resource Guidelines outlined in the County's Historic Resource Element and the guidance for historic property studies detailed in the California Environmental Quality Act to assess a property's potential historical significance:

Any structure 50 years or older is considered potentially significant and shall be subjected to the following criteria (County of Santa Barbara Resource Management Department Cultural Resource Guidelines Historic Resources Element: 1986, Revised January 1993).
A significant resource a) possesses integrity of location, design, workmanship, material, and/or setting; b) is at least fifty years old;
c) demonstrates one or more of the following:

1. Is associated with an event, movement, organization, or person that/who has made an important contribution to the community, state, or nation;
2. was designed or built by an architect, engineer, builder, artist, or other designer who has made an important contribution to the community, state, or nation;
3. is associated with a particular architectural style or building type important to the community, state, or nation;

4. embodies elements demonstrating a) outstanding attention to design, detail, and craftsmanship, or b) outstanding use of a particular structural material, surface material, or method of construction or technology;
5. is associated with a traditional way of life important to an ethnic, national, racial, or social group or to the community at large;
6. illustrates broad patterns of cultural, social, political, economic, or industrial history;
7. is a feature or cluster of features with a sense of time and place that are important to the community, state, or nation;
8. is able to yield information important to the community or is relevant to the scholarly study of history, historical archaeology, ethnography, folklore, or cultural geography.

5.2.2 Integrity Considerations

Integrity means that the resource retains the essential qualities of its historic character. The guidelines recognize the following seven components of integrity: location, design, setting, materials, workmanship, feeling, and association.

1) Integrity of Location

Integrity of location means that the resource remains at its original location.

The building has remained in place since its construction in 1912, so it retains its integrity of location.

2) Integrity of Design

Integrity of design means that the resource accurately reflects its original plan. However, it is rare to find structures that have not been modified in some manner. Therefore, the County guidelines recognize that building additions that accurately incorporate design elements from the original structure do not compromise a building's design integrity.

The most substantial alteration to the building occurred in 1960 when a first-floor addition encapsulated the street façade's (east elevation) original ground floor. The addition, which features plate glass windows and a tiled shed roof, incorporated design motifs that are out of character with the building's original architecture. In 1994, four windows and a door located on the north elevation were removed, and their openings were sealed as part of a seismic upgrade project. Two windows, one on the first floor of the building's south elevation and another on the north elevation, have been removed. Despite this change, the building retains the majority of its original design features, including its brick walls, the street façade's second-floor fenestration, the building's stepped parapet, pressed metal cornice, almost all of the fenestration on the building's south elevation, the second floor of the north elevation, and the west elevation including its first-floor kitchen wing. The original exterior brick walls remain, except for a section on the north elevation replaced during a seismic upgrade completed in 1994. The survival of these design features and materials allows the building to convey its original design and early 20th-century Vernacular style architecture. Therefore, the building retains its integrity of design.

3) Integrity of Setting

Integrity of setting means those buildings, structures, or features associated with a later development period have not intruded upon the surrounding area to the extent that the original context is lost.

The street frontage of the 700 block of Linden Avenue preserves two late 19th or early 20th century houses, a commercial building at 751 Linden Avenue built sometime between 1916 and the late 1920s, and one of the original Washingtonia Palms. Additional plantings of palms survive on 7th Street. The survival of all four of the block's original late 19th and early 20th century buildings allows the west side of the 700 Block of Linden Avenue to convey its appearance during the period of significance (1912 -1945). Therefore, the study property retains its integrity of setting.

4) Integrity of Materials

Integrity of materials means that the physical elements present are still present, or if materials have been replaced, the replacement(s) have been based on the original.

The building retains its original brick walls, most of its original wood sash windows, some of its original paneled wood doors, and its parapet and pressed metal parapet. Losses are confined to the street façade's ground-floor fenestration (east elevation) and four windows on the rear (west elevation). Therefore, the building, which can still convey the character of its original construction materials, retains its integrity of materials.

5) Integrity of Workmanship

Integrity of Workmanship means that the original character of construction details is present. These elements cannot have deteriorated or been disturbed to the extent that their value as examples of craftsmanship has been lost

As detailed above, under Integrity of Materials, the building retains the majority of its construction materials, which allows the building to convey the character of its original construction methods. Therefore, the building retains its integrity of workmanship.

6 Integrity of Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

The property retains its integrity of location, design, setting, materials, and workmanship and still conveys its appearance during its period of significance (1912 -1945). Therefore, the property retains its integrity of feeling.

7 Integrity of Association

Association is the direct link between an important historic event or person and a historic property.

The property at 701 Linden Avenue was the location of Carpinteria's first hotel, which was destroyed by fire six years later in 1894. In 1912, the existing building, historically known as the Palms Hotel, was built on the property. 701 Linden Avenue is one of Carpinteria's oldest surviving brick commercial buildings. It may be the oldest surviving commercial building in the City. The existing building has functioned as a restaurant and residential building since 1912, a period of 111 years. The building is directly associated with the development of Linden Avenue as one of Carpinteria's primary commercial corridors between the teens of the 20th century and 1945. Opened in 1912, 701 Linden Avenue was the second hotel constructed in downtown Carpinteria. As an almost intact example of an early 20th-century commercial building, it is an excellent example of its architectural type,

Summary of the Integrity Considerations

701 Linden Avenue retains integrity of location, design, setting, materials, workmanship, feeling, and association,

5.2.3 Application of the Significance Criteria

City of Carpinteria Criterion 1:

Is associated with an event, movement, organization, or person that/who has made an important contribution to the community, state, or nation.

California Register of Historical Resources Criterion 1:

They are associated with events that have made a significant contribution to the broad patterns of our history.

As noted above under Criterion 1, potential historic associations are connected with the Palms Hotel, built in 1912. It was the second hotel constructed in downtown Carpinteria. As a largely intact example of an early 20th-century commercial building, 701 Linden Avenue continues to convey its historic association with the early history of commercial development in Carpinteria. Therefore, the property meets Criterion 1 at the City of Carpinteria level and Criterion 1 of the CRHR.

City of Carpinteria Criterion 2:

Was designed or built by an architect, engineer, builder, artist, or other designer who has made an important contribution to the community, state, or nation.

California Register of Historical Resources Criterion 2:

That are associated with the lives of persons significant in our past.

The identity of the individual or architectural firm responsible for the design of the Palms Hotel is not documented. Two individuals, H. J. Laughlin, and W. D. Isenberg have been identified as the building's developer. Therefore, because the building's designer is unknown, the property does not meet Criterion 2.

City of Carpinteria Criterion 3:

It is associated with a particular architectural style or building type important to the community, state, or nation.

California Register of Historical Resources Criterion 3:

That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or possess high artistic values or that represent a significant entity whose components may lack individual distinction.

Built in 1912, the Palms Hotel is an example of an early 20th-century Vernacular-style commercial building. The building's reductive design with minimal architectural detailing and its emphasis on a balanced and symmetrical design for its principal public-facing façade are characteristics of the style. Like many early 20th-century commercial buildings, secondary elevations, including the rear elevation facing Yucca Avenue and the north elevation, which abutted the adjoining property at 721 Linden Avenue, were more utilitarian in design because they were not, for the most part, in public view. The south elevation facing 7th Street, with its pressed metal cornice and balanced fenestration, is the building's secondary public-facing façade; consequently, it received a more elaborate design than the north or west elevations. The building's incorporation of these design features is characteristic of early 20th-century American commercial architecture. Also, the building is significant because it is likely Carpinteria's oldest surviving, early 20th-century commercial building. Therefore, the building at 701 Linden Avenue, which is an important and rare surviving example of its architectural type, meets Criterion 3.

4. embodies elements demonstrating a) outstanding attention to design, detail, craftsmanship, or b) outstanding use of a particular structural material, surface material, or method of construction or technology;

The building's construction methods, including its load-bearing brick masonry walls, interior timber framings, mass-produced wood frame sash windows, and pressed metal cornice, are typical materials and construction methods employed in early 20th-century commercial buildings. They do not represent unique or outstanding examples of the use of construction materials or methods. Therefore, the study property does not meet Criterion 4.

5. is associated with a traditional way of life important to an ethnic, national, racial, or social group or to the community at large;

Research completed as part of this study did not reveal a documented association with a traditional lifeway. Therefore, the study property does not meet Criterion 5.

6. *illustrates broad patterns of cultural, social, political, economic, or industrial history;*

The property is associated with the early 20th-century development of Linden Avenue as one of Carpinteria's two commercial corridors. The building housed Carpinteria's earliest hotel and various commercial ventures, including restaurants and a bank. For some time, it was the location of the community's post office. The building's more than one-hundred-year-long association with the City's commercial life has a substantive connection to the broad patterns of Carpinteria's economic and social history. Therefore, the study property meets Criterion 6.

7. is a feature or cluster of features with a sense of time and place that are important to the community, state, or nation;

The study property at 701 Linden Avenue is one of five buildings on the west side of the 700 block constructed between the late 19th century and the mid-to-late 1920s. Other buildings contributing to this assemblage include the Vernacular style commercial buildings at 721 and 751 Linden Avenue, a National Folk style cottage at 771 Linden Avenue, and a Carpenter Gothic style cottage at 789 Linden Avenue. These four buildings are a rare surviving assemblage of late 19th through early 20th century buildings that evoke Linden Avenue's earliest development pattern, characterized by a mix of residential and commercial buildings. Therefore, the study property, which embodies a powerful sense of time and place and substantially contributes to this assemblage of buildings and Linden Avenue's streetscape, meets Criterion 7.

City of Carpinteria Criterion 8:

8. is able to yield information important to the community or is relevant to the scholarly study of history, historical archaeology, ethnography, folklore, or cultural geography.

California Register of Historical Resources Criterion 8:

That have yielded, or may be likely to yield, information important to prehistory or history.

Applying this criterion to archaeological deposits is beyond the purview of this report.

5.2.4 CEQA Thresholds

CEQA Section 15064.5 defines historical resources as follows:

(1) *A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources Commission (State CEQA Guidelines Section 5024.1, Title 14 CCR, Section 4850 et seq.).*

There are several ways to list a resource in the California Register, which are codified under Title 14 CCR, Section 4851.

- *A resource can be listed in the California Register by the State Historical Resources Commission.*
- *If a resource is listed in or determined eligible for listing in the National Register of Historic Places (National Register), it is automatically listed in the California Register.*

- *If a resource is a California State Historical Landmark, from No. 770 onward, it is automatically listed in the California Register.*

The study property is not included in the California Register of Historical Resources or a designated California State Historical Landmark. The property is not listed in, nor has it been determined eligible for listing in the National Register of Historic Places. Therefore, the property does not meet Criterion 1.

(2) *A resource included in a local register of historical resources, as defined in section 5020.1 (k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.*

The requirements outlined in PRC 5024.1(g) for historical resources surveys are: A resource identified as significant in a historical resource survey may be listed in the California Register if the survey meets all of the following criteria:

- *The survey has been or will be included in the State Historic Resources Inventory.*
- *The survey and the survey documentation were prepared in accordance with office [of Historic Preservation] procedures and requirements.*
- *The resource is evaluated and determined by the Office [of Historic Preservation] to have a significance rating of Category 1 to 5 on DPR Form 523.*
- *If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.*

The property is not included on the local (City of Carpinteria) register or inventory of historic resources. Therefore, the study property does not meet Criterion 2.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

Provided the City of Carpinteria accepts the conclusions of this report, the study property at 701 Linden Avenue will meet Criterion 3.

Section 15064.5 of the California Environmental Quality Act

(A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

The building at 701 Linden Avenue has a direct association with the early 20th-century development of Linden Avenue into a commercial corridor comprised of packing houses, businesses, and residential properties that were propelled by its location adjacent to Carpinteria's railroad depot, the citrus and nut packing warehouses, and the nearby asphalt mines. Therefore, 701 Linden Avenue, one of Linden Avenue's oldest surviving commercial buildings, meets Criterion A.

(B) Is associated with the lives of persons important in our past;

The building at 701 Linden Avenue is not associated with an individual or individuals who made significant contributions to local, California, or national history. Therefore, the property does not meet Criterion B.

(C) Embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of an important creative individual or possesses high artistic values;

The building at 701 Linden Avenue is an example of early 20th-century commercial architecture. Its symmetrical street façade facing Linden Avenue and classical-style pressed metal cornice reflect motifs derived from the Classical Revival style. Therefore, the building at 701 Linden Avenue meets Criterion C.

(D) Has yielded, or may be likely to yield, information important in prehistory or history.

Applying this criterion to archaeological deposits is beyond the purview of this report.

(4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

The building at 701 Linden Avenue is not listed in a local register of historical resources, nor has it been determined eligible for listing via a previous study. Therefore, the study parcel does not meet Criterion 4.

2. *A resource included in a local register of historical resources, as defined in section 5020.1 (k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.*

The study property is not included in a local register of historical resources, so it does not meet Criterion 2.

3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

If the City of Carpinteria accepts this report's significance findings, the study property will meet Criterion 3.

5.2.5 Summary Statement of Integrity and Significance

The building at 701 Linden Avenue, excluding alterations made after 1945, meets criteria 3, 6, and 5 at the City of Carpinteria level, making it eligible for listing as a Structure of Merit. It also meets Criterion 1, 2, and 3 for listing in the California Register of Historical Resources. It also meets A and C under the significance criteria outlined in 15064.5 of the California Environmental Quality Act. Therefore, 701 Linden Avenue is considered a significant historical resource per CEQA Guidelines Sections 5024.1 and 15064.5.

6.0 EVALUATION OF PROJECT IMPACTS

The following section of the report will evaluate the impact of the proposed Project on the significant resources identified in this report. Potential adverse impacts include alterations or changes that result in changes to a resource or its setting that diminish those qualities that justify its potential listing as a significant historic resource at the County of Santa Barbara, state, and national levels. Please refer to Section 2 of this report for an overview of the regulatory setting for the Project. Please see Section 1 of this report for a project description and Appendix A for project plans.

State CEQA Guidelines #15064.5(a) for determining the significance of impacts on historic resources:

Historical resources are broadly defined as those cultural resources considered significant under CEQA and may include sites, objects, structures, buildings, etc. Historical resources may be prehistoric or historic in age and may be archaeological resources, part of the existing built environment, other important historic resource, or a tribal cultural resource, such as a sacred space. The CEQA Guidelines identify what qualifies as a significant historical resource for environmental review. CEQA Guidelines Section 15064.5(a) of the State CEQA Guideline defines "historical resource." Resources that meet this definition are significant. Public Resources Code Sections 5020-5029.5 also contain many important definitions of terms used in the code section below, including historical resources, the California Register of Historical Resources, the State Historical Resources Commission, and the State Office of Historical Preservation.

CEQA defines material impairment of a historic resource as follows:

(A) *Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources;*

(B) *Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the Project establishes by a preponderance of evidence that the resource is not historically or culturally significant;* or

(C) *Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA* (Public Resources Code 15064.5 (b2).

(D) *Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995) shall be considered as mitigated to a level of less than significant.*

(E) *A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of a historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.*

Section 2.5 of the MEA *Guidelines for Archaeological Resources and Historic Structures and Sites* (2002: 65 - 70) provides the following guidance for applying mitigation measures.

These include the following:

1) In-situ preservation is the preferred manner of avoiding damage to significant historic resources;
2) Planning construction so that demolition or alteration of structures, sites, and natural objects are not required; and
3) Incorporating existing structures, sites, and natural objects into planned development whenever avoidance is not possible.

6.1 Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)

The Project proposes interior and exterior alterations to the building at 701 Linden Avenue. Please refer to Section 6.1.1 for a detailed project description. Under the Standards, this Project is defined as rehabilitation. The Standards define rehabilitation as follows:

Rehabilitation is defined as the act or process of making possible a compatible use for property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values (http://nps.ov/history/hps/tps/standards/rehablitation.htm).

The following standards developed by the National Park Service to evaluate rehabilitation projects will guide the evaluation of the proposed Project:

Secretary of the Interior's Standards for Rehabilitation

1) *A property will be used as it was historically or given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
2) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.*
3) *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
4) *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
5) *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
6) *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires the replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
7) *Chemical and physical treatments, if appropriate, will be undertaken by the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
8) *Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
9) *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.*
10) *New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property will be unimpaired* (36 CFR Part 68, 1995 Federal Register, Vol. 60, No. 133).

6.1.1 The Proposed Project

Project plans, photographs, and visual depictions of existing and proposed floor plans and elevations prepared by Becker Studios are found in Appendix A of the report. The proposed Project includes the removal of the east elevation's non-contributing first-floor addition, the reinstallation of historically appropriate doors and windows, and the insertion of an open porch supported by brick-clad piers, which would enhance the visibility of the first floor's original brickwork and door and window openings. The east elevation's original first-floor elevation, composed of window and door openings, will be restored to a closer approximation of its historic appearance. These alterations will return the Linden Avenue façade to a close approximation of its historic appearance. They will enhance the building's design integrity. A recessed parapet would surround the outdoor area. The proposed dining terrace would include outdoor seating, an elevator tower and restroom, covered pergola at the west end of the roof, and a skylight.

Alterations to the south elevation facing 7th Street include the removal of a non-contributing exterior staircase and replacing a non-contributing second-floor door with a historically appropriate one-over-one wood sash window. A contributing first-floor door will be fixed, and a window will replace a non-contributing door on the first floor. Two small windows on the first floor, which are not original, are proposed for removal. An existing non-contributing metal slider window on the south elevation of the recessed one-story element of the elevation would be replaced by a door.

Alterations to the west (rear) elevation would include the replacement of the non-contributing exterior wood staircase with a new staircase with metal railings extending to the roof-level dining terrace to meet Building Code requirements. The roof-level dining terrace would include a covered pergola, an elevator tower, and a small addition housing a restroom. The existing second-floor door would be replaced with a wider door to meet Building Code Requirements. Other proposed alterations to the west elevation include the replacement of a non-contributing door in the elevation's one-story projection with a one-over-one wood sash window, the removal of a second-floor window to accommodate the replacement exterior staircase, and the replacement of a non-contributing first-floor window at the south end of the elevation with a one-over-one wood sash window emulating the building's historic window type, and add a door near the center of the elevation. The proposed location of the door was the location of three windows infilled in 1993-1994. Wood fencing adjacent to the north end of the elevation would be installed to enclose the property's trash bins. Additional wood plank fencing would be installed off the south side of the elevation's one-story projection to enclose a small service yard.

Proposed alterations to the north elevation include removing one original second-floor window. Substantial alterations are proposed to the roof level, where a partially covered outdoor dining area, a small structure housing an elevator tower, and a restroom will be located. The outdoor dining area would be recessed towards the center of the roof to reduce its visibility from Linden Avenue and 7th Street.

6.2 Application of the Secretary of Interior's Standards to the Project

The following section of the report applies the Secretary of the Interior's Standards to the Project.

6.2.1 Contributing and Non-Contributing Buildings and Landscaping

The Building

Contributing

- The two-story volume of the building and the west elevation's one-story element;
- The building's brick walls;
- The roof level parapet and pressed metal cornice;
- The existing arrangement of the original door and window openings;
- The existing wood frame windows and
- The south and west elevation's first-floor door openings.

Non-Contributing

- The east elevation's one-story shed roof addition, its walls, roof, windows, and doors;
- The exterior wood staircase on the building's west elevation;
- The exterior staircase and second-floor door on the building's south elevation
- The one-story wood frame addition at the west end of the building's west elevation;
- The south elevation's two small windows;
- A first-floor door and canopy on the south elevation;
- The metal frame windows on the south and west elevations and
- The modern glazed wood door on the south elevation's first floor.

The Landscaping

Contributing

- Washingtonia Palms along the Linden Avenue and 7th Street frontages.

Non-Contributing

- The palm trees along the Linden Avenue and 7th Street frontages that are not Washingtonia species or its varieties;
- Planter at the southeast corner of the parcel; and
- The remaining plantings, except the Washingtonia Palms.

6.2.2 Application of the Standards

Standard 1: *A property will be used as it was historically or given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

After its rehabilitation, the building will remain a commercial restaurant, a historic use of the Palms since its construction in 1912. The loss of the building's residential component is not considered substantive because the building's use as a hotel ceased approximately 60 years

ago. The proposed replacement of the non-contributing first-floor addition and its replacement by an open porch, as well as the recreation of the façade's original first-floor fenestration, will enhance the building's integrity of design. Removing the non-contributing second-floor door and the exterior staircase on the south elevation will enhance the integrity of an elevation facing 7th Street. On the west elevation, replacing a non-historic first-floor window with a historically appropriate window and reopening an infilled door will enhance the building's design.

Removing one original first-floor door and two original windows on the south elevation will alter the elevation's ability to convey its original design. The proposed removal of historic design features and materials on the north and west elevations is largely confined to a window on the second floor of the north elevation. It will not substantially impair the building's integrity of design or materials. Alterations to the south elevation include removing two small non-contributing windows and a non-contributing door on the first floor. A contributing door on the first floor will be fixed in place and the new windows will match the appearance of the existing double-hung sash windows. A non-historic staircase and second-floor windows on the south elevation would be removed. The alterations to the south elevation will enhance integrity by returning the elevation closer to its original appearance. Therefore, the proposed Project, which will preserve the historic character of the building, meets Standard 1.

Standard 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.*

The Project would retain almost all of the building's character-defining features, including its brick walls, pressed metal parapet, and original windows and doors. It will also retain the building's historic footprint. Installing a pergola-style rooftop terrace with related features will not remove significant historic building materials. Therefore, the proposed Project meets Standard 2.

Standard 3: *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The Project does not propose adding conjectural features or architectural or decorative elements from other historic properties, so Standard 3 does not apply.

Standard 4: *Changes to a property that have acquired historic significance in their own right will be retained and preserved*

None of the additions or alterations to the building that postdate 1912, including the first-floor addition to the east (Linden Avenue) elevation, postdating the period of significance, have achieved historic significance in their own right. Therefore, Standard 4 does not apply to the Project.

Standard 5: *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

As noted above under Standard 1, removing the non-contributing second-floor door on the south elevation and the exterior staircase on the west elevation will enhance the integrity of an elevation facing 7th Street. On the west elevation, replacing a non-historic first-floor window with a historically appropriate window and reopening an infilled door will enhance the building's integrity of design.

The removal of a non-contributing first-floor door and two small non-contributing windows on the south elevation will alter the elevation's ability to convey its original design. The proposed removal of historic design features and materials on the north and west elevations is largely confined to a window on the second floor of the north elevation and a second-floor window on the west elevation and will not substantially impair the building's integrity of design or materials.

Standard 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires the replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Should contributing historic fabric be encountered that is too deteriorated to repair, it will be replaced in kind to recreate the original in material (if possible), dimension, and appearance under the guidance of a County-approved architectural historian, following the guidance detailed below under Standard 7. Because the applicant proposes to repair historic fabric and to limit replacements to those materials that are too deteriorated to repair, the Project meets Standard 6.

Standard 7: *Chemical and physical treatments, if appropriate, will be undertaken by the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Hardscape and Landscaping

Currently, the Project does not propose cleaning or treating the building's historic fabric. If such treatments are required, the following guidance outlined in the Department of the Interior's Technical Preservation Briefs shall be implemented under the guidance of a City of Carpinteria-approved historian:

- *Preservation Brief 1:Repointing Mortar Joints in Historic Masonry Buildings. Robert C. Mack, FAIA, and John P. Speweik. Provides general guidance on appropriate materials and methods for repointing historic masonry buildings. 1998;*

- *Preservation Brief 2: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings. Robert C. Mack, FAIA, and Anne E. Grimmer. The brief surveys various cleaning methods and materials and guides selecting the most appropriate method and the gentlest means possible. Discusses water-repellent and waterproof coatings, their purpose, the suitability of their application to historic masonry buildings, and possible consequences of their inappropriate use. 2000. GPO stock number 024-005-01207-9;*

Preservation Brief 9: The Repair of Historic Wooden Windows. John H. Myers. Provides information on evaluating the condition of historic wood windows and on practical methods for repair. 1981.

Provided this guidance is implemented, the proposed Project meets Standard 7.

Standard 8: *Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Applying this criterion to archaeological deposits is beyond the purview of this report.

Standard 9: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.*

As noted above, under Standards 2 and 5, the proposed Project will not remove substantial amounts of historic building fabric. Therefore, the Project's impact on the building's contributing historic fabric would be less than significant.

The Project also proposes the removal of the existing roof assembly, which would be replaced with a new roof assembly accommodating the proposed rooftop terrace to meet building code requirements. While roof assembly is original, it is not a visible feature of the building. It does not embody an important example of its type in its materials or design. Therefore, replacing the roof assembly will not substantially impair the building's integrity of materials or design.

Several of the proposed exterior alterations, including the replacement of the east elevation's non-historic one-story addition, the reinstallation of this elevation's original arrangement of doors and windows, and the removal of the south elevation's non-contributing exterior staircase, and two non-contributing doors on the south elevation will enhance integrity.

The installation of a rooftop elevator tower and restroom is acceptable as its location near the southwest corner of the roof, size, and materials will minimize its visual obtrusiveness. The installation of a skylight is also acceptable because its location, set back from the roof's parapet, ensures it is not visible from the street frontages on Linden Avenue or 7th Street.

The rooftop terrace, its pergola and covering, and the proposed landscaping are acceptable because they have been set back from the parapet to reduce their visibility from Linden Avenue and 7th Street. While the structure will be visible from some streetside vantage points its semi-transparent and traditional form reduces its visual prominence, allowing it to read as a secondary element.

The proposed alterations to the rear elevation, including replacing a non-contributing window, reopening a sealed door opening, and replacing a non-contributing exterior staircase, will not introduce design elements or materials that are out of character with the historic building. In

summary, the proposed alterations to the building meet Standard 9.

Standard 10: *New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property will be unimpaired.*

The proposed addition to the east elevation and the rooftop deck and pergola and its covering could be removed without impacting the building's overall integrity. Therefore, the proposed Project meets Standard 10.

6.3 Summary Statement of Impacts

This Historic Resources Technical Report has concluded that the proposed Project at 701 Linden Avenue meets the Secretary of the Interior's Standards for Rehabilitation. Therefore, the proposed Project's impacts on significant historic resources do not meet the definition of material impairment under CEQA Section 15064.5. After implementing the approved Project, the study property would maintain its status as a potential City of Carpinteria Historic Resources.

7.0 SUMMARY AND CONCLUSIONS

The Phase 1 component of the report concluded that the building at 701 Linden Avenue is a significant historic resource for environmental review. The Phase 2 component of the Historic Resources Technical Report has concluded the building located at 701 Linden Avenue is a significant historic resource at the City of Carpinteria level and for CEQA review. The impact of the proposed Project on the historic resource was assessed by applying the Secretary of Interior's Standards for Rehabilitation. The analysis concluded that the proposed Project is consistent with the Secretary of the Interior's Standards for Rehabilitation guidance.

To ensure the completed Project adheres to the guidance and this report and County of Santa Barbara preservation guidelines, implementation of the following measures, which will be included in the project description and Plan Set, is recommended:

1) The guidance in the following Technical Preservation Briefs shall be implemented.

- *Preservation Brief 1:Repointing Mortar Joints in Historic Masonry Buildings. Robert C. Mack, FAIA, and John P. Speweik. Provides general guidance on appropriate materials and methods for repointing historic masonry buildings. 1998;*

- *Preservation Brief 2: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings. Robert C. Mack, FAIA, and Anne E. Grimmer. Surveys various cleaning methods and materials and guides selecting the most appropriate and gentlest means possible. Discusses water-repellent and waterproof coatings, their purpose, the suitability of their application to historic masonry buildings, and possible consequences of their inappropriate use: 2000. GPO stock number 024-005-01207-9;*

Preservation Brief 9: The Repair of Historic Wooden Windows. John H. Myers. Provides information on evaluating the condition of historic wood windows and on practical methods for repair 1981.

2) To ensure this guidance is implemented, the following measures shall be implemented:

- The project plans shall include historic preservation treatment plan notes identifying the resource's character-defining materials and design features;
- If alterations or extensive repair work is required, the Project's architect and contractor shall contact a City of Carpinteria-approved historian and City of Carpinteria Planning staff for their review of proposed revisions to the approved plans for the Project;
- A City of Carpinteria-approved historian shall prepare a letter(s) reviewing alterations to the approved plans for submittal to City of Carpinteria Planning staff and
- After the Project is completed, a City of Carpinteria-approved historian will prepare a letter confirming that it met the guidance outlined in this report.

After implementing the measures outlined above in the project description, the proposed Project would meet the Secretary of the Interior's Standards for Rehabilitation, and its implementation would result in a less-than-significant impact on significant historic resources for the purposes of the City of Carpinteria and CEQA review.

8.0 BIBLIOGRAPHY AND REFERENCES

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2004 *Carpinteria Bungalows and Distinctive Houses.*

City of Carpinteria
2007 Draft Downtown Historic District and Beach Neighborhood Specific Plan, August 2007.

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Santa Barbara Daily News and The Independent, as cited in text.

Staats, Phillip H.
1990 *California Architecture in Santa Barbara.* Architectural Book Publishing Company, Stamford, Connecticut. Reprint of 1929 publication.

1992 *Appendix 2: Carpinteria Historical Overview and Architectural Inventory/Evaluation Forms for" Historical Architectural Survey Report, Carpinteria –Santa Barbara Median Widening and Interchange Project: 05-SB-101, 1.1/12.7, EA 05-315700.*

Stockton, Gloria
1960 *La Carpinteria.* Carpinteria Historical Society, Carpinteria.

The following archives were used in the preparation of this report:

Carpinteria Valley Museum of History
City of Carpinteria, Community Development, Planning Department
County of Santa Barbara Tax Assessor's Office
Santa Barbara Historical Museum, Gledhill Library
University of Santa Barbara California: Geospatial Collection, Special Collections, Main Library.

Maps

U. S. Geodetic Survey Maps, 1870, 1878.
1919 Harold G. Chase Map Depicting Parcels and Owners Between Carpinteria and Santa Barbara.
Sanborn Fire Insurance Map (1929).
Santa Barbara Surveyor's Office, Record of Surveys.

Other Sources

1900-1940 United States Census.

Appendix A

Project Plans

701 LINDEN AVENUE

EXTERIOR ALTERATION / INTERIOR REMODEL

CARPINTERIA, CA 93013

ARIEL VICINITY MAP

GENERAL NOTES:

1.) These plans are in compliance with the following current:
2022 California Building Code (CBC), with Title 24 , 2022 California Residential Code (CRC), 2022 California Mechanical Code (CMC) 2022 California Plumbing Code (CPC) 2022 California Electrical Code (CEC) 2022 California Green Building Standards Code (CGBSC), 2022 California Energy Code (CEnC) California State Codes

2.) It shall be the subcontractor's responsibility to notify the owner and designer of any inconsistencies in the construction documents discovered while bidding and clarification shall be made prior to the start of construction.

3.) All materials, stain and paint colors and textures shall be selected by the designer prior to fabrication or installation.

4.) Each subcontractor is to closely examine the contract documents to determine the extent of the existing elements to remain. Where questions or discrepancies arise, consult the designer about the extent and/or intent of the required direction before commencing the work.

5.) All dimensions are to face of stud, concrete or masonry, unless noted otherwise.

6.) Each subcontractor shall remove all debris and rubbish created by their trade or employees from their portion of the work described herein and deposit in the on-site container.

7.) Where any existing work is damaged by removal of adjacent work or any other construction operation, it shall be repaired or replaced by the subcontractor who has caused the damage, with new materials to match existing as approved by the designer.

8.) All glazing shall comply with the standards of the U.S. Consumer Product Safety Commission. Manufacturer to supply certificate of compliance to owner.

9.) Substitutions, revisions or changes may be allowed only if such items are submitted to the designer in a timely manner in writing and subsequently approved by the designer in writing. All substitutions must be at least of equal quality, design and performance. The designer shall reserve the right to reject any request for a substitution for any reason.

10.) All electrical, plumbing, mechanical and structural work shall conform to the requirements of all legal constituted authorities having jurisdiction and to all of the standards of their respective associations or councils.

11.) General lighting fixtures in kitchens and bathrooms shall be fluorescent or approved equal

12.) Lighting fixtures in shower enclosures shall be suitable for wet use locations per NEC 410-4

13.) Water closets shall be "Ultra Low Flush" with 1.28 gallon maximum per flush. Toilets shall not use more than 1.28 gallons of water per flush. CPC 403.2

14.) Control valves for showers and tub/showers shall be thermostatic or pressure balancing valve type. Showerhead flow rates shall not exceed 1.8 gallons per minute. CPC 408.2.

15.) It will be the property owner's/contractors' responsibility to have a licensed surveyor layout proposed structures when they are located on or near setback lines.

16.) At the time of final inspection, a manual, compact disc or web-based reference shall be placed in the building. This manual shall include all of the items listed on California Green Building Standards Code Section 4.410.1 (CGBSC 4.410)

PLUMBING FIXTURE NOTES:

Residences built and available for use on or before January 1, 1994 undergoing alterations and/or additions are to replace all non-compliant plumbing fixtures with water-conserving plumbing fixtures. Non-compliant plumbing fixtures are as follows: (1) any toilet manufactured to use more than 1.28 gallons of water per flush; (2) any urinal manufactured to use more than 0.125 gallon of water per flush; (3) showerhead manufactured to have a flow capacity of more than 1.8 gallons of water per minute at 80 psi; and (4) any interior faucet that emits more than 1.5 gallons of water per minute at 60 psi. [CGBSC 301; Cal. Civil Code Section 1101.1]

Water closets, showerheads and lavatory faucets are to be water-conserving type plumbing fixtures and meet the following criteria per the CGBSC §4.303:
1. The effective flush of water closets shall not exceed 1.28 gallons per flush.
2. Showerheads shall have a maximum flow rate of 1.8 gallons per minute at 80 psi.
3. Lavatory faucets shall have a maximum flow rate of 1.2 gallons per minute at 60 psi and shall have a minimum flow rate of 0.8 gallons per minute at 20 psi.
4. Kitchen faucets shall have a maximum flow rate of 1.8 gallons per minute at 60 psi. Faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

M.E.P. GENERAL NOTE:

All repairs performed on mechanical, electrical and plumbing systems shall be reviewed by field inspection staff for compliance with current building code requirements, and subject to the approval of field inspection staff.

PROFESSIONALS

DESIGNER	Becker Studios P.O Box 41459 Santa Barbara, CA 93140 Tel: (805) 965-9555 Contact: Darrell & Kristin Becker Architect: Adam Grossheim (805) 699-5212
CONTRACTOR	Becker Studios Construction P.O.box 41459 Santa Barbara, CA 93140 Tel: (805) 965-9555 Contact: Darrell Becker (#713248)
LAND USE CONSULTANT	Suzanne Elledge Planning & Permitting Services, Inc. 1625 State Street, Suite 1 Santa Barbara, CA 93101 Tel: (805) 966-2758 Contact: Laurel Perez
STRUCTURAL ENGINEER	Ashley & Vance Engineering 210 E. Cota Street Santa Barbara, CA 93101 Tel: (805) 963-9966 x158 Contact: Paul Belmont
LANDSCAPE ARCHITECT	Studio Pappalardo 8850 Cadillac Ave Los Angeles, CA 90034 Tel: (323) 280-0450 Contact: Elise Read
HISTORIAN	Post Hazeltine Associates 213 W. West Anapamu Street Santa Barbara, CA 93101 Tel: (805) 682-5751 Contact: Tim Hazeltine
SURVEYOR	Joel Aveaian Land Surveyor 610 Anacapa St. Santa Barbara, Ca 93101 Tel: (805) 965-3432 Contact: Joel Aveaian

PARKING STATS

Level	Name	Area	Parking Factor	Required Parking	
Level 1	SEATING	716 sf	50	14.31	
Level 2	SEATING	510 sf	50	10.19	
Roof Deck	SEATING	479 sf	50	9.58	
Total Seating Area Parking				34.08	Parking Spaces
Building Gross SF		9,943 sf	500	19.88	Parking Spaces
Total Require Parking				54.06	Required Total Parking

Required parking = 54 required spaces
Provided on-site parking = 9 spaces provided
Provided off-site parking= 38 spaces provided
Total provided spaces = 47 spaces provided

Deficient parking = 7 parking spaces addressed per AB2097

PROJECT STATISTICS

OWNER	701 Linden, LLC c/o Becker Studios P.O. Box 41459 Santa Barbara, CA 93140 Phone: 805-965-9555
PROJECT	The Palms Restaurant
ADDRESS	701 Linden Ave Carpinteria, CA 93013
APN	003-311-007
ZONING	CB-V
OCCUPANCY	A-2, B
YEAR BUILT	1912
TYPE of CONST.	V-B
SPRINKLERED?	Yes, Separate Permit
HIGH FIRE?	No
No. of Stories	2
FLOOD AREA?	
LOT AREA	11,453 SF / .26 ACRE
ON-SITE PARKING	8 STANDARD & 1 VAN
BIKE PARKING	4 EMPLOYEE & 4 GUEST

(E) STRUCTURES AREA:	Net s.f.	Gross s.f.
(E) Building	9,982 n.s.f.	10,508 g.s.f

(P) STRUCTURES AREA:	Net s.f.	Gross s.f.
(E) Building	9,982 n.s.f.	10,508 g.s.f
(D) Patio	-851 n.s.f.	-938 g.s.f
(D) Atrium/ Vertical Circulation	-630 n.s.f.	-14 g.s.f
(A) Roof Structure	+ 145 n.s.f.	+ 391 g.s.f
(P) Structures Sub-total	8,466 n.s.f.	9,949 g.s.f
Rooftop Patio	1,742 sf	
1st Fl Front Patio	604 sf	
DEMO:	-1,671 n.s.f.	-950 g.s.f
ADDITION:	145 n.s.f.	391 g.s.f
AREA OF WORK:	8,466 n.s.f.	

SCOPE OF WORK:
INTERIOR REMODEL OF AN EXISTING TWO STORY STRUCTURE & ADJACENT SINGLE STORY STRUCTURE. REMOVE EXTERIOR SPANISH ADDITIONS OF ENCLOSED PATIO ON LINDEN AVE AND EXTERIOR STAIR ON 7TH STREET. RESTORE ORIGINAL HISTORIC WINDOWS AND DOORS ON 7TH STREET AND LINDEN AVE. NEW TRELLIS AND EXTERIOR PATIO SEATING ON LINDEN AVE. INTERIOR RENOVATION IS NEW RESTAURANT AND BAR WITH ROOF TOP PATIO AND ELEVATOR. NEW ROOF TOP PATIO 1,743 SF PARTIALLY COVERED BY TRELLIS

GRADING:
Cut/Fill = <20 Cu. Yds. No Import or Export.

Construction Waste & Management company for this project will be Marborg Industries of Santa Barbara.

DRAWING INDEX

A0.0	PROJECT DATA & SHEET INDEX
A0.1	HISTORICAL PHOTOS
A0.2	EXISTING BUILDING
A0.3	NEIGHBORING PROPERTIES
A0.4	PHOTO OVERLAYS
A0.5	MATERIAL BOARD
A0.6	AREA DIAGRAMS
A0.7	STORY POLE PLAN
A0.8	SWMP, GRADING, & UTILITY PLAN
A0.9	SURVEY
A1.0	SITE PLAN
A2.1	PROPOSED PLAN - FIRST LEVEL
A2.2	PROPOSED PLAN - SECOND LEVEL
A2.3	PROPOSED PLAN - ROOF
A3.0	EAST EXTERIOR ELEVATIONS
A3.0A	FRONT RENDERINGS
A3.0B	FRONT RENDERINGS
A3.1	SOUTH EXTERIOR ELEVATIONS
A3.1A	SOUTH RENDERING
A3.2	WEST EXTERIOR ELEVATIONS
A3.2A	NORTH WEST RENDERING
A3.3	NORTH EXTERIOR ELEVATIONS
A3.3A	BIRDS EYE RENDERING
A4.0	BUILDING SECTIONS
L1.00	TREE INVENTORY & TREE DEMO PLAN
L1.01	CONCEPTUAL PLANTING PLAN
L2.01	CONCEPTUAL PLANT SELECTION
L4.01	CONCEPTUAL BUILDING MURAL

VICINITY MAP

N.T.S.

BECKER studios
412 E. Haley Street
Santa Barbara, CA 93101
Tel.: (805) 965-9555
beckerstudiosinc.com

THE PALMS
701 LINDEN AVENUE

JOB NUMBER 23031

CONTENTS
PROJECT DATA & SHEET INDEX

DRAWN BY Author
CHECKED BY Checker

SUBMITTALS

NO.	DATE

ISSUE DATE 11/7/2023

REVISIONS

NO.	DATE	

A0.0

SHEET OF

North East (Front Elevation)

North Elevation

North East (Linden towards Mountains)

BECKER studios
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Santa Barbara, CA 93101
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THE PALMS
701 LINDEN AVENUE

JOB NUMBER: 0303
CONTENTS: HISTORICAL PHOTOS
DRAWN BY: Author
CHECKED BY: Checker
SUBMITTALS
ISSUE DATE: 11/03/03
REVISIONS

A0.1

SHEET OF

1 VIEW OF PROPERTY (LOOKING NORTHWEST / LINDEN AVE ENTRY)

2 VIEW OF PROPERTY (LOOKING NORTH)

3 VIEW OF PROPERTY (LOOKING WEST)

4 VIEW OF PROPERTY (LOOKING NORTHEAST)

VICINITY MAP (NOT TO SCALE)

5 VIEW OF PROPERTY (LOOKING EAST)

6 YUCCA LANE (LOOKING NORTHEAST)

7 VIEW OF PROPERTY (LOOKING SOUTH / REAR ENTRY)

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THE PALMS
701 LINDEN AVENUE

JOB NUMBER: 2021
CONTENTS: EXISTING BUILDING
DRAWN BY: Author
CHECKED BY: Checker
SUBMITTALS
ISSUE DATE: 11/7/2025
REVISIONS

A0.2

SHEET OF

1 LINDEN AVENUE & 7TH STREET (LOOKING EAST)

2 LINDEN AVENUE & 7TH STREET (LOOKING WEST) AT PIZZA MAN DAN'S

3 LINDEN AVENUE & 7TH STREET (LOOKING SOUTH) TO LITTLE DOMS

4 YUCCA LANE (LOOKING SOUTHWEST)

VICINITY MAP (NOT TO SCALE)

5 LINDEN AVENUE & 7TH STREET (LOOKING NORTHEAST)

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THE PALMS
701 LINDEN AVENUE

JOB NUMBER 23031

CONTENTS
NEIGHBORING PROPERTIES

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SUBMITTALS

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A0.3

SHEET OF

1 LINDEN AVENUE(LOOKING SOUTH)

2 LINDEN AVENUE (LOOKING NORTH)

3 7TH STREET (LOOKING TOWARDS LINDEN AVENUE)

VICINITY MAP (NOT TO SCALE)

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THE PALMS
701 LINDEN AVENUE

JOB NUMBER	23031
CONTENTS	PHOTO OVERLAYS
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SUBMITTALS	
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A0.4

SHEET OF

701 LINDEN THE PALMS – EXTERIOR MATERIAL BOARD – 'Painted Brick'

RENDERING

EAVE BRACKET DETAIL

SQUARE STYLE PIERS

COLOR SCHEME
- Painted Brick: BM Cloud White
- Door Trim: BM Graystone 1475
- Window Trim: BM Night Train 1567
- White Washed Wood

POWDER COATED CUSTOM IRON SIGNAGE

EXTERIOR SCONCES

CUSTOM WOOD / IRON FRONT DOOR

STAIRWELL

ROOF TOP CANOPIES

UPPER TERRACE BAR INSPIRATION

TERRACE INSPIRATIONAL IMAGERY

'LIVE' ROOF

SPANISH GREY AND WHITE MARBLE DECK TILE

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412 E. Haley Street
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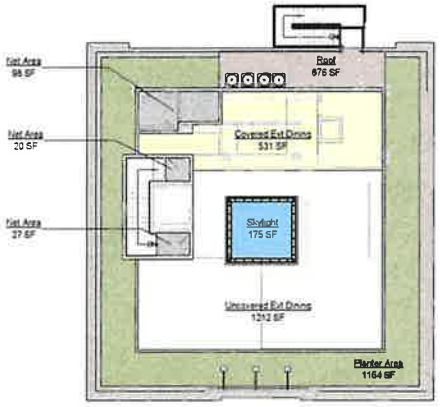
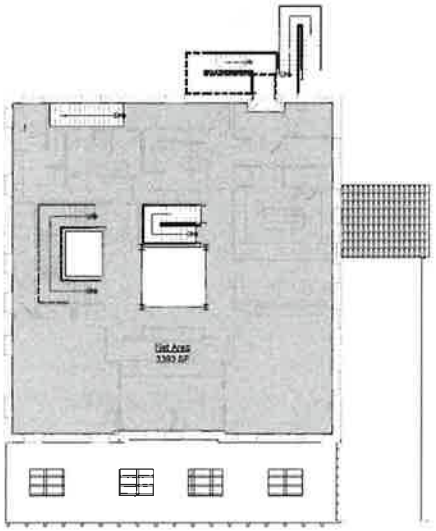
THE PALMS
701 LINDEN AVENUE

JOB NUMBER 23031
CONTENTS MATERIAL BOARD
DRAWN BY Author
CHECKED BY Checker
SUBMITTALS
ISSUE DATE 11/7/2023
REVISIONS

A0.5
SHEET OF



4 (N) Net Roof Area
SCALE 3/32" = 1'-0"



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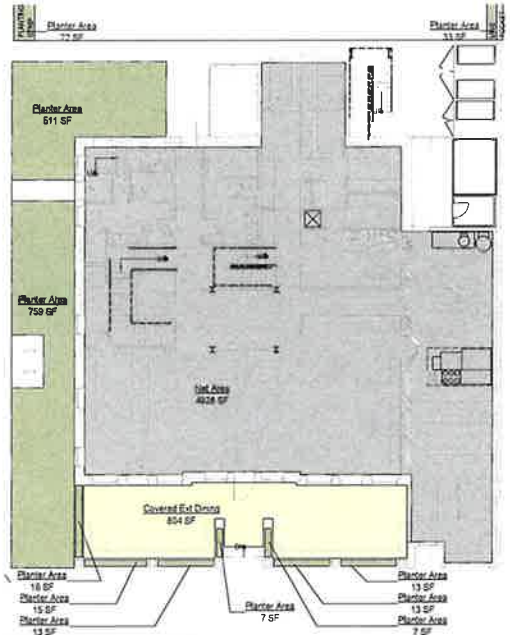

Gross Area
Net Area
Planter Area
Covered Ext Dining
Uncovered Ext Dining
Skylight
Roof

5 (N) Net Level 1
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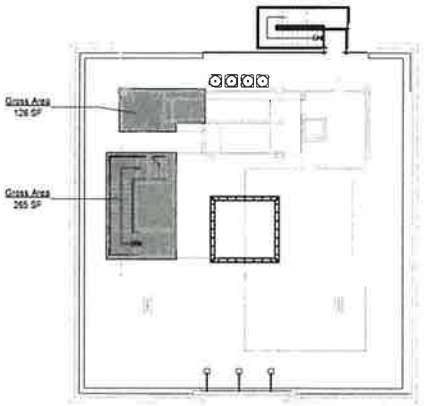
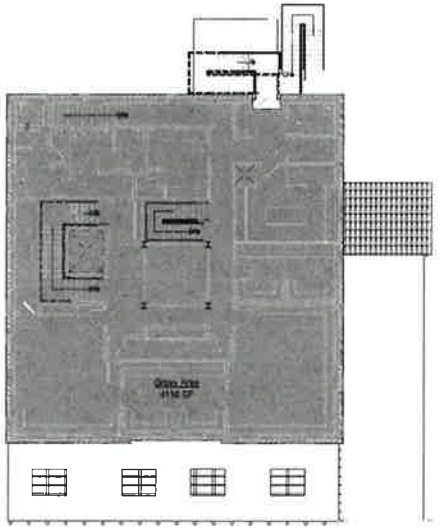


2 (N) Gross Roof
SCALE 3/32" = 1'-0"



1 (N) Gross Level 2
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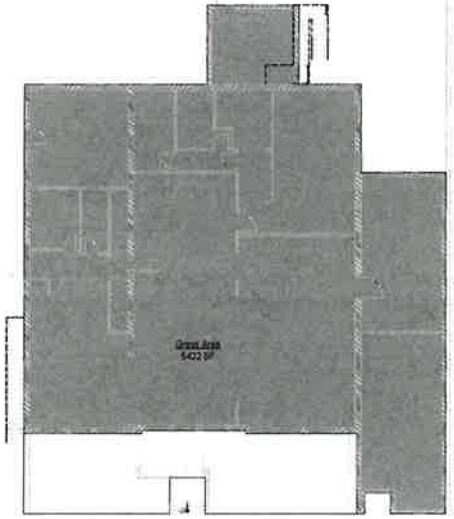

3 (N) Gross Level 1
SCALE 3/32" = 1'-0"

AREA CHART

	Proposed Building (N) Net s.f.	(N) Gross s.f.	Existing Building (E) Net s.f.	(E) Gross s.f.
1st Fl	4,929 n.s.f.	5,422 g.s.f	6,034 n.s.f.	6,356 g.s.f
2nd Fl	3,333 n.s.f.	4,136 g.s.f	3,958 n.s.f.	4,150 g.s.f
Roof	145 n.s.f.	391 g.s.f	0 n.s.f.	0 g.s.f
Total	8,466 n.s.f.	9,949 g.s.f	9,992 n.s.f.	10,506 g.s.f

Proposed Patio Area	
1st Fl	
Covered Front Patio	804 sf
Roof	
Covered Roof Patio	531 sf
Uncovered Roof Patio	1,212sf
Total	2,547 sf

	Proposed Planting Area	Existing Planting Area
1st Fl		
Parking Planter Strip	105 sf	0 sf
Landscape Area	1,270 sf	675 sf
Patio Planter Boxes	84 sf	0 sf
Roof		
Roof Planter	1,154sf	0 sf
Total	2,508 sf	675 sf

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COMMERCIAL REMODEL
THE PALMS
701 LINDEN AVENUE

JOB NUMBER 23021
CONTENTS
AREA DIAGRAMS
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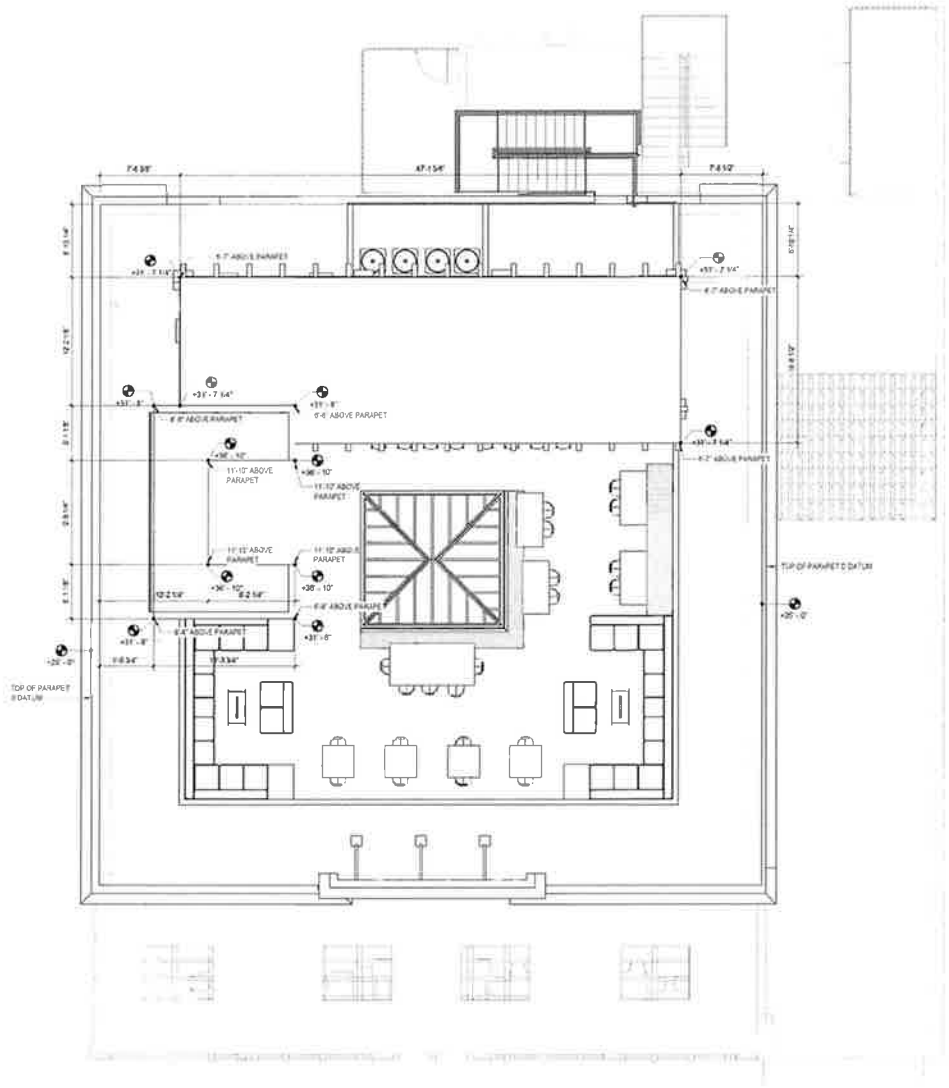
CHECKED BY Checker
SUBMITTALS
ISSUE DATE 03/22/24
REVISIONS

A0.6
SHEET OF



1 STORY POLE PLAN

SCALE 1/8" = 1'-0"

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THE PALMS
701 LINDEN AVENUE

JOB NUMBER 23031

CONTENTS
STORY POLE PLAN

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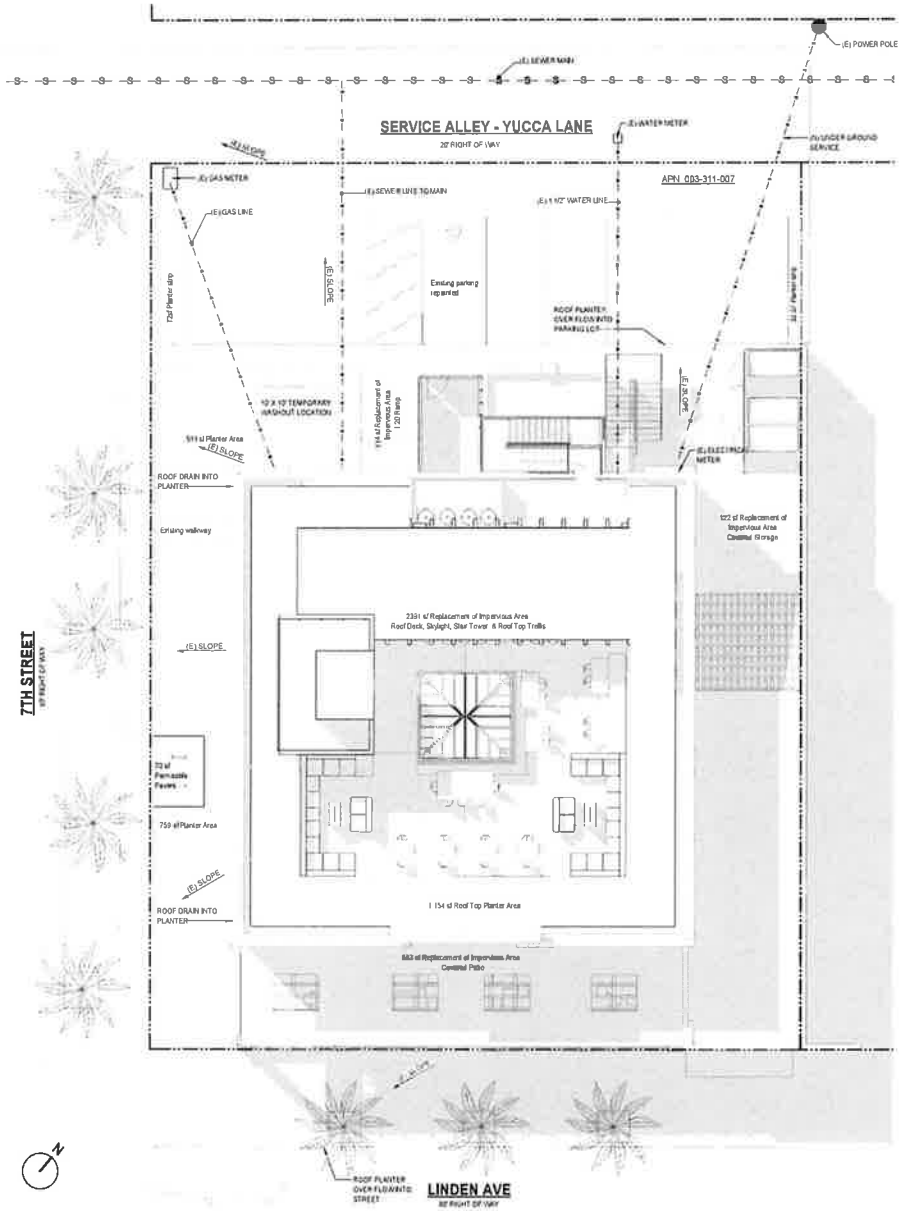
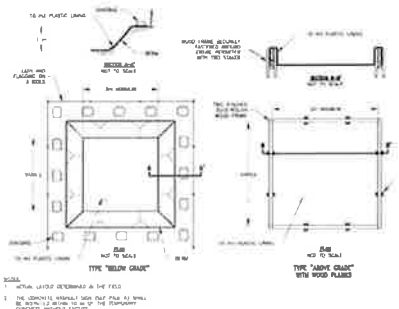
A0.7

SHEET OF



1 SWMP / UTILITY PLAN

SCALE 1/8" = 1'-0"



Concrete Washout Area

SWMP AREAS

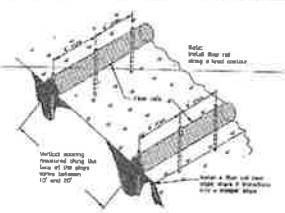
Total Replacement of Impervious Area 3 460 SF
Total New Permeable Area 1 724 SF
Total NET Replacement of Impervious Area 1 736 SF < 2 500 SF Tier 1 SWMP

Tier 1 Stormwater Control Plan Project Data

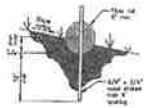
[Complete all fields]

Project Name / Case File Number	The Palms 701 Linden Avenue
Project Location [Street Address if available, or intersection and/or APN]	APN: 003-311-007
Name of Owner or Developer	701 Linden, LLC
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	Renovation of existing 2 Story building
Total New Impervious Surface Area (square feet) [Sum of currently previous areas that will be covered with new impervious surfaces]	0 SF
Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surfaces]	3,460 SF -1724 sf (New impervious area)= NET Replacement Impervious 1,736 SF
Total Pre-Project Impervious Surface Area	10,578 sf
Total Post-Project Impervious Surface Area	8,854 sf
Runoff Reduction Measure(s) Selected (Check one or more)	☒ 1. Dispose runoff from roofs or pavement to vegetated area ☒ 2. Permeable pavement ☐ 3. Cisterns or Rain Barrels ☒ 4. Bioretention Facility or Planter Box

SE-5 Fiber Rolls

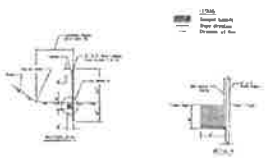


TYPICAL FIBER ROLL INSTALLATION
N.T.S.

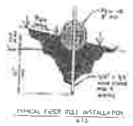


ENTRENCHMENT DETAIL
N.T.S.

Silt Fence



Fiber Rolls



TYPICAL FIBER ROLL INSTALLATION
N.T.S.

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THE PALMS
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JOB NUMBER 2308
CONTENTS SWMP, GRADING & UTILITY PLAN
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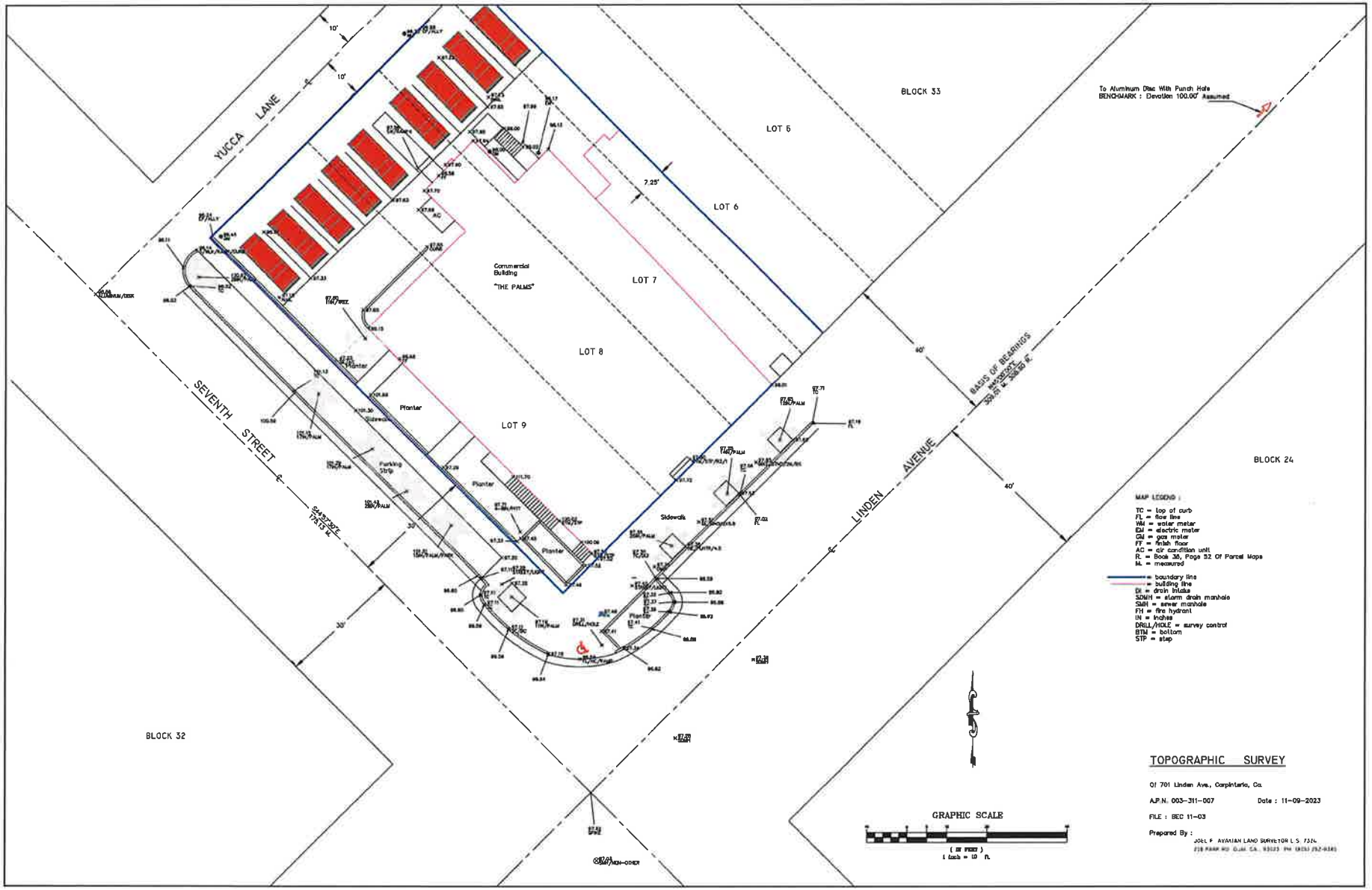
A0.8

SHEET OF



TOPOGRAPHIC SURVEY

Of 701 Linden Ave., Carpinteria, Ca.

A.P.N. 003-311-007 Date : 11-09-2023

FILE : BEC 11-03

Prepared By :

JOEL F. AVARIAN LAND SURVEYOR L.S. 7324

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THE PALMS
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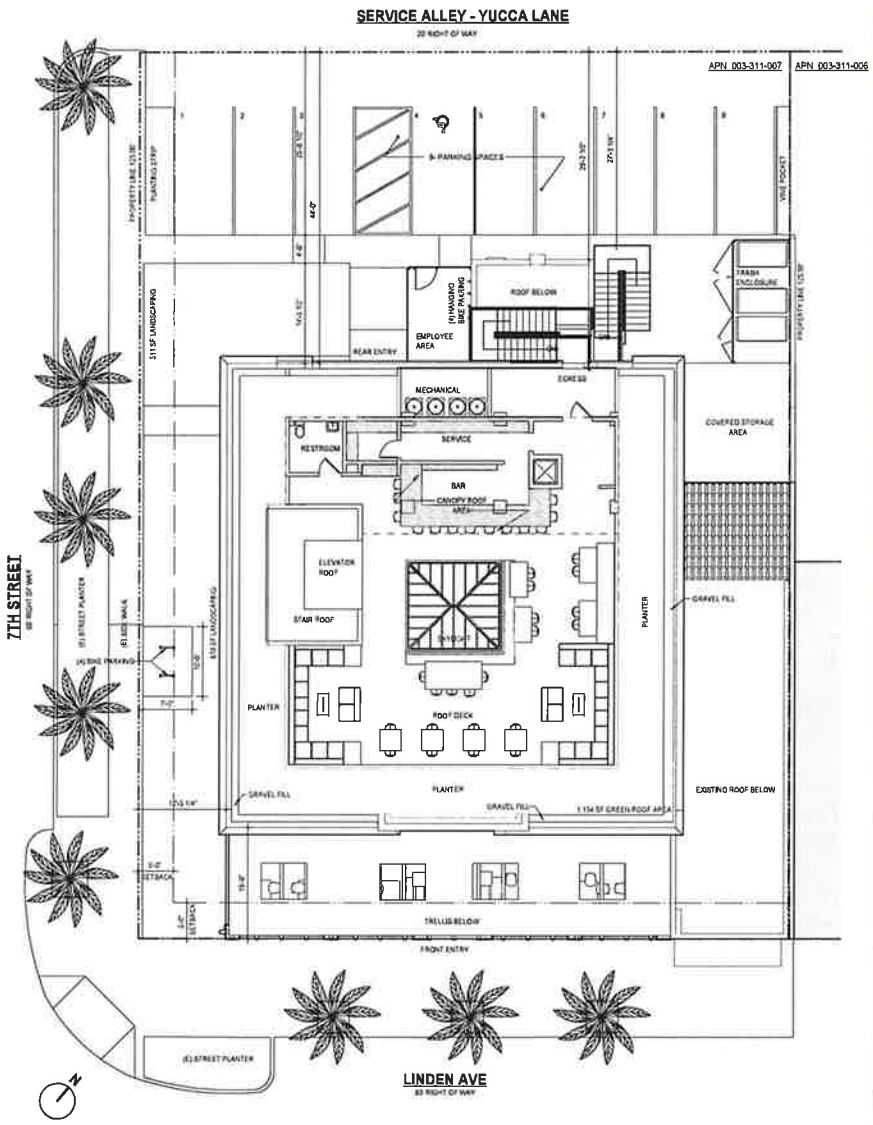
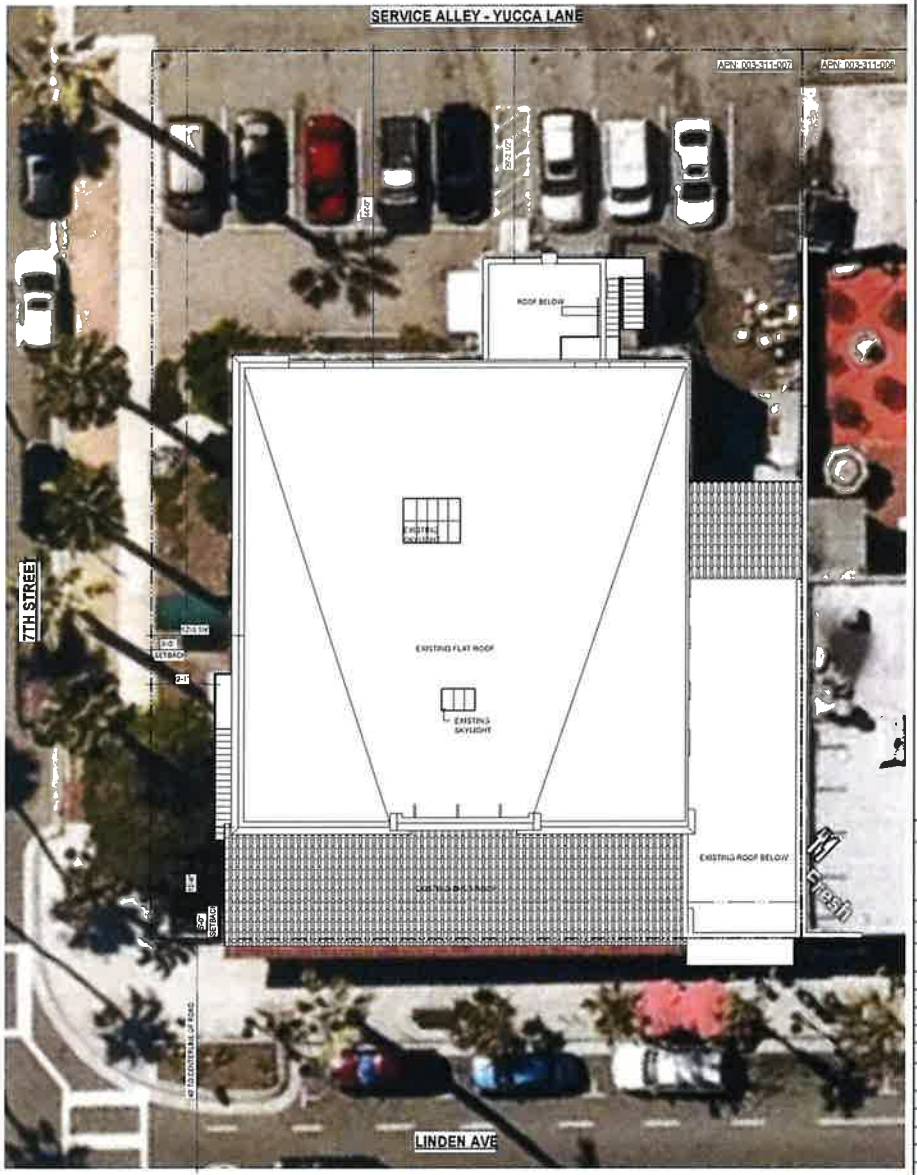
A0.9

SHEET OF



1 PROPOSED SITE PLAN

SCALE 1/8" = 1'-0"



2 EXISTING SITE PLAN

SCALE 1/8" = 1'-0"

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THE PALMS
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JOB NUMBER	23031
CONTENTS	SITE PLAN
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A1.0

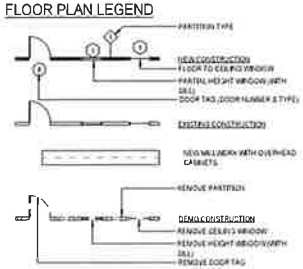
SHEET OF

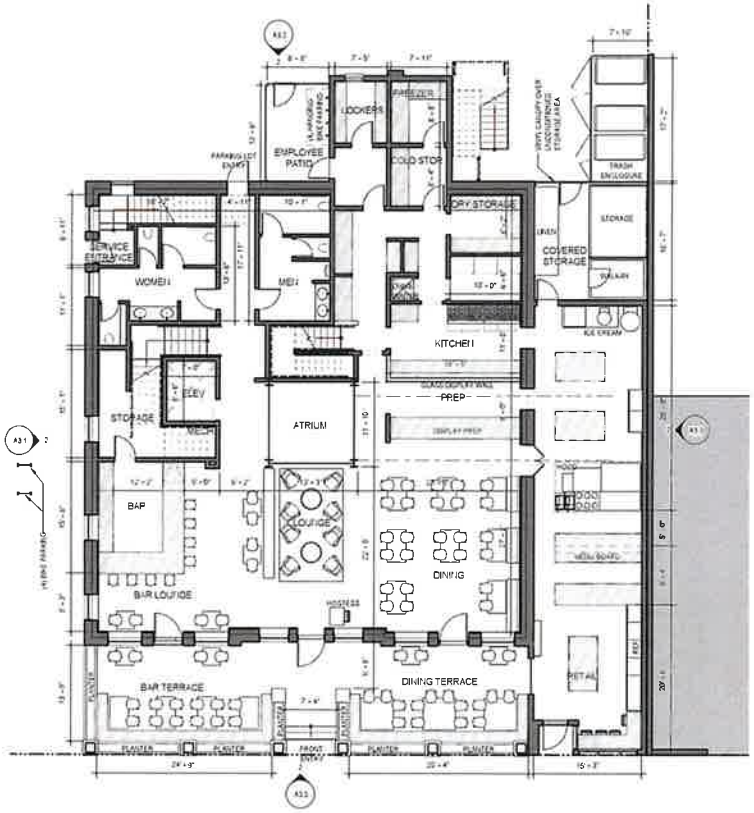
ENTRY AREA 1

ENTRY AREA 2

OPEN KITCHEN CONCEPT

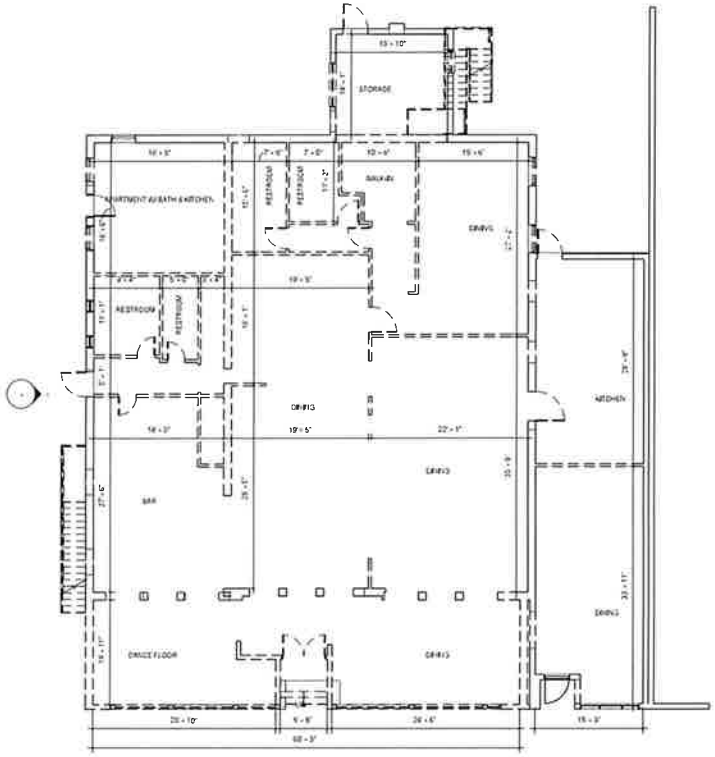
FLOOR PLAN LEGEND





1 1ST FL PROPOSED PLAN

SCALE 1/8" = 1'-0"



2 1ST FL DEMO PLAN

SCALE 1/8" = 1'-0"

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THE PALMS
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CONTENTS
PROPOSED PLAN - FIRST LEVEL

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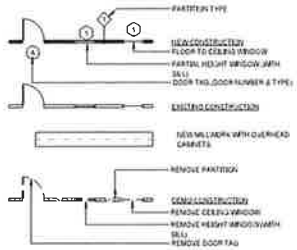
A2.1

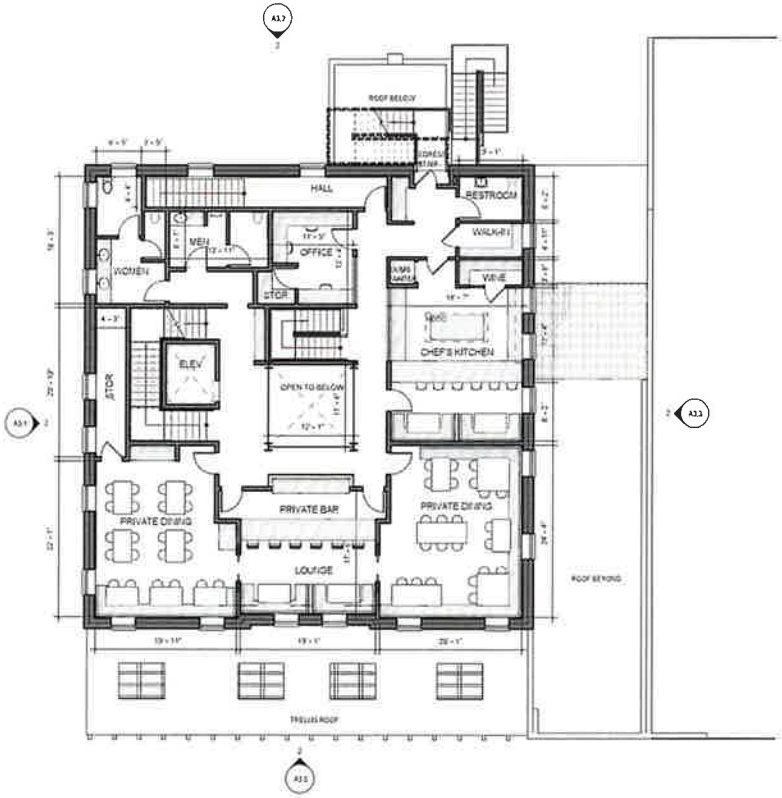
SHEET OF

LOUNGE

MAIN FLOOR DINING

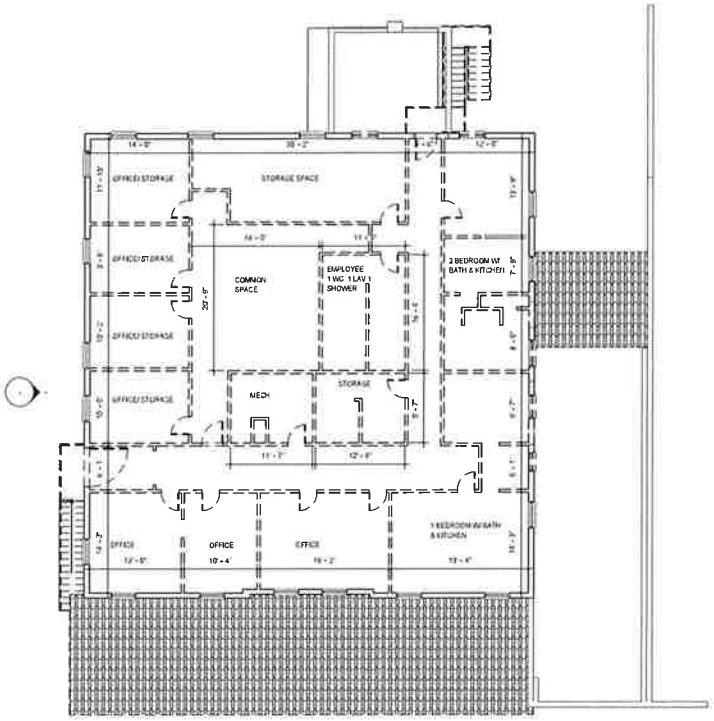
FLOOR PLAN LEGEND





1 2ND FLOOR PROPOSED PLAN

SCALE 1/8" = 1'-0"



2 2ND FL DEMO PLAN

SCALE 1/8" = 1'-0"

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CONTENTS
PROPOSED PLAN - SECOND LEVEL

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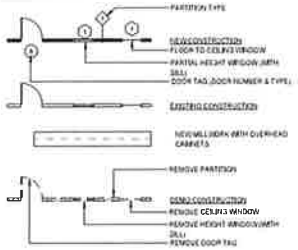
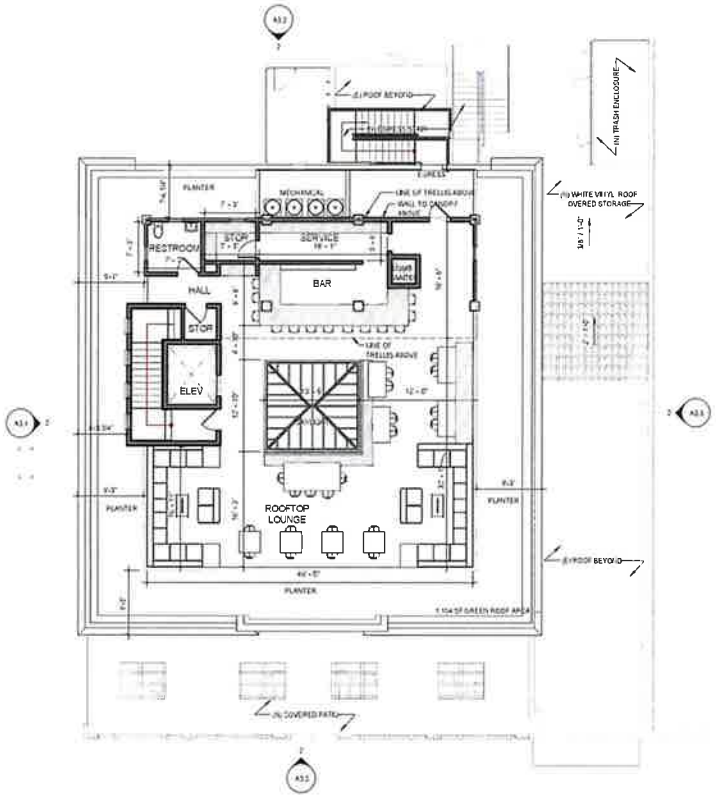
A2.2

SHEET OF

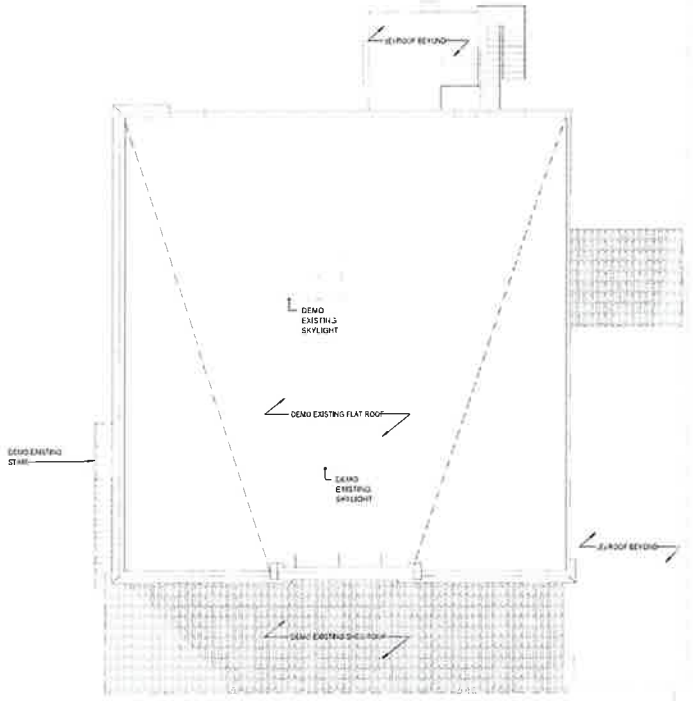
FLOOR PLAN LEGEND





1 ROOF DECK PROPOSED PLAN

SCALE 1/8" = 1'-0"



2 ROOF DEMO PLAN

SCALE 1/8" = 1'-0"

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CONTENTS:
PROPOSED PLAN - ROOF

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REVISIONS

A2.3

SHEET OF

ELEVATION KEYNOTES

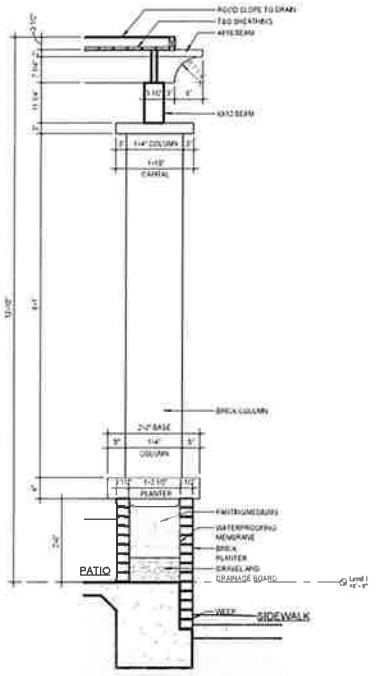
	Description
3	REPAIR HISTORIC WINDOW PER DEPARTMENT OF THE INTERIOR TECHNICAL PRESERVATION BRIEFS 9
4	REMOVE STAIR. SEE PROPOSED ELEVATION
5	NEW WOOD WINDOW/DOOR TO MATCH HISTORIC
6	BRICK BOX COLUMN SEE DETAIL 3/A3.0
7	BRICK PLANTER, SEE DETAIL 2/A3.0
8	NEW PATIO ROOF. SEE DETAIL 5/A3.0
9	NEW AWNING
10	PATCH AND REPAIR BRICK/CMU PER DEPARTMENT OF THE INTERIOR TECHNICAL PRESERVATION BRIEFS 1 & 2. REMOVE SURFACE MOUNTED CONDUITS
11	REPAINT STUCCO TO MATCH HISTORIC TINT
12	PRESSED METAL CORNICE
13	SETBACK STUCCO GUARDRAIL OF ROOF DECK
14	SETBACK STUCCO STAIR ELEVATOR TOWER
15	SKYLIGHT SKYLITE

1 EAST ELEVATION - EXISTING

SCALE 3/16" = 1'-0"

2 EAST ELEVATION - PROPOSED

SCALE 3/16" = 1'-0"



3 PATIO EDGE DETAIL

SCALE 3/4" = 1'-0"

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THE PALMS
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CONTENTS: EAST EXTERIOR ELEVATION

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JOB NUMBER	23031
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A3.0A

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EXISTING

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JOB NUMBER 7303

CONTENTS
FRONT RENDERINGS

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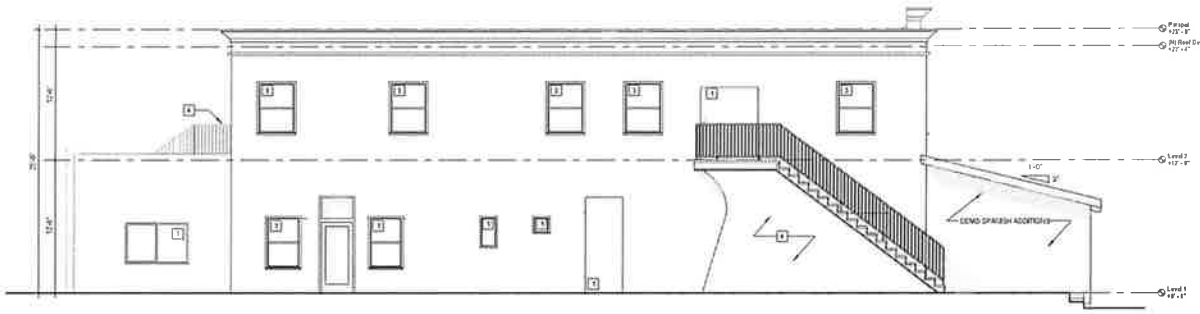
REVISIONS

A3.0B

SHEET OF

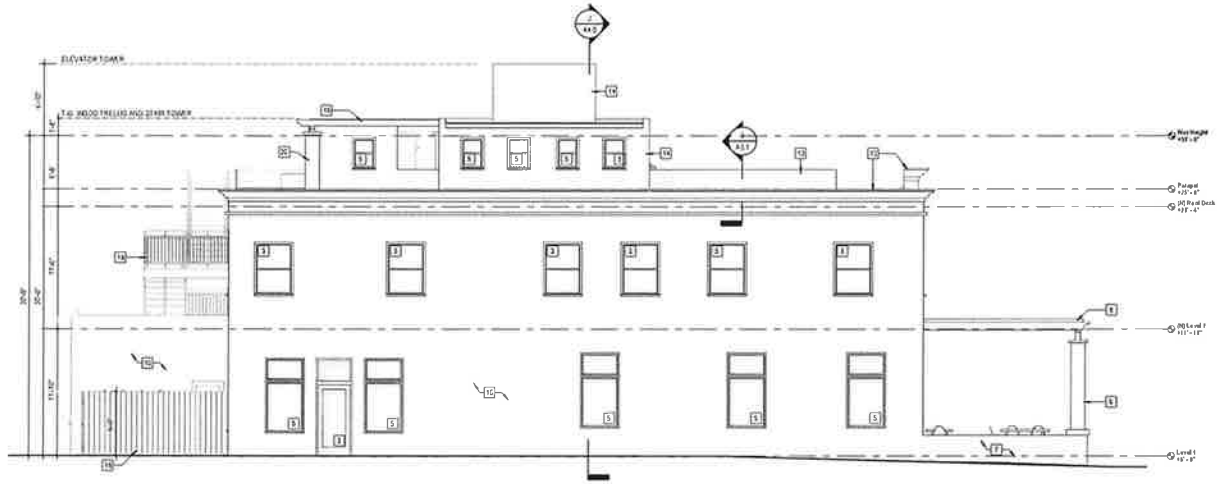


ELEVATION KEYNOTES

#	Description
1	REMOVE NON-CONTRIBUTING OPENING. PATCH WALL TO MATCH EXISTING
2	REPAIR HISTORIC WINDOW PER DEPARTMENT OF THE INTERIOR'S TECHNICAL PRESERVATION BRIEFS 9
4	REMOVE STAIR. SEE PROPOSED ELEVATION
5	NEW WOOD WINDOW/DOOR TO MATCH HISTORIC
6	BRICK BOX COLUMN SEE DETAIL 3/A3.0
7	BRICK PLANTER. SEE DETAIL 3/A3.0
8	NEW PATIO ROOF. SEE DETAIL 2/A3.0
10	PATCH AND REPAIR BRICKWORK PER DEPARTMENT OF THE INTERIOR'S TECHNICAL PRESERVATION BRIEFS 1 & 2. REMOVE SURFACE MOUNTED CONDUITS
12	PRESSED METAL CORNICE
13	SETBACK STUCCO GUARDRAIL OF ROOF DECK
14	SETBACK STUCCO STAIR/ELEVATOR TOWER
16	(N) WOOD TRELLIS
18	NEW EGRESS STAIR AND RAILING
20	(N) BRICK BOX COLUMNS

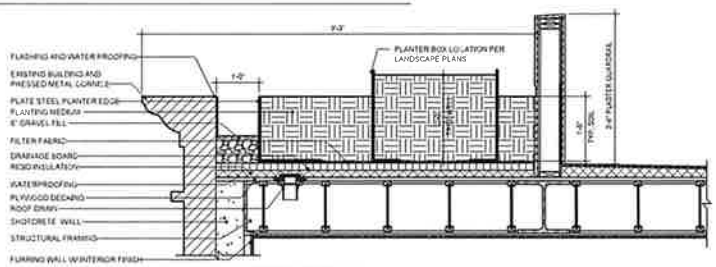
1 SOUTH ELEVATION - EXISTING

SCALE 3/16" = 1'-0"



2 SOUTH ELEVATION - PROPOSED

SCALE 3/16" = 1'-0"



3 PLANTER DETAIL

SCALE 3/4" = 1'-0"

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THE PALMS
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JOB NUMBER: 23331

CONTENTS: SOUTH EXTERIOR ELEVATIONS

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ISSUE DATE: 11/7/2023

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NO.	DATE	ITEM

A3.1

SHEET OF

PROPOSED BUILDING WITH ROOF DECK (LOOKING NORTHEAST)

EXISTING BUILDING (LOOKING NORTHEAST)

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CONTENTS:
SOUTH RENDERING

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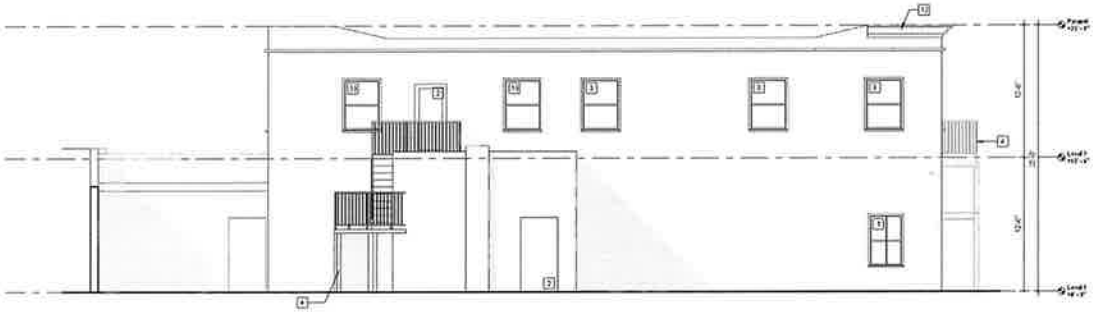
A3.1A

SHEET OF

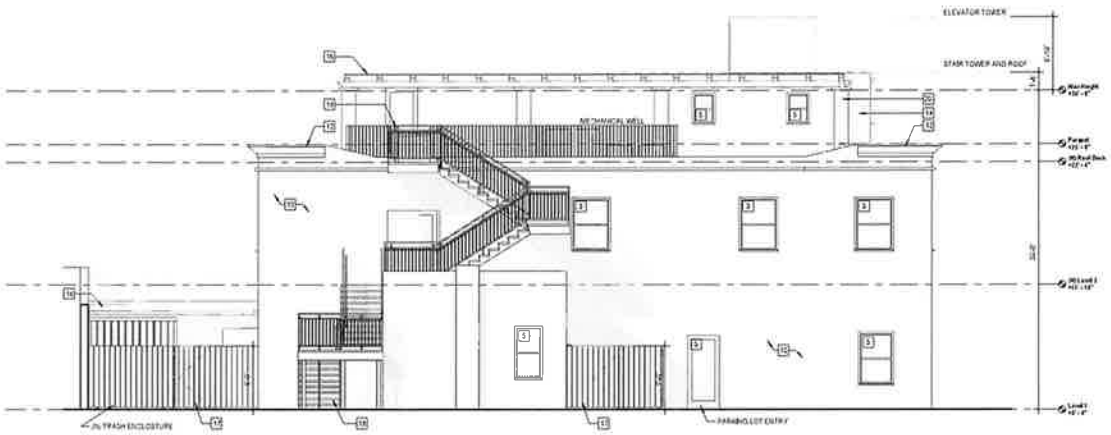
ELEVATION KEYNOTES

#	Description
1	REMOVE NON-CONTRIBUTING OPENING, PATCH WALL TO MATCH EXISTING
2	REMOVE DOOR, PATCH BRICKS TO MATCH TO ACCOMODATE PROPOSED ALTERATIONS
3	REPAIR HISTORIC WINDOW PER DEPARTMENT OF THE INTERIOR TECHNICAL PRESERVATION BRIEFS 9
4	REMOVE STAIR. SEE PROPOSED ELEVATION
5	NEW WOOD WINDOW/DOOR TO MATCH HISTORIC
10	PATCH AND REPAIR BRICKWORK PER DEPARTMENT OF THE INTERIOR TECHNICAL PRESERVATION BRIEFS 1 & 2. REMOVE SURFACE MOUNTED CONDUITS
12	PRESSED METAL CORNICE
14	SETBACK STUCCO STAIR /ELEVATOR TOWER
16	(N) WOOD TRELLIS
17	NEW WOOD FENCE ENCLOSURE
18	NEW EGRESS STAIR AND RAILING
19	REMOVE CONTRIBUTING WINDOW. RELOCATE TO NEW PROPOSED WINDOW LOCATION. PATCH WALL TO MATCH EXISTING
23	(N) BRICK BOX COLUMNS



1 WEST ELEVATION - EXISTING

SCALE 3/16" = 1'-0"



2 WEST ELEVATION - PROPOSED W/ COVERED PATIO

SCALE 3/16" = 1'-0"

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THE PALMS
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CONTENTS
WEST EXTERIOR ELEVATIONS

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No.	Date	Description

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SHEET

EXISTING BUILDING (LOOKING SOUTH)

PROPOSED BUILDING (LOOKING SOUTH)

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THE PALMS
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JOB NUMBER 21031

CONTENTS
NORTH WEST RENDERING

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ISSUE DATE 02/14/24

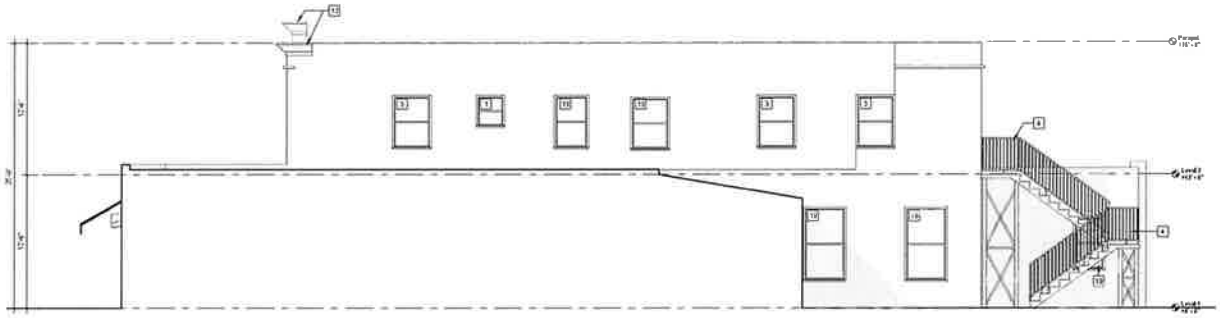
REVISIONS

A3.2A

SHEET OF

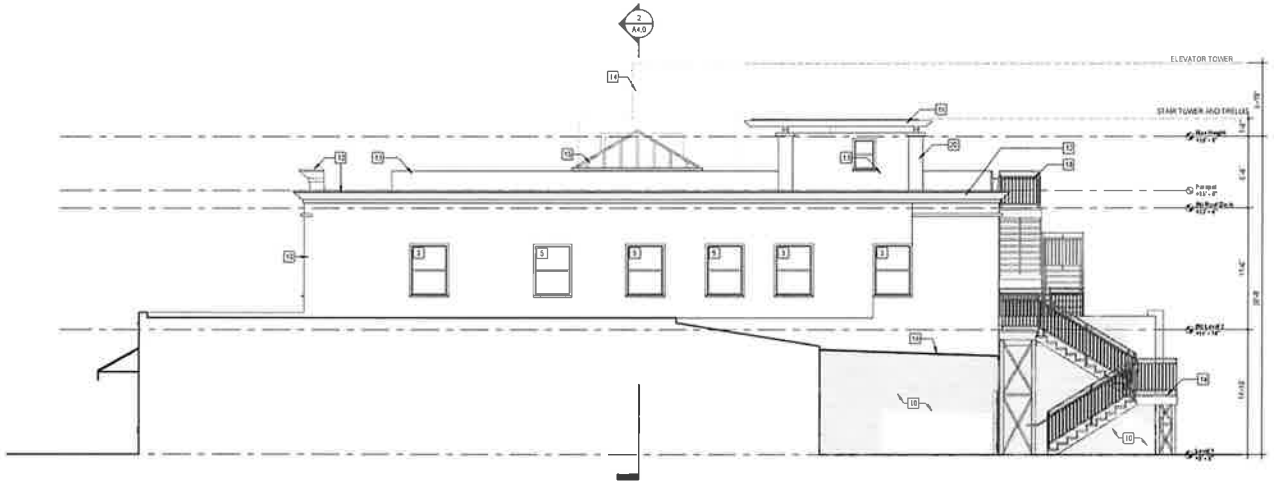
ELEVATION KEYNOTES

#	Description
1	REMOVE NON-CONTRIBUTING OPENING. PATCH WALL TO MATCH EXISTING
3	REPAIR HISTORIC WINDOW PER DEPARTMENT OF THE INTERIOR TECHNICAL PRESERVATION BRIEFS 9
4	REMOVE STAIR. SEE PROPOSED ELEVATION
5	NEW WOOD WINDOW/DOOR TO MATCH HISTORIC
10	PATCH AND REPAIR BRICK/SIDING PER DEPARTMENT OF THE INTERIOR TECHNICAL PRESERVATION BRIEFS 1 & 2. REMOVE SURFACE MOUNTED CONDUITS
12	PRESSED METAL CORNICE
13	SETBACK STUCCO GUARDRAIL OF ROOF DECK
14	SETBACK STUCCO STAIR /ELEVATOR TOWER
15	SKYLIGHT BEYOND
16	(1) WOOD TRELLIS
18	NEW EXPOSED STAIR AND RAILING
19	REMOVE CONTRIBUTING WINDOW. RELOCATE TO NEW/PROPOSED WINDOW LOCATION. PATCH WALL TO MATCH EXISTING
28	ALBERTA SUN SHADING



1 NORTH ELEVATION - EXISTING

SCALE 3/16" = 1'-0"



2 NORTH ELEVATION - PROPOSED

SCALE 3/16" = 1'-0"

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Santa Barbara, CA 93101
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THE PALMS
701 LINDEN AVENUE

JOB NUMBER: 23031

CONTENTS: NORTH EXTERIOR ELEVATIONS

DRAWN BY: Author

CHECKED BY: Checker

SUBMITTALS

DATE	TYPE

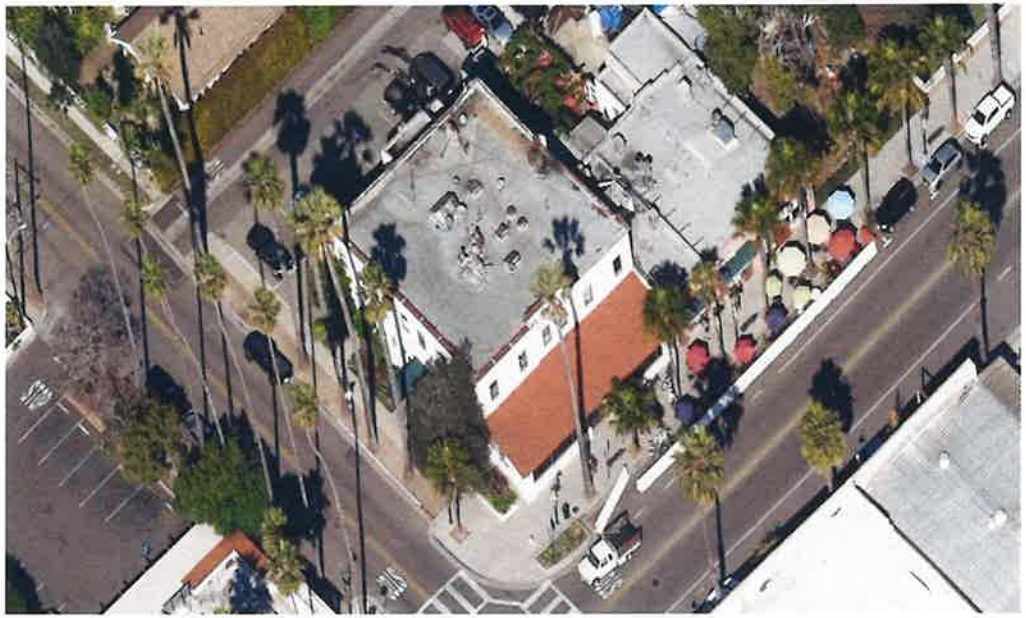
ISSUE DATE: 11/7/2023

REVISIONS

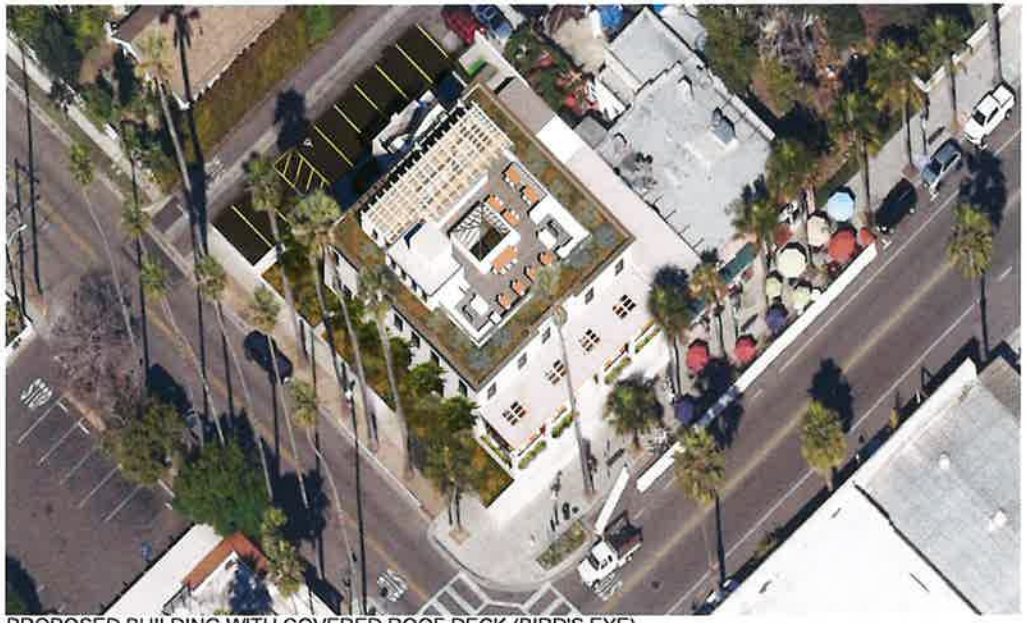
NO.	DATE	TYPE

A3.3

SHEET OF



PROPOSED BUILDING ROOF (BIRD'S EYE)



PROPOSED BUILDING WITH COVERED ROOF DECK (BIRD'S EYE)

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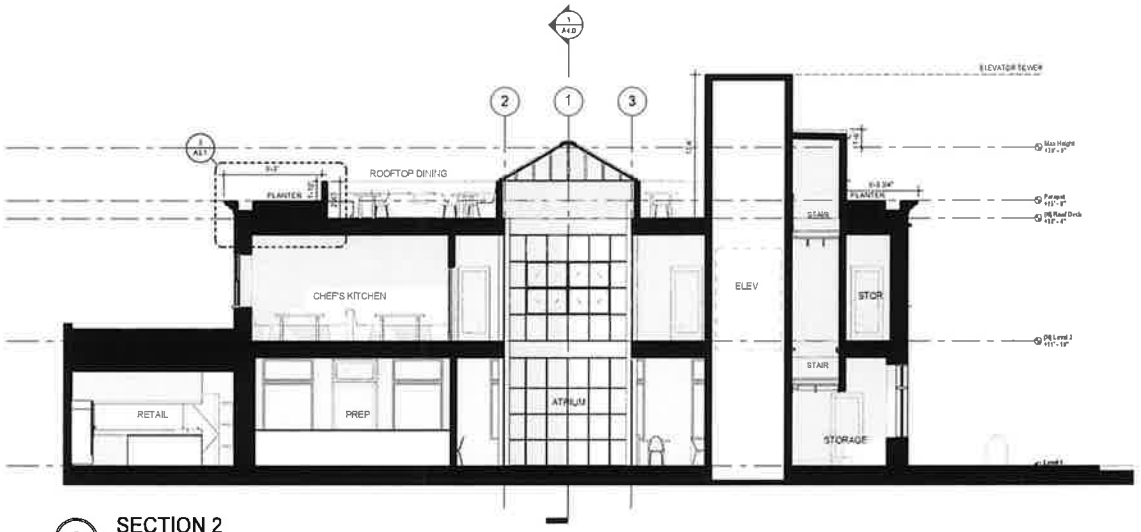
THE PALMS
701 LINDEN AVENUE

JOB NUMBER	23031
CONTENTS	BIRD'S EYE RENDERING
DRAWN BY	Author
CHECKED BY	Checker
SUBMITTALS	
ISSUE DATE	02/14/24
REVISIONS	

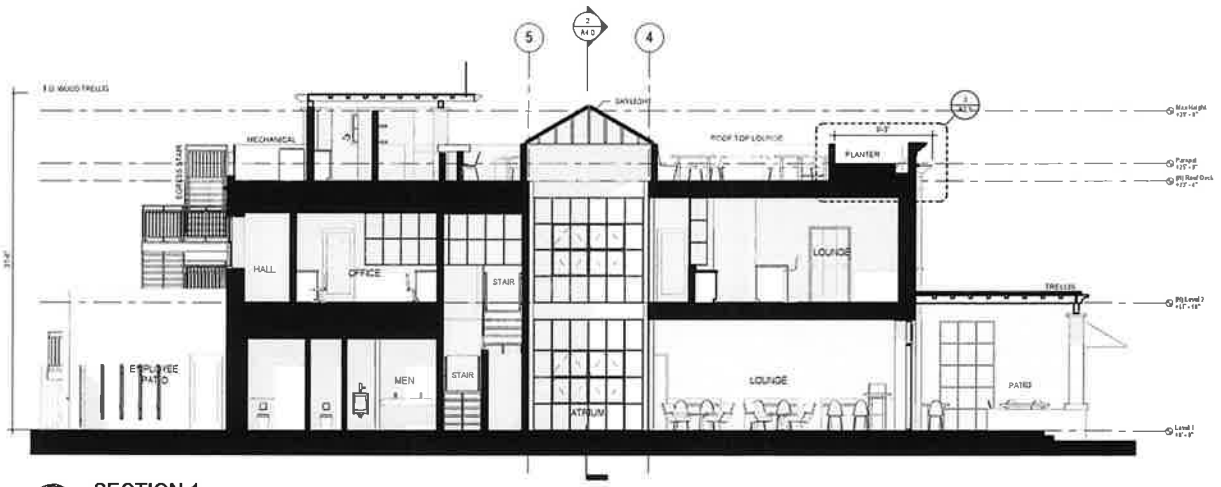
A3.3A

SHEET



2 SECTION 2

SCALE 3/16" = 1'-0"



1 SECTION 1

SCALE 3/16" = 1'-0"

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THE PALMS
701 LINDEN AVENUE

JOB NUMBER 2103

CONTENTS
BUILDING SECTIONS

DRAWN BY Author

CHECKED BY Checker

SUBMITTALS

DEV	TYPE

ISSUE DATE 11/7/2023

REVISIONS

NO	DATE	TYPE

A4.0

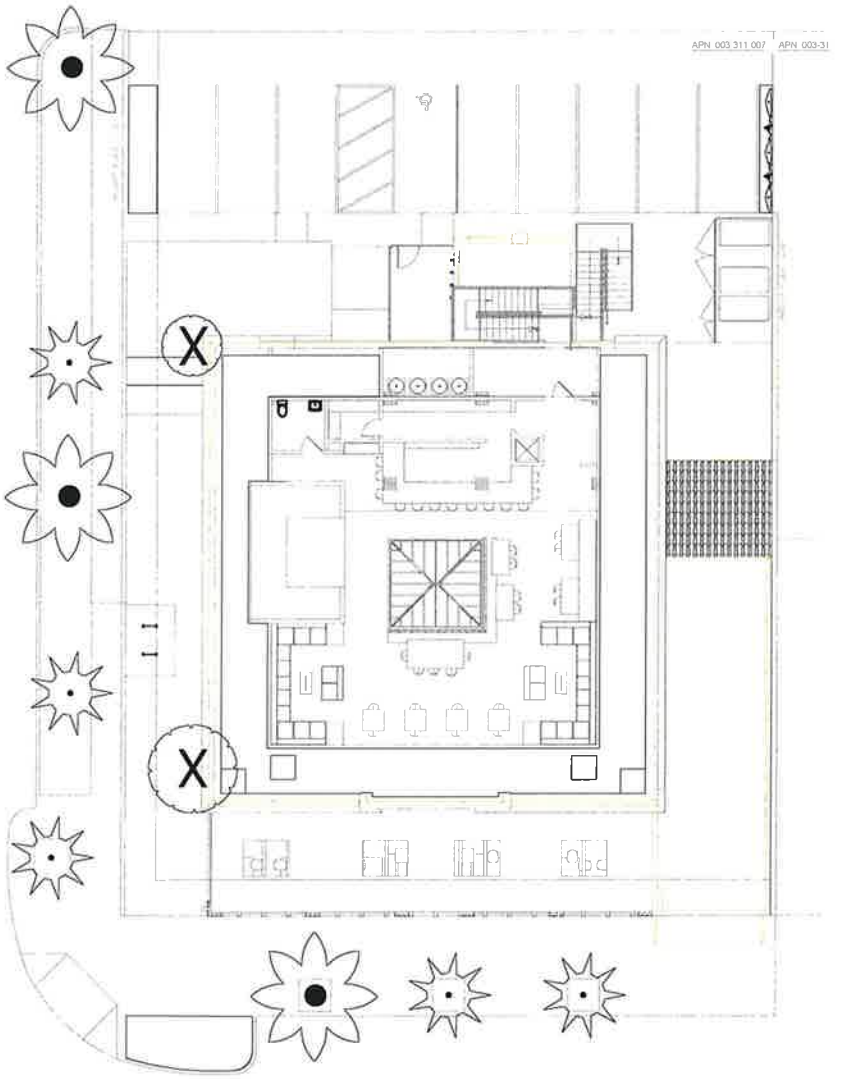
SHEET OF

Planting Legend

(E) Washingtonia sp
California Fan Palm
PROTECT IN PLACE

(E) Livistona australis
Cabbage-tree palm
PROTECT IN PLACE

(X) (E) Pittosporum sp
Pittosporum
DEMO



Landscape Planting Plan – Ground Floor (1)
SCALE 1/8"=1'-0"

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LANDSCAPE DESIGN
HORTICULTURE
FIRE ECOLOGY

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701 Linden LLC

701 Linden Avenue
Carpinteria, CA 93013

Arch Rev Board 03.19.24
Arch Rev Board 07.11.24

Tree Inventory &
Tree Demo Plan

07.11.24

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L1.00

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The botanical story of the Palms Restaurant

The Palms Restaurant is an icon in one of the most perfect beach towns in California, Carpinteria is romantically positioned with mountains at its back and the Pacific Ocean in its sights. As we dove into the history of the town and the long-storied past of the "world's safest bar", we realized that to do the restaurant justice, palm trees would be essential. Palms reflect the identity of the building, the proximity to the ocean, and Carpinteria's truly unique sense of place. Our heritage palette of palms includes both California and Mexican fan palms, and Australian cabbage palms.

The Palm Canyon

The landscape design draws inspiration from local canyons near the coast, where birds scatter wildflower seeds and a myriad of plants comingle with the native rushes and coastal perennials. The iconic palm presence is provided here by the Guadalupe palm, a native of Baja California's Cedros Island, yet very much at home in coastal Santa Barbara. Offering the familiarity of the California fan palm, the Guadalupe palm also bears edible fruit, lush green fronds, a self-cleaning trunk, and a long lifespan. The palm collection is expanded with Dwarf Mediterranean fan palms. The palms are under-planted with flowers sparkling with sunset hues as Globe mallow, Coastal sunflower, and Pincushion. The rooftop garden imitates cliffs using plants like Chaparral yucca, whose summer flower spikes glisten in the sunlight peering over the roof and the Mediterranean Fan Palm. Sunset-hued groundcover plants carry color from the street to the roof, integrating the spaces and solidly situating them in their unique setting, the result is both ethereal and cheerful.

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and is a required element of the landscape Documentation Package.

Project Name: 701 Linden Ave Residence

Project Address: 701 Linden Ave
Carpinteria, California 93013

Reference Evapotranspiration (ETo) 44.9 In./Yr. Residential Project? Yes

Hydrozone # / Planting Description*	Plant Factor	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
1. Low Water Use Planting	0.30	Drip	0.81	0.38	2,425	922	25,653
2. High Water Use Planting	0.40	Drip / Bubblers	0.75	0.54	173	93	2,601
4. Low Water Use Trees/Palms	0.30	Bubblers	0.81	0.38	750	285	7,934
			Totals		3,348	1,300	
			Estimated Total Water Use (ETWU) Total				36,187
			Maximum Applied Water Allowance (MAWA)=				51,281

* Hydrozone # / Planting Description
1.0
1.1 Front Lawn
2.1 Low Water Use Plantings
3.1 Medium Water Use Plantings

* Irrigation Method
Overhead Spray or Drip

* Irrigation Efficiency
0.75 for Spray
0.81 for Drip

* ETWU (Annual Gallons Required) = ETo x 0.62 x ETAF x Area
Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year.

* MAWA (Annual Gallons Allowed) = ETo x 0.62 x [(ETAF x LA) + ((1 - ETAF) x SLA)]
Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential projects and 0.45 for non-residential projects.

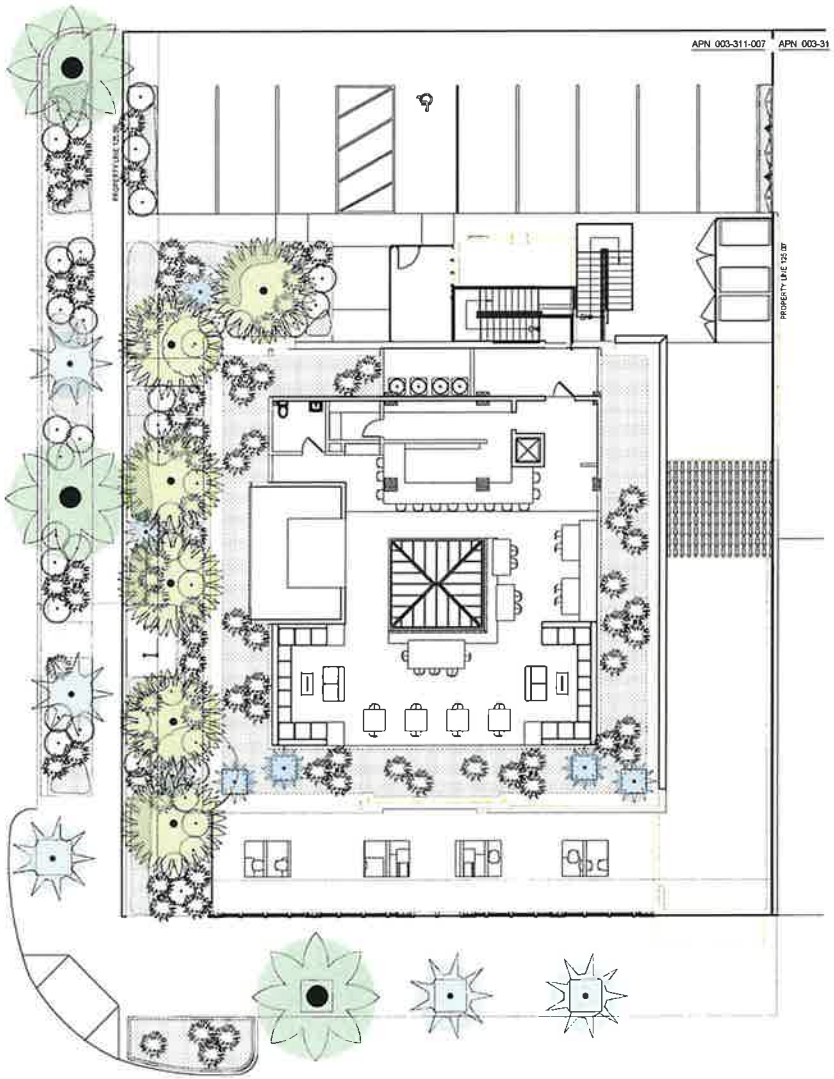
Evapotranspiration Adjustment Factor (ETAF) Calculations

This residential project complies with the WELO and its average ETAF is less than 0.55

Regular Landscape Areas (Excludes Special Landscape Areas)		All Landscape Areas (Includes Special Landscape Areas)	
Total ETAF x Area	1,300	Total ETAF x Area	1,300
Total Area	3,348	Total Area	3,348
Average ETAF	0.39	Average ETAF	0.39

Planting Legend

- (E) Washingtonia sp California Fan Palm
- (E) Livistona australis Cabbage-tree palm
- Brahea edulis Guadalupe Palm
- Chamaerops humilis var. argentea
- Flowering shrubs
- Grass-like plants
- Vines (at terrace planted edge, not shown on plan)
- Ground cover plants



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Carpinteria, CA 93013

Arch Rev Board 03.19.24
Arch Rev Board 07.11.24

Planting Plan

07.08.24

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PLANT SCHEDULE

Symbol	Botanical Name	Common Name	Water Use
	PALMS		
	Brahea edulis	Guadalupe Palm	Low
	(E) Livistona australis	Cabbage Tree Palm	Low
	(E) Washingtonia filifera	California Fan Palm	Very Low
	ACCENT SPECIMEN		
	Chamaerops humilis var. argentea	Atlas Mountain Palm	Low
	GRASS / GRASS-LIKE		
	Dasylirion longissimum	Mexican Grass Tree	Very Low
	Hesperoyucca whipplei	Chaparral Yucca	Very Low
	FLOWERING SHRUBS		
	Encelia californica	Coast Sunflower	Low
	Leucospermum 'California Sunshine'	Pincushion 'California Sunshine'	Low
	Abutilon palmeri	Indian Mallow	Very Low
	VINES		
	Calystegia macrostegia	Island Morning Glory	Very Low
	Solanum laxum	Potato Vine	Low
	GROUNDCOVER		
	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	Low
	Eriogonum fasciculatum	California Buckwheat	Very Low
	GROUNDCOVER - PLANTED ROOF		
	Achillea spp.	Yarrow	Very Low
	Oenothera speciosa	Mexican Evening Primrose	Very Low
	Eschscholzia californica	California Poppy	Low
	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	Low

PLANT IMAGES

PALMS

Brahea edulis

(E) Livistona australis

(E) Washingtonia filifera

ACCENT SPECIMENS

Chamaerops humilis var. argentea

GRASS / GRASS-LIKE

Hesperoyucca whipplei

Dasylirion longissimum

FLOWERING SHRUBS

Encelia californica

Leucospermum 'California Sunshine'

Abutilon palmeri

VINES

Calystegia macrostegia

Solanum laxum

GROUNDCOVER

Baccharis pilularis 'Pigeon Point'

Eriogenum fasciculatum

GROUNDCOVER - PLANTED ROOF

Achillea spp.

Oenothera speciosa

Eschscholzia californica

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701 Linden LLC

701 Linden Avenue
Carpinteria, CA 93013

Arch Rev Board
Arch Rev Board 07.11.24

Plant Selection

07.08.24

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L2.01

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A mural to represent Carpinteria's history and unique location is being proposed for the south facade. Our inspiration blends old-faded billboards over brick, and the soft water colors of California's Plein-Air art with the majestic setting of the town. This idea will subtly add a layer of interests and mystique enhancing the sense of belonging.

The mural will bring an artistic hommage to the City of Carpenteria seal.

Carpinteria's Reflection Mural Conceptual Landscape 1

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Conceptual
Building Mural

07.08.24

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Appendix B
Photographs

Exhibit 1, The east elevation of the Palms from Linden Avenue, looking northwest (November 2023)

Exhibit 2, The 700 Block of Linden Avenue with the Palms to the left, looking north (November 2023)

Exhibit 3, The west side of the 700 Block of Linden Avenue with the Palms to the left, looking southwest (November 2023)

Exhibit 4, The intersection of the 700 Block of Linden Avenue and 7th Stret with the Palms to the right, looking west (November 2023)

Exhibit 5, 7th Avenue at its intersection with Catus Lane with the Palms to the right, looking north (November 2023)

Exhibit 6, The east elevation facing Linden Avenue, looking west (November 2023)

Exhibit 6a, Example of the building's original wood double hung wood sash unit (November 2023)

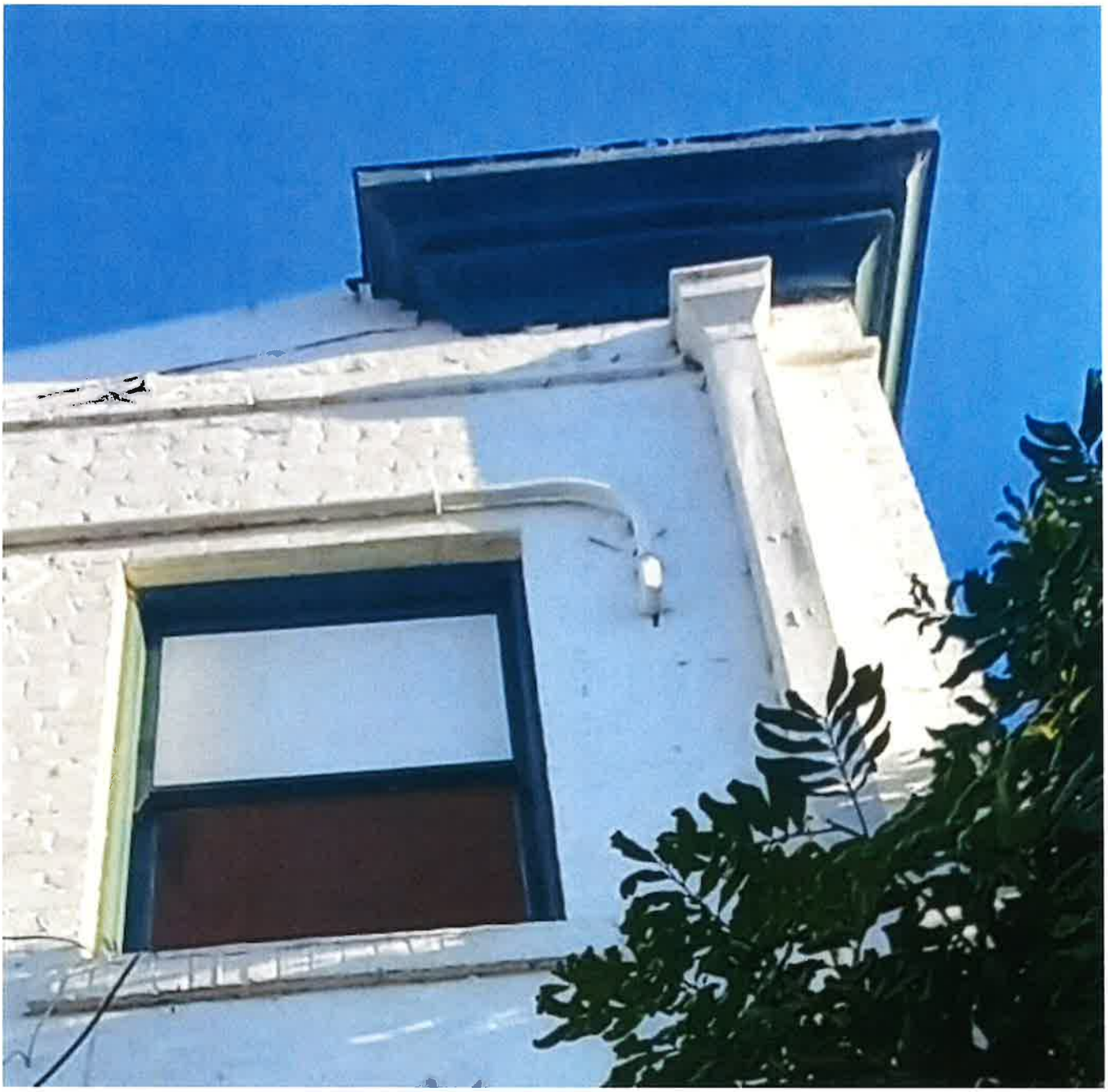

Exhibit 6b, Example of the building's pressed metal cornice (November 2023)

Exhibit 7, East Elevation, looking west (November 2023)

Exhibit 8, East elevation looking northwest (November 2023)

Exhibit 9, East and south elevations with 7th Street to the left, looking northwest (November 2023)

Exhibit 10, East elevation, looking north along Linden Avenue (November 2023)

Exhibit 11, South and west elevations, with 7th Street in the foreground (November 2023)

Exhibit 12, South elevation, with 7th Street in the foreground, looking north (November 2023)

Exhibit 13, South elevation, with a detail of the stairs at the east end of the elevation, looking west (November 2023)

Exhibit 14, South elevation, with a detail of the door at the west end of the elevation, looking north (November 2023)

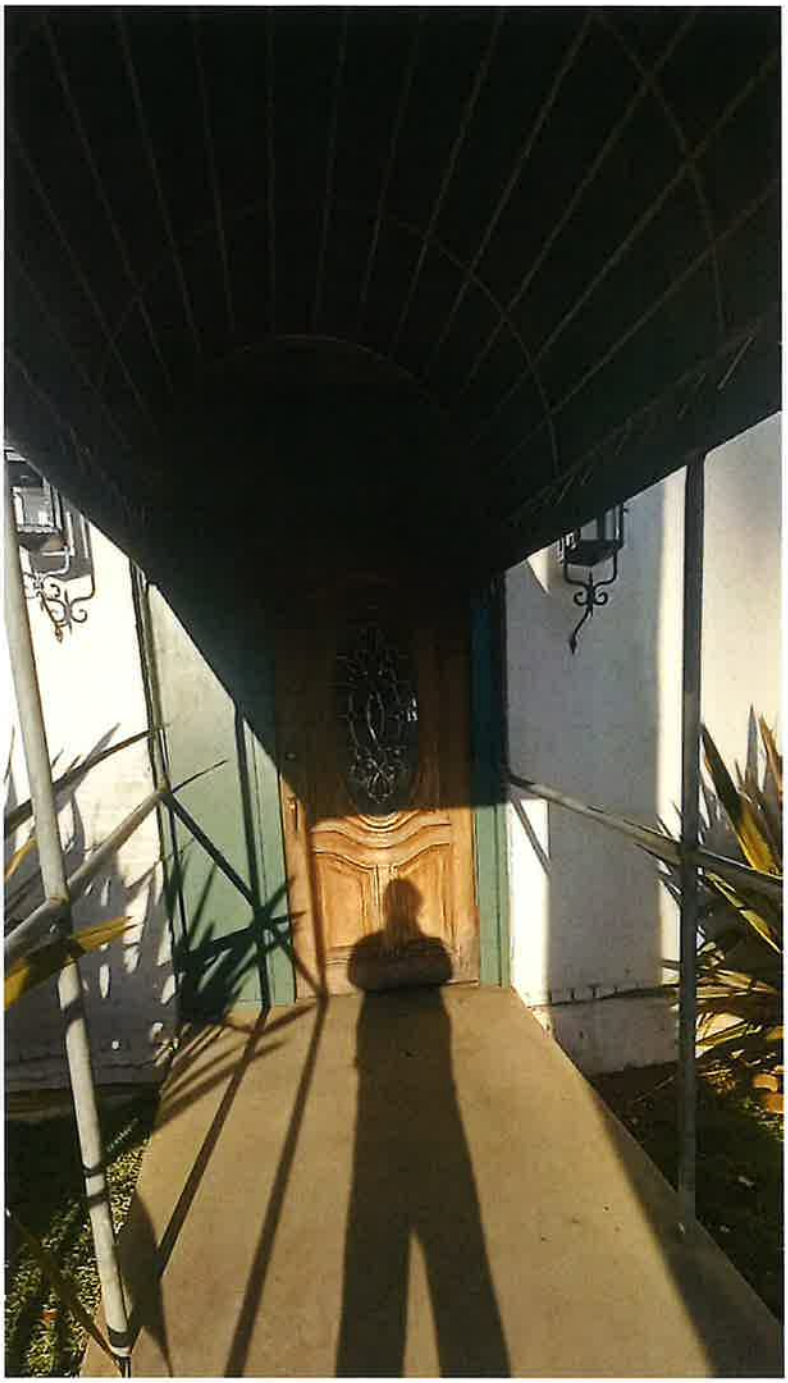

Exhibit 15, South elevation, with a detail of the non-original door and canopy near the center of the elevation, looking north (November 2023)

Exhibit 16, South and west elevations. looking northeast (November 2023)

Exhibit 17, West elevation, looking east from Yucca Avenue (November 2023)

Exhibit 18, West elevation, looking northeast (November 2023)

Exhibit 19, South end of the west elevation, looking east (November 2023)

Exhibit 20, North end of the west elevation, looking east (November 2023)

Exhibit 21, North end of the west elevation, with a detail of the wood stairs, looking southeast (November 2023)

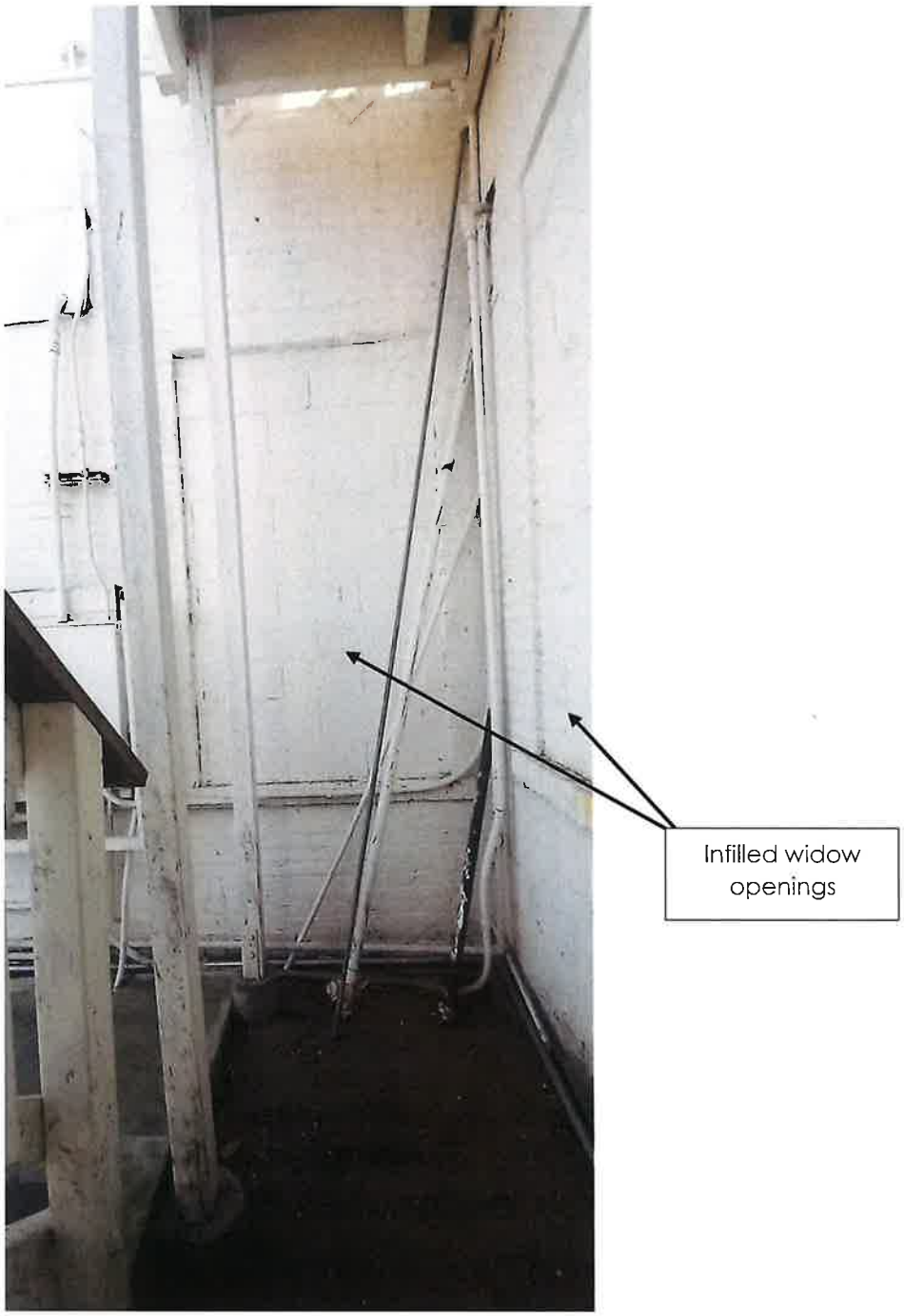

Exhibit 22, North end of the west elevation, with a detail of the base of the wood stairs, looking east (November 2023)

Exhibit 23, North end of the west elevation, with a detail of the non-contributing wood frame additions to the west end of the one-story wing (November 2023)

Exhibit 24, Non-contributing metal frame window at the south end of the west elevation (November 2023)

Exhibit 25, Infilled window opening on the north elevation of the one-story portion of the elevation, looking southeast, (November 2023)

Exhibit 26, West end of the north elevation, looking southeast, (November 2023)

Exhibit 27, West end of the north elevation, looking southeast, (November 2023)

Exhibit 28, West end of the north elevation, looking southeast, (November 2023)

Attachment E

July 2024 Revision to Historic Resources Report

The Palms Restaurant Renovation
24-2303-DP/CDP

December 2, 2024

Post/Hazeltine Associates
Architectural Historians
213 A, West Anapamu Street
Santa Barbara, CA 93101
Tel: (805) 682-5751
Email: posthazeltine@cox.net

July 22, 2204

Becker Design

Historic Resources Letter Report Evaluating Minor Revisions to the Proposed Project at 701 Linden Avenue, City of Carpinteria, California.

Introduction

The following Letter Report evaluates alterations to the proposed plans for the property at 701 Linden Avenue in Carpinteria, California. The property was the focus of a Phase 1-2 Historic Resources Technical Report prepared by Post/Hazeltine Associates. The report concluded the existing building, constructed in 1912, is a significant (qualified) historic resource for environmental review (Post/Hazeltine Associates 2024). After identifying the presence of a qualified historic resource, the report evaluated the proposed Project's consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The analysis concluded the property met the Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary of the Interior's Standards for Rehabilitation). Therefore the Project's impacts to significant historic resources were less than significant.

Proposed Revisions to the Rooftop Terrace

The project plans prepared by Becker Design have been revised as follows:

1. To reduce the visibility of the rooftop terrace from neighboring properties, the walls delineating the north and east sides of the rooftop terrace have been revised to increase their length (see attached plan set); and

2. A wood frame sash window emulating the appearance of the building's original window type (wood, one-over-one sash) is proposed for the wall at the west end of the rooftop terrace's north elevation. The window will provide light for the outdoor bar.

Application of the Secretary of the Interior's Standards for Rehabilitation to the Revised Project

Contributing and Non-Contributing Buildings and Landscaping
The Building

Contributing

- The two-story volume of the building and the west elevation's one-story element;
- The building's brick walls;
- The roof level parapet and pressed metal cornice;
- The existing arrangement of the original door and window openings;
- The existing wood frame windows and
- The south and west elevation's first-floor door openings.

Non-Contributing

- The east elevation's one-story shed roof addition, its walls, roof, windows, and doors;
- The exterior wood staircase on the building's west elevation;
- The exterior staircase and second-floor door on the building's south elevation
- The one-story wood frame addition at the west end of the building's west elevation;
- The south elevation's two small windows;
- A first-floor door and canopy on the south elevation;
- The metal frame windows on the south and west elevations and
- The modern glazed wood door on the south elevation's first floor.

Application of the Standards

Standard 1: *A property will be used as it was historically or given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The revised Project will maintain the historic use of the property as a restaurant, which has existed for part of the building since its construction in 1912. The proposed revisions to the Project will not remove contributing historic building materials or design features or substantially revise the design previously reviewed by the City of Carpinteria Board of Architectural Review. The proposed revisions will provide additional visual and aural screening for the nearby residential neighborhood. Therefore, the revisions to the proposed Project, which will preserve the historic character of the building, meet Standard 1.

Standard 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.*

The revised Project does not propose removing additional historic building fabric or design features. The revisions to the previously reviewed pergola-style rooftop terrace and its related features would not substantially alter the spatial relationship of the building to its setting because the proposed revisions are both modest in scale and consistent with the previous Project, which met the Secretary of the Interior's Standards for Rehabilitation. Therefore, the revised Project meets Standard 2.

Standard 3: *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or*

elements from other historic properties, will not be undertaken.

The Project does not propose adding conjectural features or architectural or decorative elements from other historic properties, so Standard 3 does not apply.

Standard 4: *Changes to a property that have acquired historic significance in their own right will be retained and preserved*

None of the additions or alterations to the building postdating 1912, including the first-floor addition to the east (Linden Avenue) elevation, postdating the period of significance, have achieved historic significance in their own right. Therefore, Standard 4 does not apply to the Project.

Standard 5: *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

As noted above under Standard 2, the revisions to the proposed Project do not propose removing historic building materials or design features that contribute to the building's historic and architectural significance. Therefore, the revised Project meets Standard 5.

Standard 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires the replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Should contributing historic fabric be encountered that is too deteriorated to repair, it will be replaced in kind to recreate the original in material (if possible), dimension, and appearance under the guidance of a County-approved architectural historian, following the guidance detailed below under Standard 7. Because the applicant proposes to repair historic fabric and to limit replacements to those materials that are too deteriorated to repair, the Project meets Standard 6.

Standard 7: *Chemical and physical treatments, if appropriate, will be undertaken by the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

The revisions to the proposed Project do not include chemical or physical treatments to the building's building fabric. As noted in the May 2024 Historic Resources Technical Report, the following guidance shall be implemented if such treatments become necessary.

- *Preservation Brief 1: Repointing Mortar Joints in Historic Masonry Buildings. Robert C. Mack, FAIA, and John P. Speweik. Provides general guidance on appropriate materials and methods for repointing historic masonry buildings. 1998;*

- *Preservation Brief 2: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings. Robert C. Mack, FAIA, and Anne E. Grimmer. The brief surveys various cleaning methods and materials and guides selecting the most appropriate method and the gentlest means possible. Discusses water-repellent and waterproof coatings, their purpose, the suitability of their application to historic masonry buildings, and possible consequences of their inappropriate use. 2000. GPO stock number 024-005-01207-9;*

Preservation Brief 9: The Repair of Historic Wooden Windows. John H. Myers. Provides information on evaluating the condition of historic wood windows and on practical methods for repair. 1981.

Provided this guidance is implemented, the proposed Project meets Standard 7.

Standard 8: *Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Applying this criterion to archaeological deposits is beyond the purview of this report.

Standard 9: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old. It will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.*

As noted above, under Standards 2 and 5, the proposed revisions to the Project will not remove historic building fabric. Therefore, the Project's impact on the building's contributing historic fabric would be less than significant.

The redesigned rooftop terrace including its walls, pergola, and covering are acceptable because they are set back from the parapet to reduce their visibility from Linden Avenue and 7th Street and because they employ materials and design features referencing the building's historic architecture. While the structure will be visible from some streetside vantage points its semi-transparent and traditional form reduces its visual prominence, allowing it to read as a secondary element. In summary, the proposed alterations to the building meet Standard 9.

Standard 10: *New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property will be unimpaired.*

The proposed rooftop deck, pergola, and covering could be removed without impacting the building's integrity. Therefore, the proposed Project meets Standard 10.

Summary Statement of Impacts

This Historic Resources Letter Report has concluded that the revised proposed Project at 701 Linden Avenue meets the Secretary of the Interior's Standards for Rehabilitation. Therefore, the proposed Project's impacts on significant historic resources do not meet the definition of material impairment under CEQA Section 15064.5. After implementing the approved Project, the study property would maintain its status as a potential City of Carpinteria Historic Resources.

SUMMARY AND CONCLUSIONS

The revised Project's impact on the historic resource was assessed by applying the Secretary of the Interior's Standards for Rehabilitation. The analysis concluded that the proposed Project is consistent with the Secretary of the Interior's Standards for Rehabilitation guidance.

To ensure the completed Project adheres to the guidance and this report and County of Santa Barbara preservation guidelines, implementation of the following measures outlined in the Phase 1-2 Historic Resources Technical Report prepared in May of 2024, which will be included in the project description and Plan Set, is recommended:

1) The guidance in the following Technical Preservation Briefs shall be implemented.

- *Preservation Brief 1:Repointing Mortar Joints in Historic Masonry Buildings. Robert C. Mack, FAIA, and John P. Speweik. Provides general guidance on appropriate materials and methods for repointing historic masonry buildings. 1998;*

- *Preservation Brief 2: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings. Robert C. Mack, FAIA, and Anne E. Grimmer. Surveys various cleaning methods and materials and guides selecting the most appropriate and gentlest means possible. Discusses water-repellent and waterproof coatings, their purpose, the suitability of their application to historic masonry buildings, and possible consequences of their inappropriate use: 2000. GPO stock number 024-005-01207-9;*

Preservation Brief 9: The Repair of Historic Wooden Windows. John H. Myers. Provides information on evaluating the condition of historic wood windows and on practical methods for repair 1981.

2) To ensure this guidance is implemented, the following measures shall be implemented:

- The project plans shall include historic preservation treatment plan notes identifying the resource's character-defining materials and design features;
- If alterations or extensive repair work is required, the Project's architect and contractor shall contact a City of Carpinteria-approved historian and City of Carpinteria Planning staff for their review of proposed revisions to the approved plans for the Project;
- A City of Carpinteria-approved historian shall prepare a letter(s) reviewing alterations to the approved plans for submittal to City of Carpinteria Planning staff and
- After the Project is completed, a City of Carpinteria-approved historian will prepare a letter confirming that it met the guidance outlined in this report.

The proposed Project meets the Secretary of the Interior's Standards for Rehabilitation, and its implementation would result in a less-than-significant impact on significant historic resources for the City of Carpinteria and CEQA review.

Sincerely,

Pamela Post, Ph.D., Senior Partner

Appendix A

Plan Set

701 LINDEN AVENUE

EXTERIOR ALTERATION / INTERIOR REMODEL

CARPINTERIA, CA 93013

ARIEL VICINITY MAP

GENERAL NOTES:

1.) These plans are in compliance with the following current
2022 California Building Code (CBC) with Title 24, 2022 California Residential Code (CRC),
2022 California Mechanical Code (CMC) 2022 California Plumbing Code (CPC) 2022
California Electrical Code (CEC), 2022 California Green Building Standards Code (CGBSC),
2022 California Energy Code (CEnC) California State Codes

2.) It shall be the subcontractor's responsibility to notify the owner and designer of any inconsistencies in the construction documents discovered while bidding and clarification shall be made prior to the start of construction

3.) All materials, stain and paint colors and textures shall be selected by the designer prior to fabrication or installation.

4.) Each subcontractor is to closely examine the contract documents to determine the extent of the existing elements to remain. Where questions or discrepancies arise, consult the designer about the extent and/or intent of the required direction before commencing the work.

5.) All dimensions are to face of stud, concrete or masonry, unless noted otherwise.

6.) Each subcontractor shall remove all debris and rubbish created by their trade or employees from their portion of the work described herein and deposit in the on-site container

7.) Where any existing work is damaged by removal of adjacent work or any other construction operation, it shall be repaired or replaced by the subcontractor who has caused the damage with new materials to match existing as approved by the designer

8.) All glazing shall comply with the standards of the U.S. Consumer Product Safety Commission. Manufacturer to supply certificate of compliance to owner.

9.) Substitutions, revisions or changes may be allowed only if such items are submitted to the designer in a timely manner in writing and subsequently approved by the designer in writing. All substitutions must be at least of equal quality, design and performance. The designer shall reserve the right to reject any request for a substitution for any reason.

10.) All electrical, plumbing, mechanical and structural work shall conform to the requirements of all legal constituted authorities having jurisdiction and to all of the standards of their respective associations or councils.

11.) General lighting fixtures in kitchens and bathrooms shall be fluorescent or approved equal.

12.) Lighting fixtures in shower enclosures shall be suitable for wet use locations per NEC 410-4

13.) Water closets shall be "Ultra Low Flush" with 1.28 gallon maximum per flush. Toilets shall not use more than 1.28 gallons of water per flush. CPC 403.2.

14.) Control valves for showers and bathrooms shall be thermostatic or pressure balancing valve type. Showerhead flow rates shall not exceed 1.8 gallons per minute. CPC 408.2

15.) It will be the property owners/contractors responsibility to have a licensed surveyor layout proposed structures when they are located on or near setback lines

16.) At the time of final inspection, a manual, compact disc or web-based reference shall be placed in the building. The manual shall include all of the items listed on California Green Building Standards Code Section 4.410.1. [CGBSC 4.410]

PLUMBING FIXTURE NOTES:

Residences built and available for use on or before January 1, 1994 undergoing alterations and/or additions are to replace all non-compliant plumbing fixtures with water-conserving plumbing fixtures. Non-compliant plumbing fixtures are as follows: (1) any toilet manufactured to use more than 1.28 gallons of water per flush, (2) any urinal manufactured to use more than 0.125 gallon of water per flush, (3) showerhead manufactured to have a flow capacity of more than 1.8 gallons of water per minute at 80 psi, and (4) any interior faucet that emits more than 1.2 gallons of water per minute at 60 psi. [CGBSC 301. Cal. Civil Code Section 1101.1].

Water closets, showerheads and lavatory faucets are to be water-conserving type plumbing fixtures and meet the following criteria per the CGBSC §4.303
1. The effective flush of water closets shall not exceed 1.28 gallons per flush
2. Showerheads shall have a maximum flow rate of 1.8 gallons per minute at 80 psi
3. Lavatory faucets shall have a maximum flow rate of 1.2 gallons per minute at 60 psi and shall have a minimum flow rate of 0.8 gallons per minute at 20 psi
4. Kitchen faucets shall have a maximum flow rate of 1.8 gallons per minute at 60 psi. Faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

M.E.P. GENERAL NOTE:

All repairs performed on mechanical, electrical and plumbing systems shall be reviewed by field inspection staff for compliance with current building code requirements and subject to the approval of field inspection staff.

PROFESSIONALS

DESIGNER	Becker Studios P.O. Box 41459 Santa Barbara, CA 93140 Tel. (805) 965-9555 Contact: Darrell & Kirsten Becker Architect: Adam Grosshans (805) 689-5212
CONTRACTOR	Becker Studios Construction P.O. Box 41459 Santa Barbara, CA 93140 Tel. (805) 965-9555 Contact: Darrell Becker (#713248)
LAND USE CONSULTANT	Suzanne Elledge Planning & Permitting Services, Inc 1625 State Street, Suite 1 Santa Barbara, CA 93101 Tel. (805) 966-2758 Contact: Laurel Perez
STRUCTURAL ENGINEER	Aumey & Manne Engineering 210 E. Cota Street Santa Barbara, CA 93101 Tel. (805) 962-8966 x158 Contact: Paul Belmont
LANDSCAPE ARCHITECT	Studio Pepperlane 8850 Cadillac Ave Los Angeles, CA 90034 Tel. (323) 290-0450 Contact: Chai Reid
HISTORIAN	PostHazeltine Associates 213 W. West Anapamu Street Santa Barbara, CA 93101 Tel. (805) 682-5751 Contact: Tim Hazeltine
SURVEYOR	Joel Aviatan Land Surveyor 610 Anacapa St Santa Barbara, Ca. 93101 Tel. (805) 965-3432 Contact: Joel Aviatan

PARKING STATS

Level	Name	Area	Parking Factor	Required Parking	
Level 1	SEATING	716 sf	50	14.31	
Level 2	SEATING	510 sf	50	10.19	
Roof Deck	SEATING	479 sf	50	9.58	
Total Seating Area Parking				34.08	Parking Spaces
Building Gross SF		3,543 sf	100	19.90	Parking Spaces
Total Require Parking				54.08	Required Total Parking

Required parking = 54 required spaces
Provided on-site parking = 9 spaces provided
Provided off-site parking= 38 spaces provided
Total provided spaces = 47 spaces provided

Deficient parking = 7 parking spaces addressed per AB2097

PROJECT STATISTICS

OWNER	701 Linden, LLC c/o Becker Studios P.O. Box 41459 Santa Barbara, CA 93140 Phone: 805-965-9555
PROJECT	The Palms Restaurant
ADDRESS	701 Linden Ave Carpinteria, CA 93013
APN	003-311-007
ZONING	CB, V
OCCUPANCY	A-2, B
YEAR BUILT	1912
TYPE of CONST.	V-B
SPRINKLERED?	Yes, Separate Permit
HIGH FIRE?	No
No. of Stories	2
FLOOD AREA?	
LOT AREA	11,453 SF / .26 ACRE
ON-SITE PARKING	8 STANDARD & 1 VAN
BIKE PARKING	4 EMPLOYEE & 4 GUEST

(E) STRUCTURES AREA:	Net s.f.	Gross s.f.
(E) Building	9,892 n.s.f.	10,508 g.s.f.

(P) STRUCTURES AREA:	Net s.f.	Gross s.f.
(E) Building	9,892 n.s.f.	10,508 g.s.f.
(D) Patio	-651 n.s.f.	-936 g.s.f.
(D) Atrium/Vertical Circulation	-820 n.s.f.	-14 g.s.f.
(A) Roof Structure	+ 145 n.s.f.	+ 391 g.s.f.
(P) Structures Sub-total	8,466 n.s.f.	9,949 g.s.f.
Rooftop Patio	1,742 sf	
1st Fl Front Patio	804 sf	
DEMO:	-1,671 n.s.f.	-950 g.s.f.
ADDITION:	145 n.s.f.	391 g.s.f.
AREA OF WORK:	8,466 n.s.f.	

SCOPE OF WORK:
INTERIOR REMODEL OF AN EXISTING TWO STORY STRUCTURE & ADJACENT SINGLE STORY STRUCTURE. REMOVE EXTERIOR SPANISH ADDITIONS OF ENCLOSED PATIO ON LINDEN AVE AND EXTERIOR STAIR ON 7TH STREET. RESTORE ORIGINAL HISTORIC WINDOWS AND DOORS ON 7TH STREET AND LINDEN AVE. NEW TRELLIS AND EXTERIOR PATIO SEATING ON LINDEN AVE. INTERIOR RENOVATION IS NEW RESTAURANT AND BAR WITH ROOF TOP PATIO AND ELEVATOR. NEW ROOF TOP PATIO 1,743 SF PARTIALLY COVERED BY TRELLIS

GRADING:
Cut/Fill = <20 Cu. Yds. No Import or Export.

Construction Waste & Management company for this project will be Marborg Industries of Santa Barbara.

DRAWING INDEX

A2.5	PROJECT DATA & SHEET INDEX
A0.1	HISTORICAL PHOTOS
A0.2	EXISTING BUILDING
A0.3	NEIGHBORING PROPERTIES
A0.4	PHOTO OVERLAYS
A0.5	MATERIAL BOARD
A0.6	AREA DIAGRAMS
A0.7	STORY POLE PLAN
A0.8	SWMP, GRADING, & UTILITY PLAN
A0.9	SURVEY
A1.0	SITE PLAN
A2.1	PROPOSED PLAN - FIRST LEVEL
A2.2	PROPOSED PLAN - SECOND LEVEL
A2.3	PROPOSED PLAN - ROOF
A3.0	EAST EXTERIOR ELEVATIONS
A3.0A	FRONT RENDERINGS
A3.0B	FRONT RENDERINGS
A3.1	SOUTH EXTERIOR ELEVATIONS
A3.1A	SOUTH RENDERING
A3.2	WEST EXTERIOR ELEVATIONS
A3.2A	NORTH WEST RENDERING
A3.3	NORTH EXTERIOR ELEVATIONS
A3.3A	BIRDS EYE RENDERING
A4.0	BUILDING SECTIONS
L1.00	TREE INVENTORY & TREE DEMO PLAN
L1.01	CONCEPTUAL PLANTING PLAN
L2.01	CONCEPTUAL PLANT SELECTION
L4.01	CONCEPTUAL BUILDING MURAL

VICINITY MAP

N.T.S.

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412 E. Haley Street
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THE PALMS
701 LINDEN AVENUE

JOB NUMBER: 23031

CONTENTS: PROJECT DATA & SHEET INDEX

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CHECKED BY: Checker

SUBMITTALS

DATE	ITEM

ISSUE DATE: 11/7/2023

REVISIONS

NO.	DATE	ITEM

A0.0

SHEET OF

North East (Front Elevation)

North Elevation

North East (Linden towards Mountains)

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THE PALMS
701 LINDEN AVENUE

JOB NUMBER 23031

CONTENTS
HISTORICAL PHOTOS

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ISSUE DATE 11/05/03

REVISIONS

A0.1

SHEET OF

1 VIEW OF PROPERTY (LOOKING NORTHWEST / LINDEN AVE ENTRY)

2 VIEW OF PROPERTY (LOOKING NORTH)

3 VIEW OF PROPERTY (LOOKING WEST)

4 VIEW OF PROPERTY (LOOKING NORTHEAST)

VICINITY MAP (NOT TO SCALE)

5 VIEW OF PROPERTY (LOOKING EAST)

6 YUCCA LANE (LOOKING NORTHEAST)

7 VIEW OF PROPERTY (LOOKING SOUTH / REAR ENTRY)

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THE PALMS
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JOB NUMBER 23031

CONTENTS
EXISTING BUILDING

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REVISIONS

A0.2

SHEET OF

1 LINDEN AVENUE & 7TH STREET (LOOKING EAST)

2 LINDEN AVENUE & 7TH STREET (LOOKING WEST) AT PIZZA MAN DAN'S

3 LINDEN AVENUE & 7TH STREET (LOOKING SOUTH) TO LITTLE DOMS

4 YUCCA LANE (LOOKING SOUTHWEST)

VICINITY MAP (NOT TO SCALE)

5 LINDEN AVENUE & 7TH STREET (LOOKING NORTHEAST)

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THE PALMS
701 LINDEN AVENUE

JOB NUMBER 23031

CONTENTS
NEIGHBORING PROPERTIES

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SHEET OF

1 LINDEN AVENUE(LOOKING SOUTH)

2 LINDEN AVENUE (LOOKING NORTH)

3 7TH STREET (LOOKING TOWARDS LINDEN AVENUE)

VICINITY MAP (NOT TO SCALE)

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THE PALMS
701 LINDEN AVENUE

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PHOTO OVERLAYS
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A0.4

SHEET OF

701 LINDEN THE PALMS – EXTERIOR MATERIAL BOARD – 'Painted Brick'

RENDERING

EAVE BRACKET DETAIL

SQUARE STYLE PIERS

COLOR SCHEME
- Painted Brick: BM Cloud White
- Door Trim: BM Graystone 1475
- Window Trim: BM Night Train 1567
- White Washed Wood

POWDER COATED CUSTOM IRON SIGNAGE

EXTERIOR SCONCES

CUSTOM WOOD / IRON FRONT DOOR

STAIRWELL

ROOF TOP CANOPIES

UPPER TERRACE BAR INSPIRATION

TERRACE INSPIRATIONAL IMAGERY

'LIVE' ROOF

SPANISH GREY AND WHITE MARBLE DECK TILE

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THE PALMS
701 LINDEN AVENUE

JOB NUMBER 23031
CONTENTS
MATERIAL BOARD
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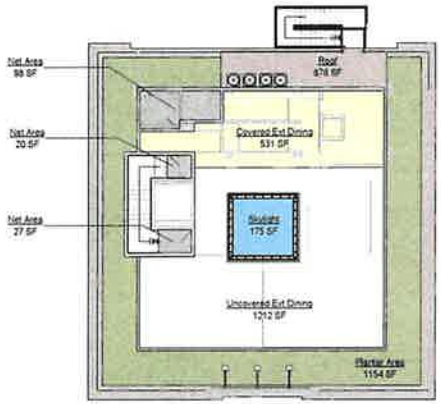
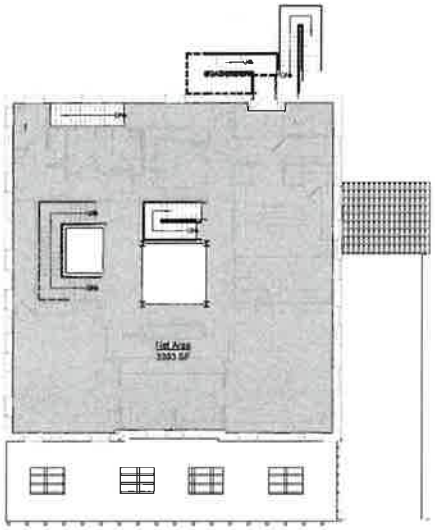
SUBMITTALS
ISSUE DATE: 11/7/2023
REVISIONS

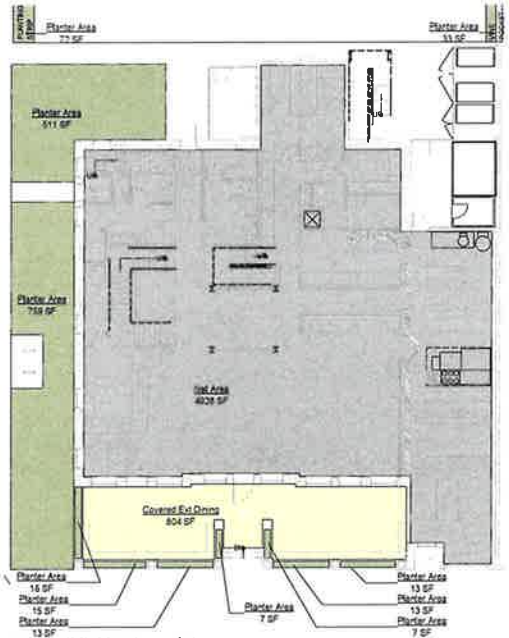
A0.5
SHEET OF



4 (N) Net Roof Area
SCALE 3/32" = 1'-0"

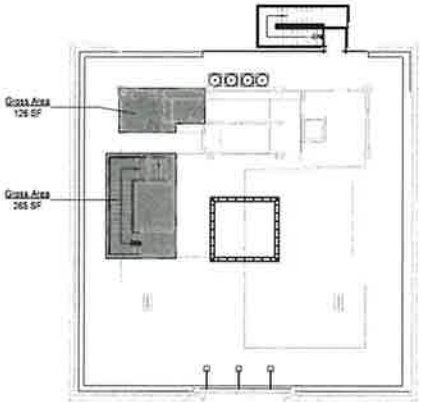


6 (N) Net Level 2
SCALE 3/32" = 1'-0"

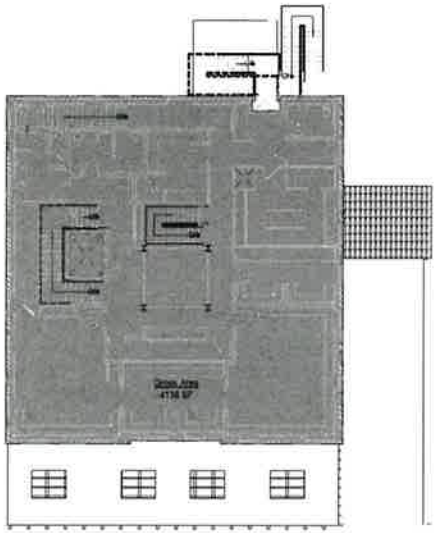


Gross Area
Net Area
Planter Area
Covered Ext Dining
Uncovered Ext Dining
Skylight
Roof

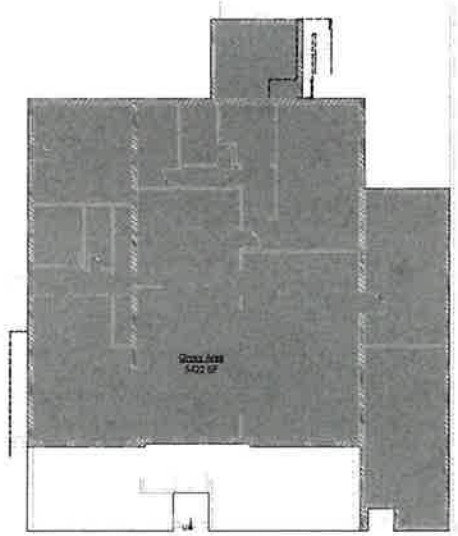
5 (N) Net Level 1
SCALE 3/32" = 1'-0"



2 (N) Gross Roof
SCALE 3/32" = 1'-0"



1 (N) Gross Level 2
SCALE 3/32" = 1'-0"



3 (N) Gross Level 1
SCALE 3/32" = 1'-0"

AREA CHART

	Proposed Building (N) Net s.f.	Proposed Building (N) Gross s.f.	Existing Building (E) Net s.f.	Existing Building (E) Gross s.f.
1st Fl	4,928 n.s.f.	5,422 g.s.f.	5,034 n.s.f.	6,358 g.s.f.
2nd Fl	3,393 n.s.f.	4,136 g.s.f.	3,958 n.s.f.	4,150 g.s.f.
Roof	145 n.s.f.	391 g.s.f.	0 n.s.f.	0 g.s.f.
Total	8,466 n.s.f.	9,949 g.s.f.	8,992 n.s.f.	10,508 g.s.f.

Proposed Patio Area	
1st Fl	
Covered Front Patio	804 sf
Roof	
Covered Roof Patio	531 sf
Uncovered Roof Patio	1,212sf
Total	2,547 sf

	Proposed Planting Area	Existing Planting Area
1st Fl		
Parking Planter Strip	105 sf	0 sf
Landscape Area	1,270 sf	875 sf
Patio Planter Boxes	84 sf	0 sf
Roof		
Roof Planter	1,134sf	0 sf
Total	2,508 sf	875 sf

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COMMERCIAL REMODEL:
THE PALMS
701 LINDEN AVENUE

JOB NUMBER 2331
CONTENTS
AREA DIAGRAMS
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SUBMITTALS
ISSUE DATE 03/2024
REVISIONS

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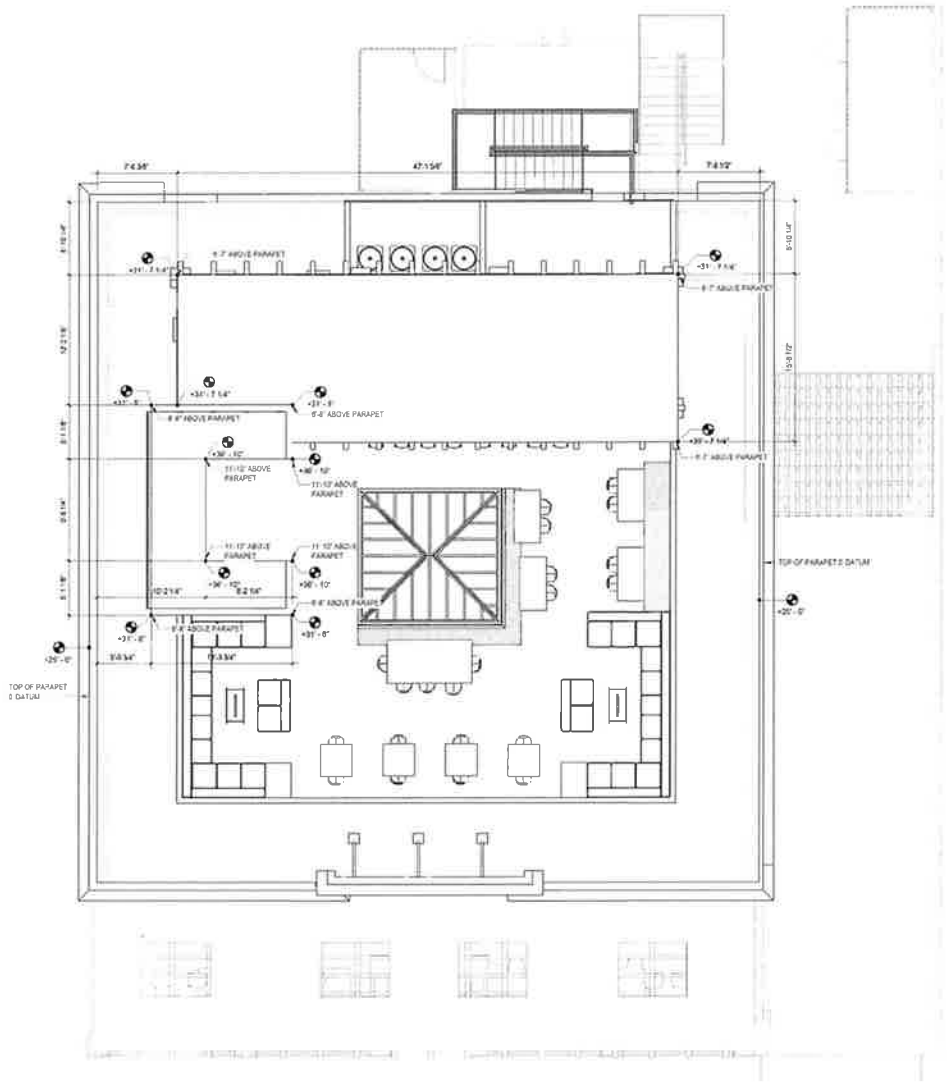

1 STORY POLE PLAN

SCALE 1/8" = 1'-0"

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COMMERCIAL REMODEL:
THE PALMS
701 LINDEN AVENUE

JOB NUMBER 2301

CONTENTS
STORY POLE PLAN

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SUBMITTALS

Mark	Date

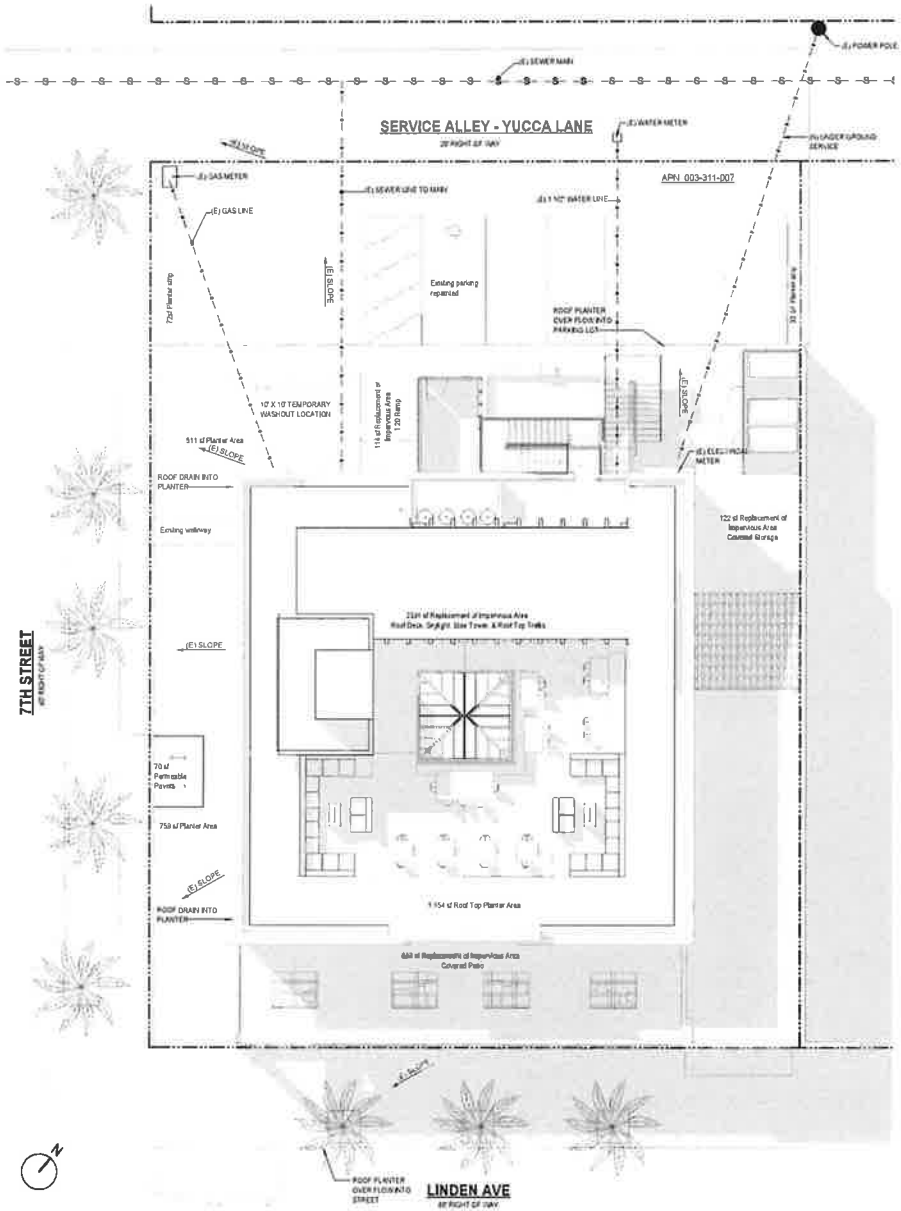
ISSUE DATE 07/10/24

REVISIONS

No.	Date	Note

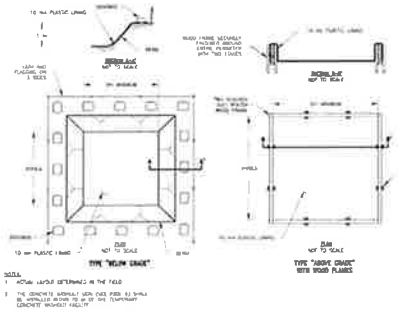
A0.7

SHEET OF



1 SWMP / UTILITY PLAN

SCALE 1/8" = 1'-0"



Concrete Washout Area

SWMP AREAS

Total Replacement of Impervious Area	3,460 SF
Total New Permeable Area	1,724 SF
Total NET Replacement of Impervious Area	1,736 SF = 2,500 SF Tier 1 ESVMP

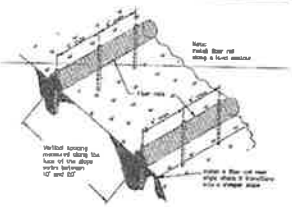
Tier 1 Stormwater Control Plan Project Data

(Complete all fields)

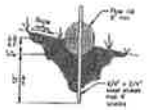
Project Name / Case File Number	The Palms 701 Linden Avenue
Project Location (Street Address if available, or intersection and/or APN)	APN: 003-311-007
Name of Owner or Developer	701 Linden, LLC
Project Type and Description (Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking")	Renovation of existing 2 Story building.
Total New Impervious Surface Area (square feet) (Sum of currently pervious areas that will be covered with new impervious surfaces)	0 SF
Total Replaced Impervious Surface Area (Sum of currently impervious areas that will be covered with new impervious surfaces.)	3,460 SF - 1724 sf (New impervious area)= NET Replacement Impervious 1,736 SF
Total Pre-Project Impervious Surface Area	10,578 sf
Total Post-Project Impervious Surface Area	8,854 sf
Runoff Reduction Measure(s) Selected (Check one or more)	☒ 1. Disperse runoff from roofs or pavement to vegetated area ☒ 2. Permeable pavement ☐ 3. Cisterns or Rain Barrels ☒ 4. Bioretention Facility or Planter Box

Tier 1 SCP Template January 2017 Page 3 of 8 Source: Stormwater Technical Guide

SE-5 Fiber Rolls



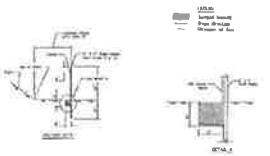
TYPICAL FIBER ROLL INSTALLATION
N.T.S.



ENTRENCHMENT DETAIL
N.T.S.

4 of 4 California Stormwater BMP Handbook Construction www.cabmphandbooks.com January 2003

Silt Fence



Fiber Rolls

TYPICAL FIBER ROLL INSTALLATION
N.T.S.

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COMMERCIAL REMODEL:
THE PALMS
701 LINDEN AVENUE

JOB NUMBER 23031

CONTENTS
SWMP, GRADING, & UTILITY PLAN

DRAWN BY Author

CHECKED BY Checker

SUBMITTALS

DATE	ITEM

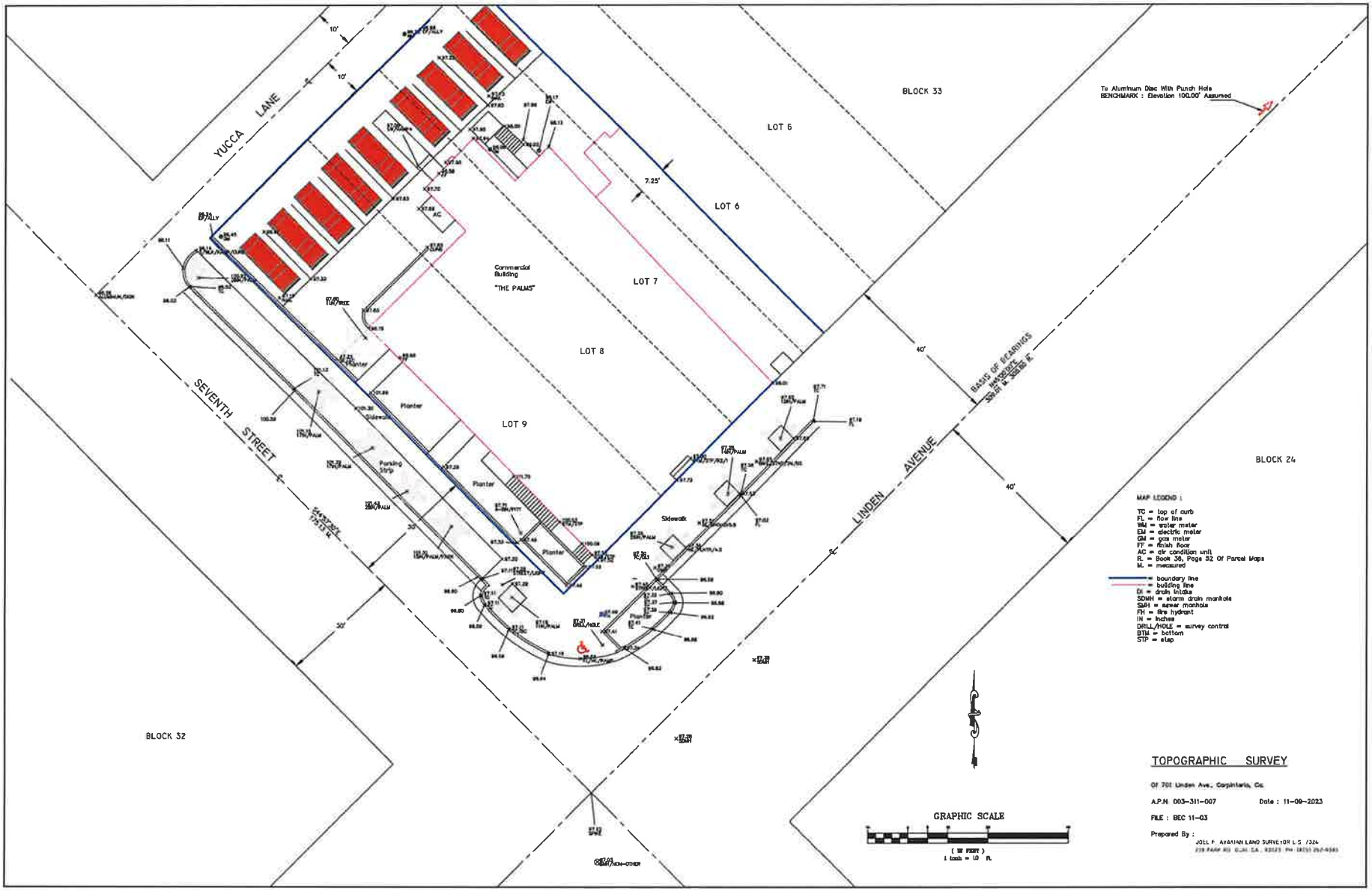
ISSUE DATE 07/10/24

REVISIONS

NO.	DATE	ITEM

A0.8

SHEET OF



TOPOGRAPHIC SURVEY

Of 701 Linden Ave., Carpinteria, Ca.

A.P.N. 003-311-007 Date : 11-09-2023

FILE : BEC 11-03

Prepared By :

JOEL F. AVAKIAN LAND SURVEYOR L.S. 7324

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COMMERCIAL REMODEL:
THE PALMS
701 LINDEN AVENUE

JOB NUMBER 23031
CONTENTS SURVEY
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ISSUE DATE 09/11/24
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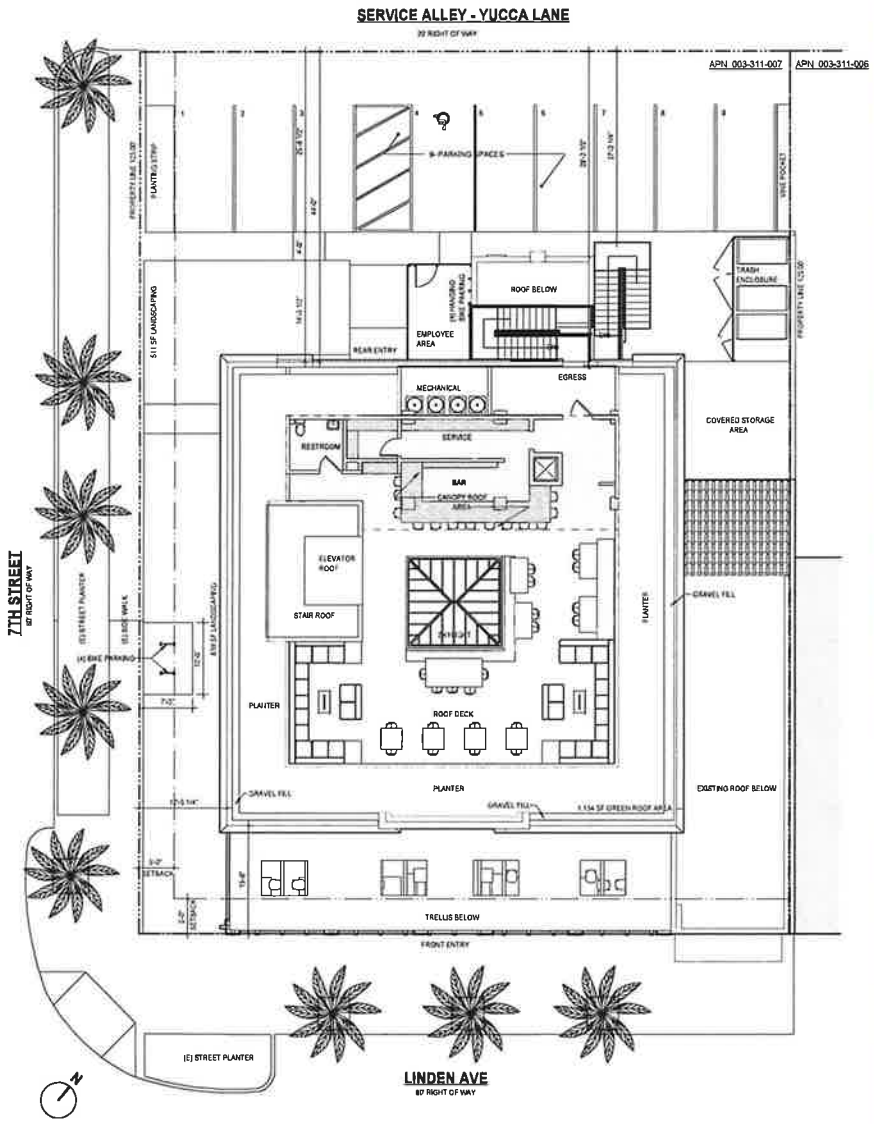
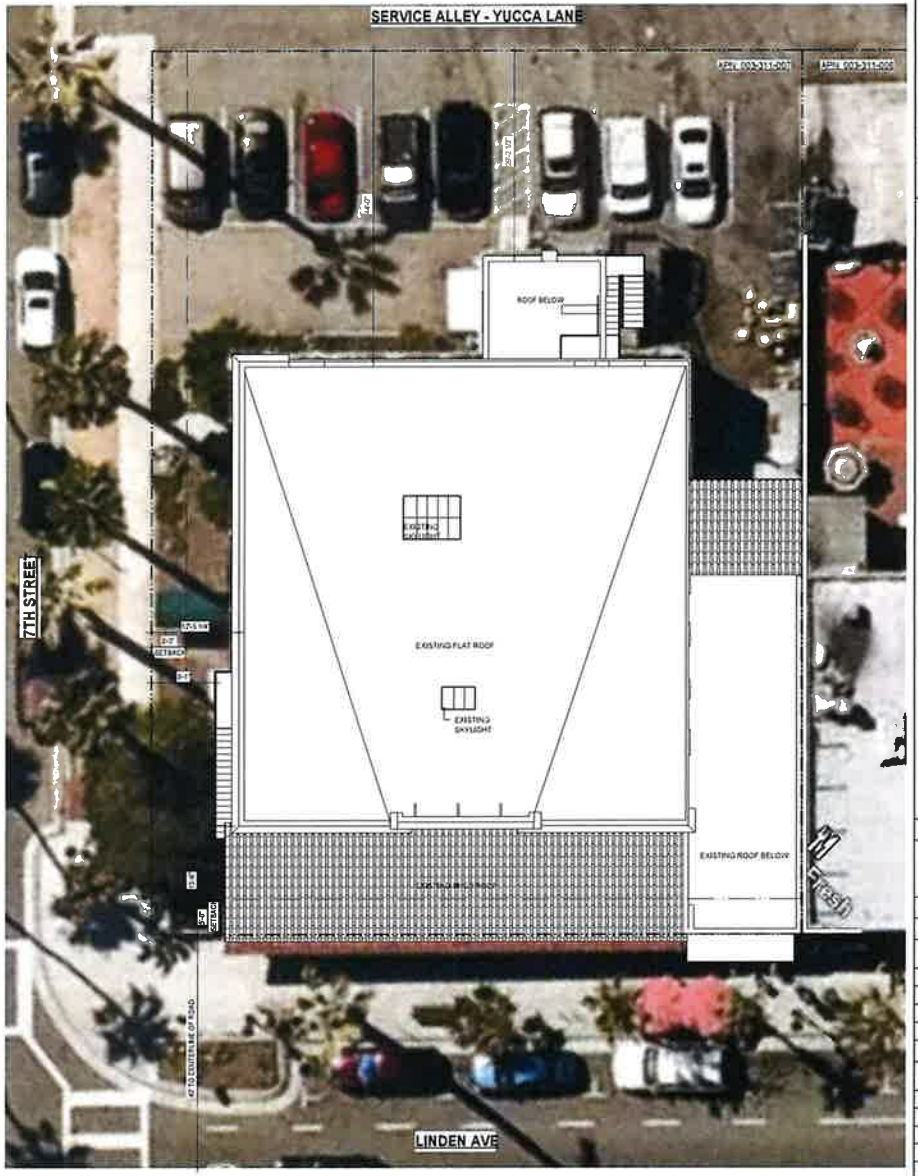


1 PROPOSED SITE PLAN

SCALE 1/8" = 1'-0"



2 EXISTING SITE PLAN

SCALE 1/8" = 1'-0"

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THE PALMS
701 LINDEN AVENUE

JOB NUMBER 23031

CONTENTS
SITE PLAN

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ISSUE DATE 11/7/2023

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A1.0

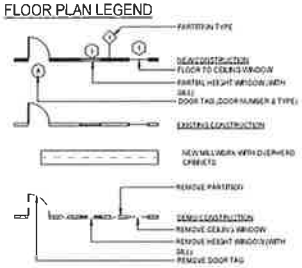
SHEET OF

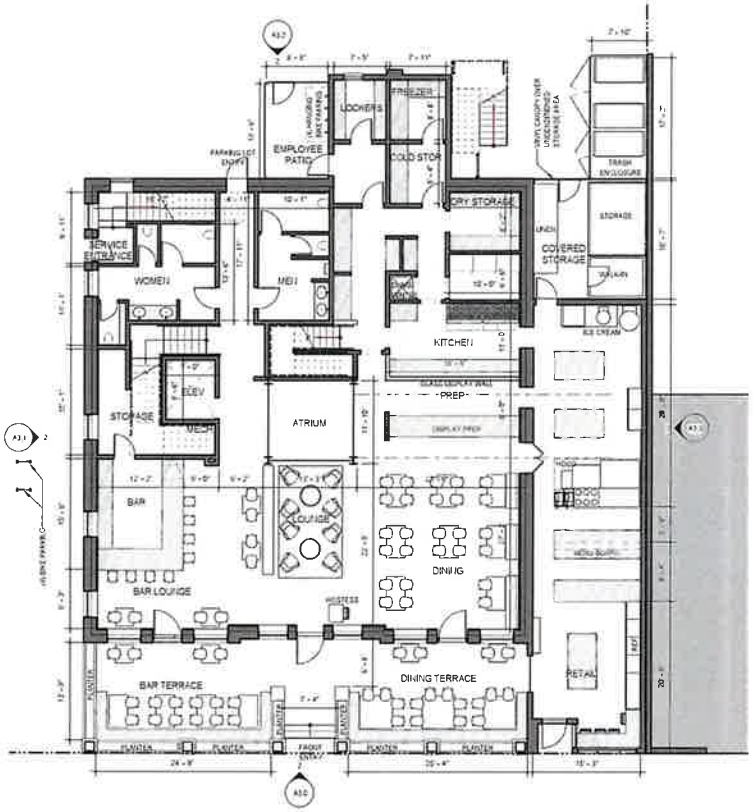
ENTRY AREA 1

ENTRY AREA 2

OPEN KITCHEN CONCEPT

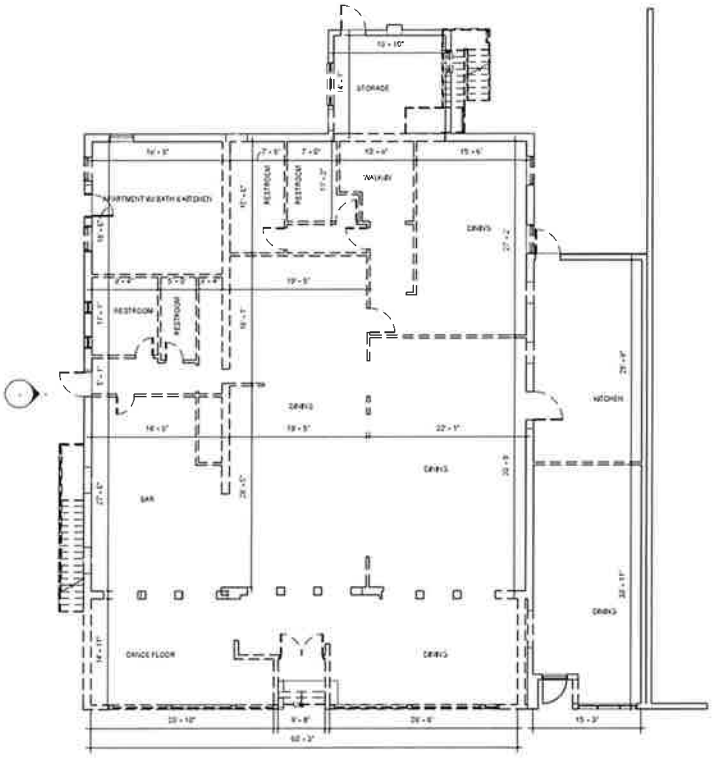
FLOOR PLAN LEGEND





1 1ST FL PROPOSED PLAN

SCALE 1/8" = 1'-0"



2 1ST FL DEMO PLAN

SCALE 1/8" = 1'-0"

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THE PALMS
701 LINDEN AVENUE

JOB NUMBER 23031

CONTENTS
PROPOSED PLAN - FIRST LEVEL

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ISSUE DATE 11/7/2023

REVISIONS

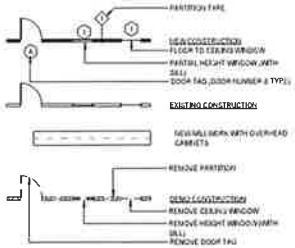
A2.1

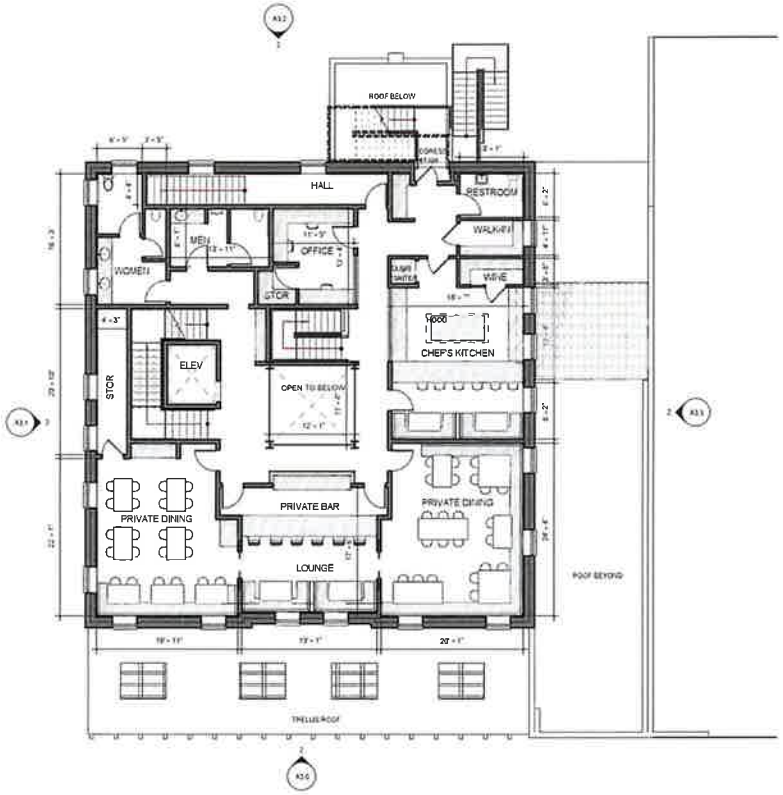
SHEET OF

LOUNGE

MAIN FLOOR DINING

FLOOR PLAN LEGEND





1 2ND FLOOR PROPOSED PLAN

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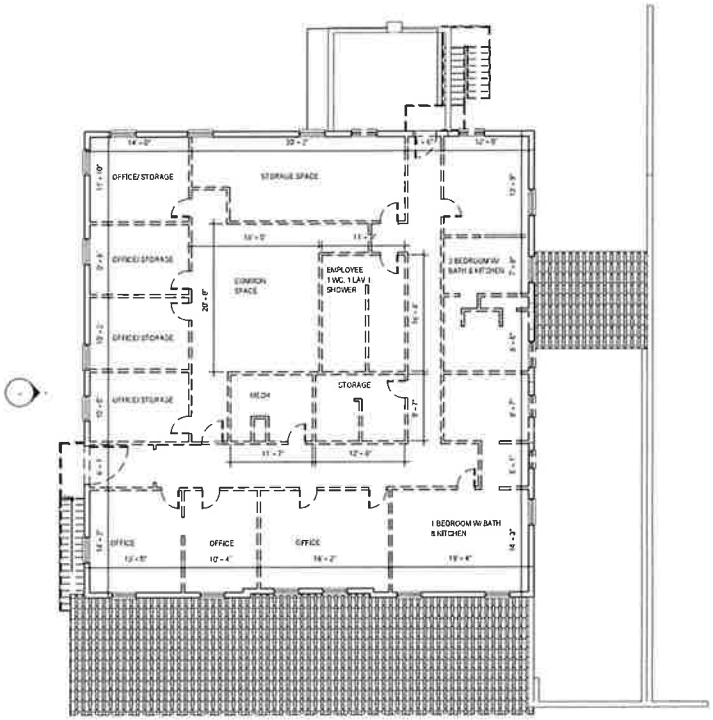

2 2ND FL DEMO PLAN

SCALE 1/8" = 1'-0"

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THE PALMS
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JOB NUMBER: 23031

CONTENTS: PROPOSED PLAN - SECOND LEVEL

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ISSUE DATE: 11/7/2023

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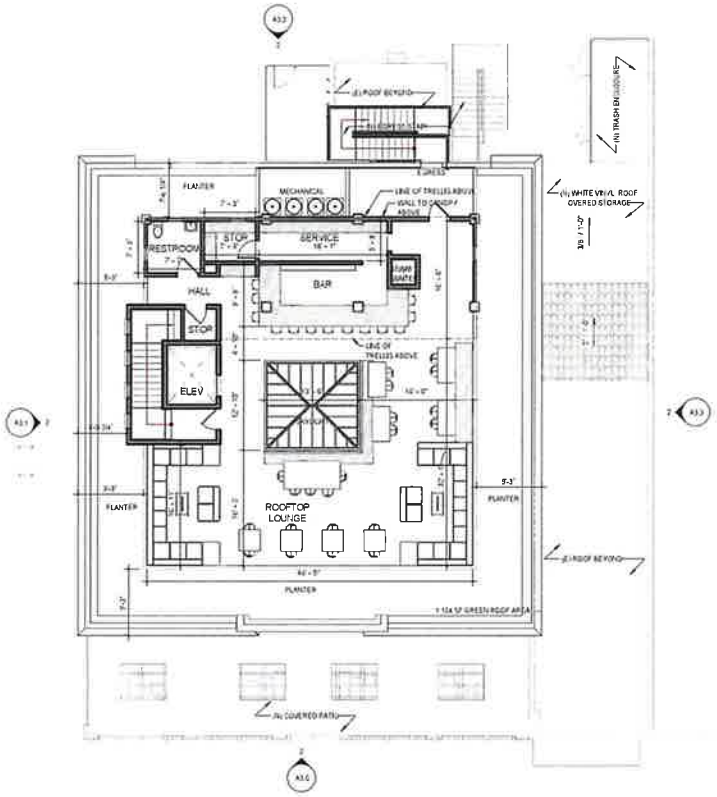
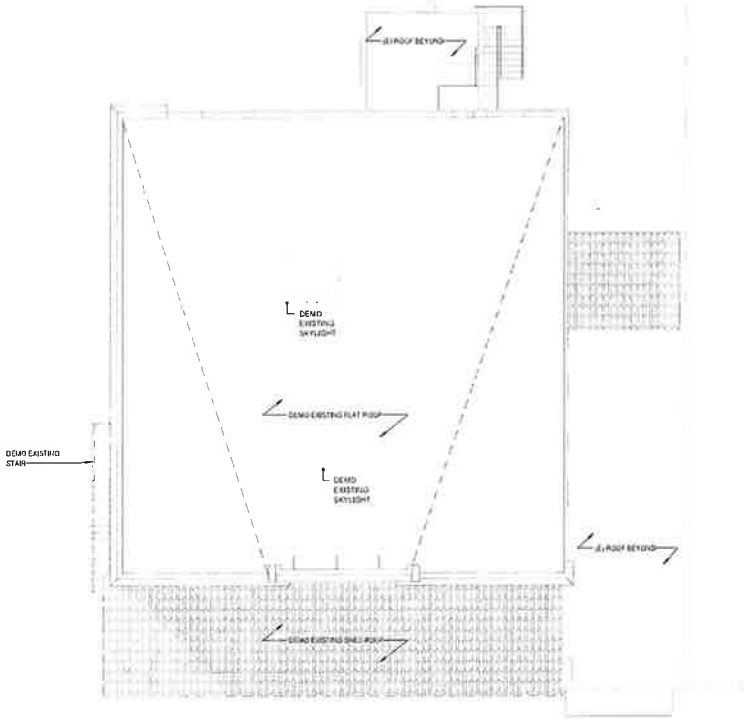
SHEET OF



1 ROOF DECK PROPOSED PLAN

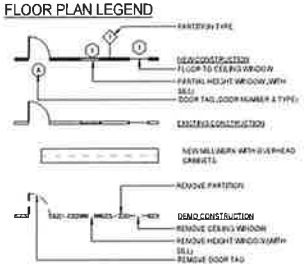
SCALE 1/8" = 1'-0"



2 ROOF DEMO PLAN

SCALE 1/8" = 1'-0"

FLOOR PLAN LEGEND



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CONTENTS
PROPOSED PLAN - ROOF

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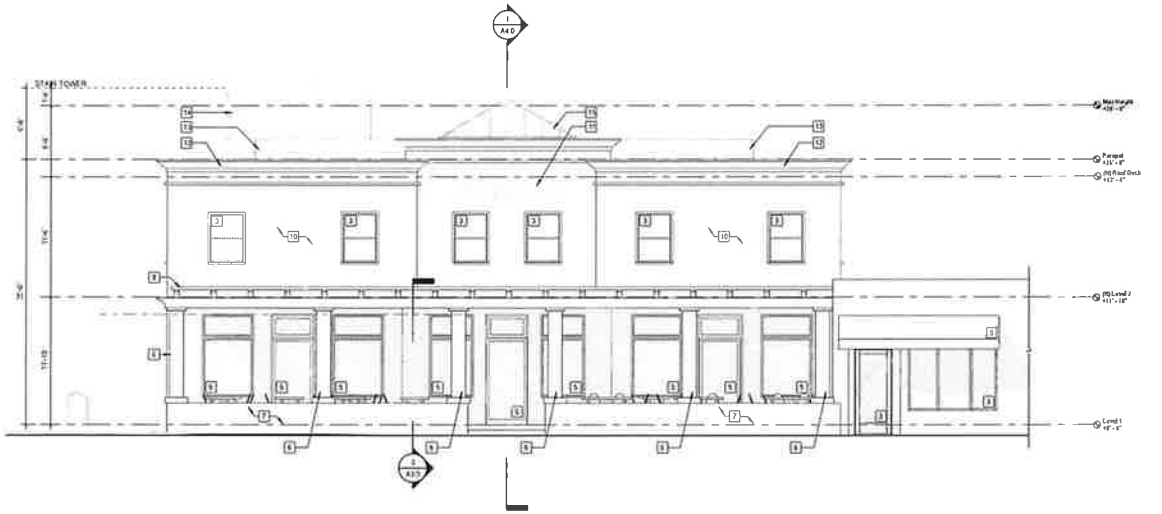
A2.3

SHEET OF

1 EAST ELEVATION - EXISTING

SCALE 3/16" = 1'-0"

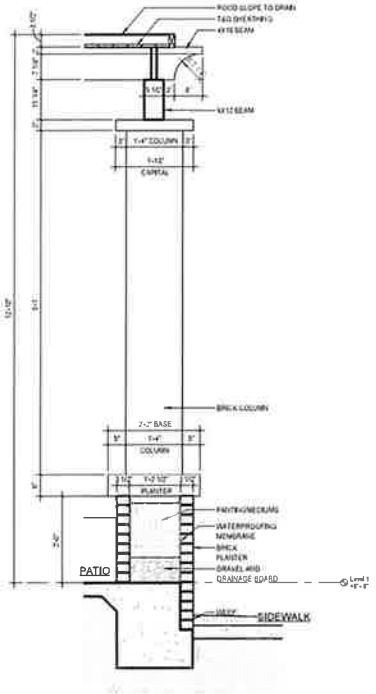


2 EAST ELEVATION - PROPOSED

SCALE 3/16" = 1'-0"

ELEVATION KEYNOTES

	Description
8	REPAIR HISTORIC WINDOW PER DEPARTMENT OF THE INTERIOR TECHNICAL PRESERVATION BRIEFS 9
4	REMOVE STAIR SEE PROPOSED ELEVATION
5	NEW WOOD WINDOW/DOOR TO MATCH HISTORIC
6	BRICK BOX COLUMN SEE DETAIL 3/A3.0
7	BRICK PLANTER SEE DETAIL 3/A3.0
8	NEW PATIO ROOF SEE DETAIL 3/A3.0
9	NEW WALL
10	PATCH AND REPAIR BRICK/MORTAR PER DEPARTMENT OF THE INTERIOR TECHNICAL PRESERVATION BRIEFS 1 & 2. REMOVE SURFACE MOUNTED CONDUITS
11	REPAINT SIGNAGE TO MATCH HISTORIC FONT
12	PRESSED METAL CORNICE
13	SETBACK STUCCO GUARDRAIL OF ROOF DECK
14	SETBACK STUCCO STAIR /ELEVATOR TOWER
15	SKYLIGHT BEYOND



3 PATIO EDGE DETAIL

SCALE 3/4" = 1'-0"

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THE PALMS
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CONTENTS
EAST EXTERIOR ELEVATION

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A3.0

SHEET OF

EXISTING

PROPOSED

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THE PALMS
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JOB NUMBER 23031

CONTENTS
FRONT RENDERINGS

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ISSUE DATE 02/14/24

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A3.0A

SHEET OF

EXISTING

PROPOSED

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THE PALMS
701 LINDEN AVENUE

JOB NUMBER 23031

CONTENTS
FRONT RENDERINGS

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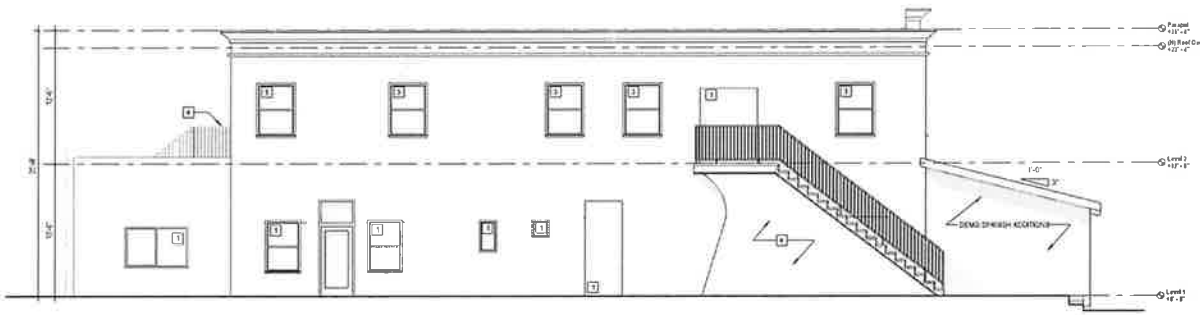
A3.0B

SHEET OF

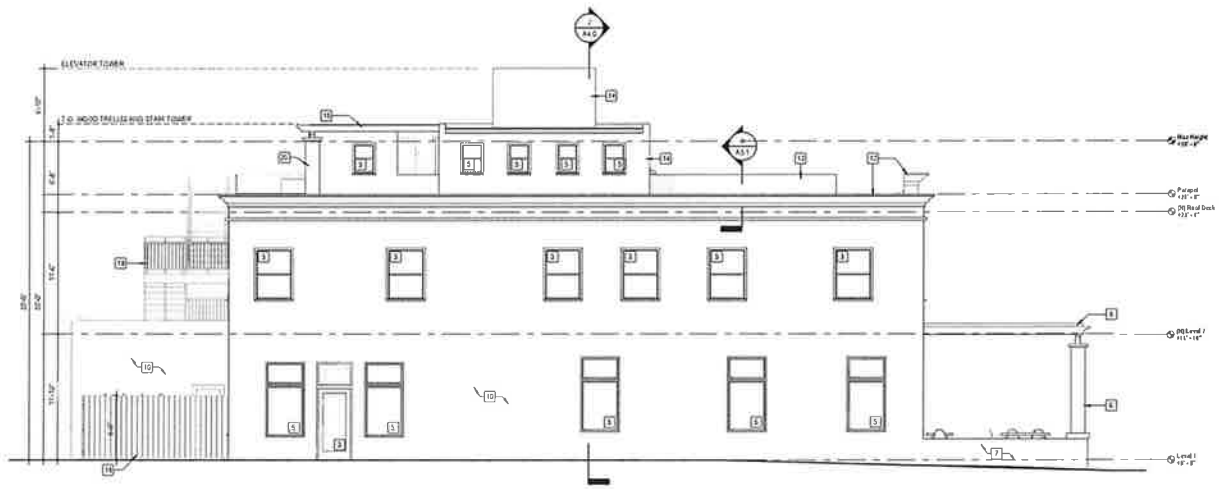


ELEVATION KEYNOTES

#	Description
1	REMOVE NON-CONTRIBUTING OPENING, PATCH WALL TO MATCH EXISTING
4	REMOVE STAIR. SEE PROPOSED ELEVATION
5	NEW WOOD WINDOW/DOOR TO MATCH HISTORIC
6	BRICK BOX COLUMN SEE DETAIL 3/A3.0
7	BRICK PLANTER. SEE DETAIL 3/A4.0
8	NEW PATIO ROOF. SEE DETAIL 3/A3.0
12	PRECICED METAL CORNICE
13	SETBACK STUCCO GUARDRAIL OF ROOF DECK
14	SETBACK STUCCO STAIR ELEVATOR TOWER
16	(N) WOOD TRELLIS
18	NEW EUPEE STAIR AND RAILING
20	(N) BRICK BOX COLUMNS

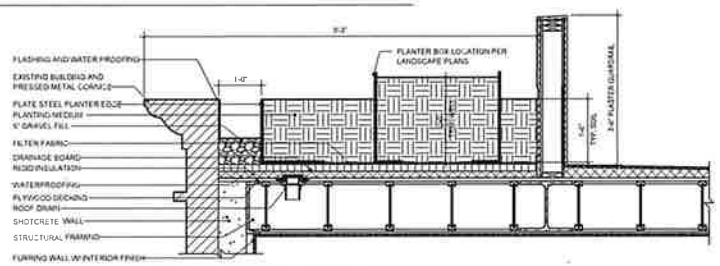
1 SOUTH ELEVATION - EXISTING

SCALE 3/16" = 1'-0"



2 SOUTH ELEVATION - PROPOSED

SCALE 3/16" = 1'-0"



3 PLANTER DETAIL

SCALE 3/4" = 1'-0"

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THE PALMS
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JOB NUMBER 23031

CONTENTS
SOUTH EXTERIOR ELEVATIONS

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SUBMITTALS

DATE	NAME

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NO.	DATE	NAME

A3.1

SHEET OF

PROPOSED BUILDING WITH ROOF DECK (LOOKING NORTHEAST)

EXISTING BUILDING (LOOKING NORTHEAST)

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CONTENTS
SOUTH RENDERING

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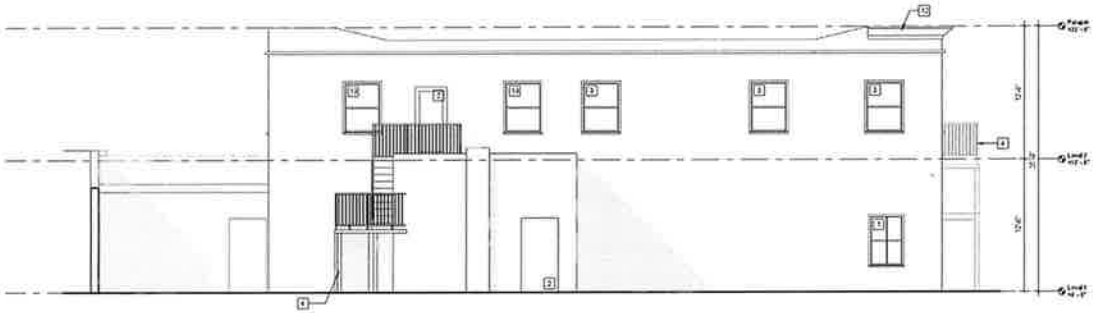
A3.1A

SHEET OF

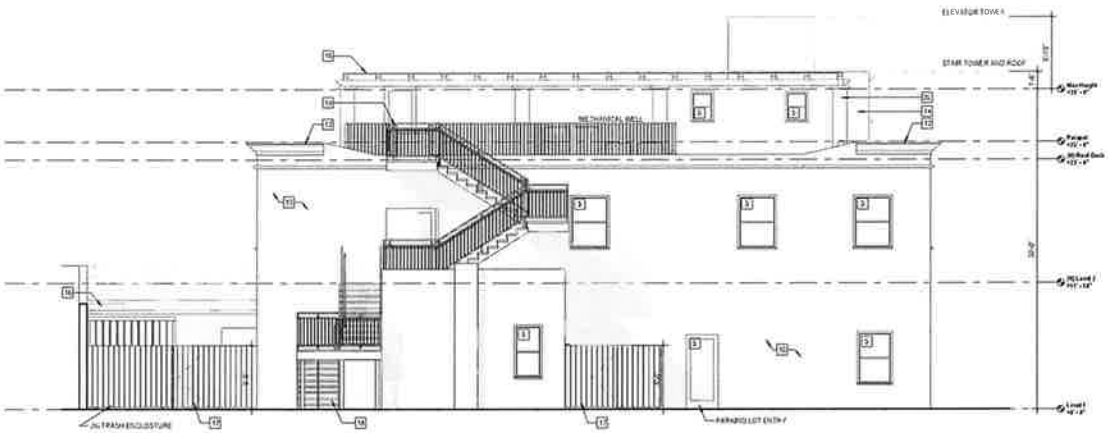
ELEVATION KEYNOTES

#	Description
1	REMOVE NON-CONTRIBUTING OPENING. PATCH WALL TO MATCH EXISTING
2	REMOVE DOOR. PATCH BRICKS TO MATCH TO ACCOMODATE PROPOSED ALTERATIONS
3	REPAIR HISTORIC WINDOW PER DEPARTMENT OF THE INTERIOR TECHNICAL PRESERVATION BRIEFS 9
4	REMOVE STAIR. SEE PROPOSED ELEVATION
5	NEW WOOD WINDOW/DOOR TO MATCH HISTORIC
10	PATCH AND REPAIR BRICKWORK PER DEPARTMENT OF THE INTERIOR TECHNICAL PRESERVATION BRIEFS 1 & 2. REMOVE SURFACE MOUNTED CONDUITS.
12	PRESSED METAL CORNICE
14	SETBACK STUCCO STAIR ELEVATOR TOWER
16	(N) WOOD TRELLIS
17	NEW WOOD FENCE ENCLOSURE
18	NEW EGRESS STAIR AND RAILING
19	REMOVE CONTRIBUTING WINDOW. RELOCATE TO NEW PROPOSED WINDOW LOCATION. PATCH (WL) TO MATCH EXISTING
20	(N) BRICK BOX COLUMNS



1 WEST ELEVATION - EXISTING

SCALE 3/16" = 1'-0"



2 WEST ELEVATION - PROPOSED W/ COVERED PATIO

SCALE 3/16" = 1'-0"

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THE PALMS
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CONTENTS
WEST EXTERIOR ELEVATIONS

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DATE	TYPE

ISSUE DATE 11/7/2023

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NO	DATE	PLAN

A3.2

SHEET OF

EXISTING BUILDING (LOOKING SOUTH)

PROPOSED BUILDING (LOOKING SOUTH)

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NORTH WEST RENDERING

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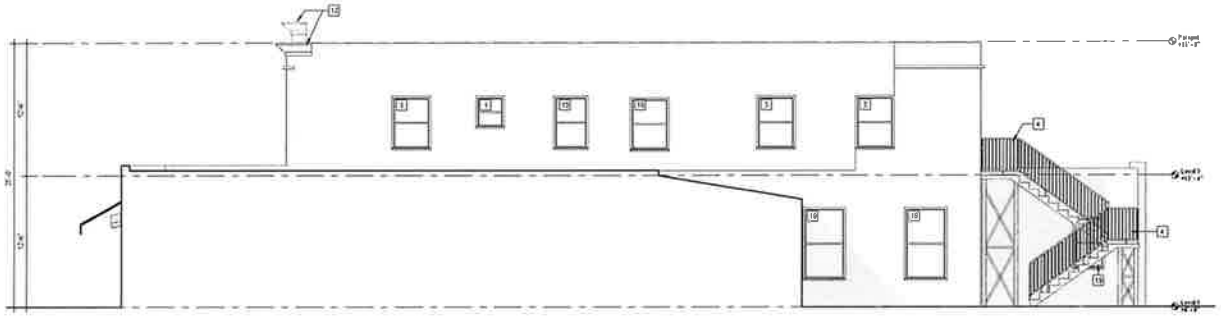
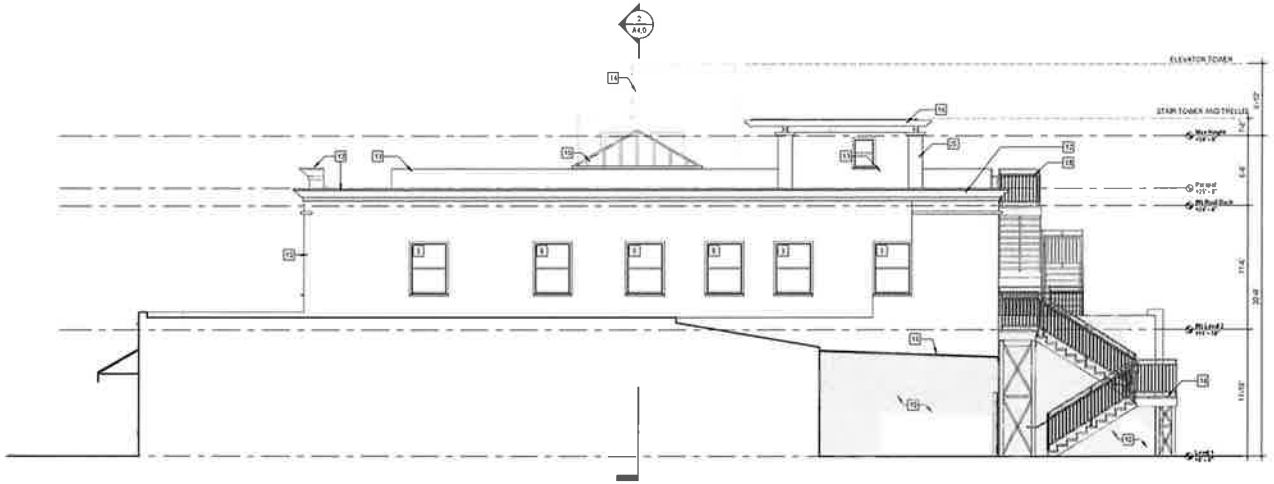


1 NORTH ELEVATION - EXISTING

SCALE 3/16" = 1'-0"



2 NORTH ELEVATION - PROPOSED

SCALE 3/16" = 1'-0"

ELEVATION KEYNOTES

#	Description
1	REMOVE NON-CONTRIBUTING OPENING, PATCH WALL TO MATCH EXISTING
3	REPAIR HISTORIC WINDOW PER DEPARTMENT OF THE INTERIOR TECHNICAL PRESERVATION BRIEFS 9
4	REMOVE STAIR. SEE PROPOSED ELEVATION
5	NEW WOOD WINDOW/DOOR TO MATCH HISTORIC
10	PATCH AND REPAIR BRICKWORK PER DEPARTMENT OF THE INTERIOR TECHNICAL PRESERVATION BRIEFS 1 & 2. REMOVE SURFACE MOUNTED CONDUITS
12	PRE-ASSEMBLED METAL COPING
13	SETBACK STUCCO SOFFIT, OF ROOF DECK
14	SETBACK STUCCO STAIR /ELEVATOR TOWER
15	SKYLIGHT BEYOND
16	(N) WOOD TRELLIS
18	NEW EGRESS STAIR AND RAILING
19	REMOVE CONTRIBUTING WINDOW. RELOCATE TO NEW PROPOSED WINDOW LOCATION. PATCH WALL TO MATCH EXISTING
20	(N) BRICK BOX COLUMNS

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CONTENTS
NORTH EXTERIOR ELEVATIONS

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No	Date	Item

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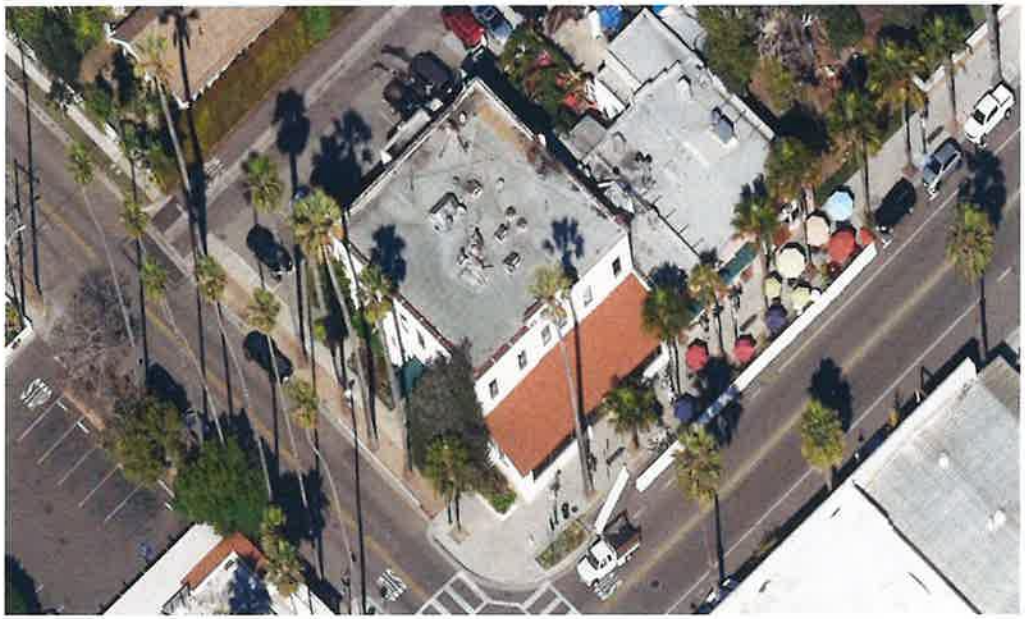
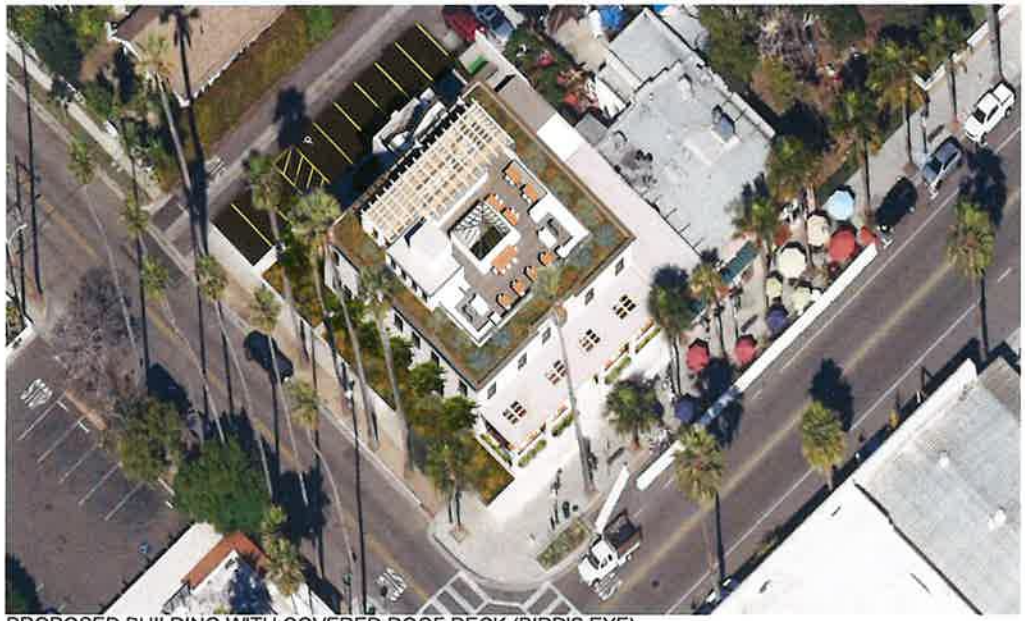
SHEET OF



PROPOSED BUILDING ROOF (BIRD'S EYE)



PROPOSED BUILDING WITH COVERED ROOF DECK (BIRD'S EYE)

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JOB NUMBER : 2303

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BIRD'S EYE RENDERING

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ISSUE DATE: 02/14/24

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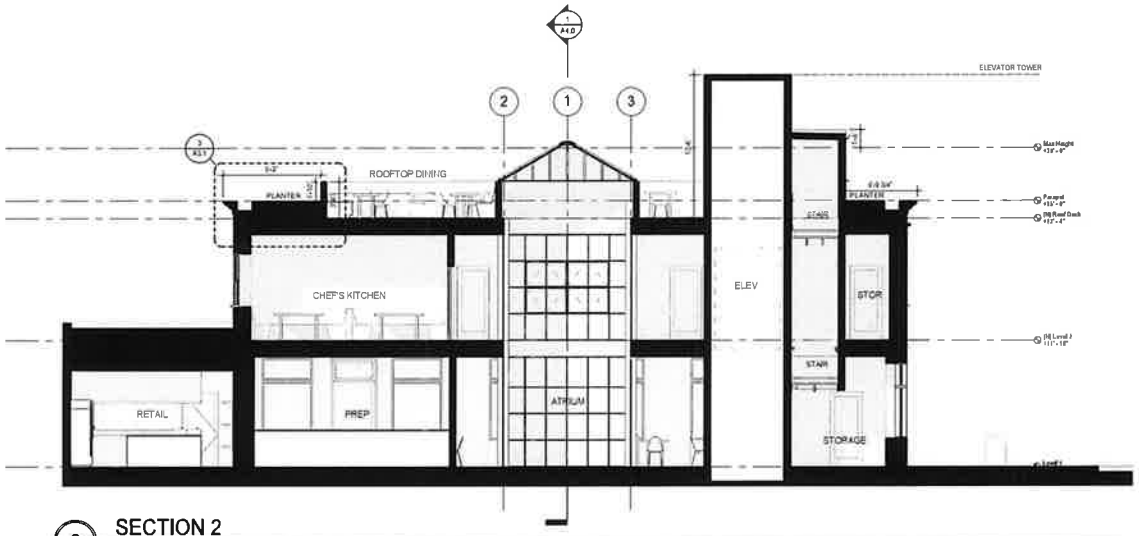
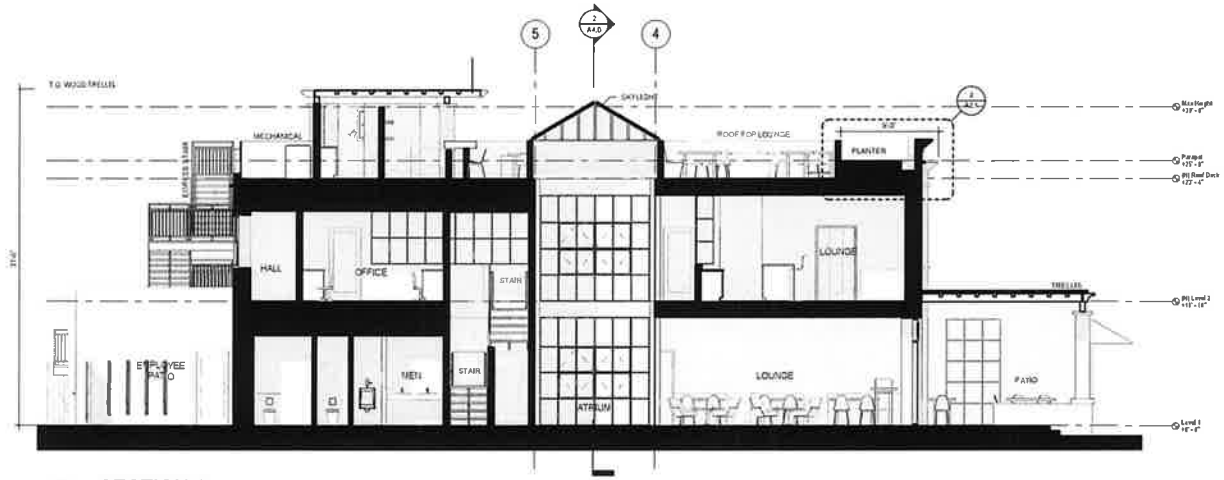


2 SECTION 2

SCALE 3/16" = 1'-0"



1 SECTION 1

SCALE 3/16" = 1'-0"

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CONTENTS
BUILDING SECTIONS

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ISSUE DATE: 11/7/2023

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A4.0

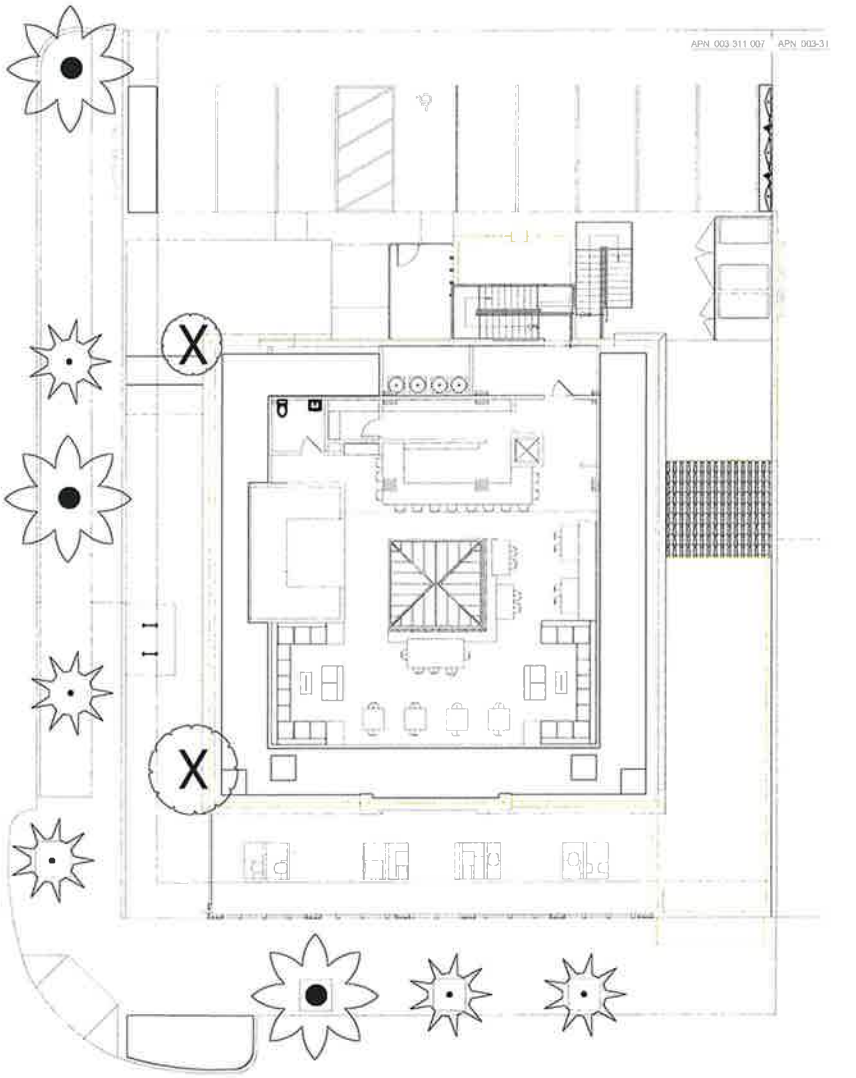
SHEET OF

Planting Legend

(E) Washingtonia sp
California Fan Palm
PROTECT IN PLACE

(E) Livistona australis
Cabbage-tree palm
PROTECT IN PLACE

(E) Pittosporum sp.
Pittosporum
DEMO



Landscape Planting Plan – Ground Floor
SCALE 1/8"=1'-0" 1

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LANDSCAPE DESIGN
HORTICULTURE
FIRE ECOLOGY

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p: 626 616 0603

701 Linden LLC

701 Linden Avenue
Carpinteria, CA 93013

Arch Rev Board 03.19.24
Arch Rev Board 07.11.24

Drawing Title: Tree Inventory & Tree Demo Plan
Date: 07.11.24
Drawn By: er | studio pappaterra
Sheet No.: L1.00

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The botanical story of the Palms Restaurant

The Palms Restaurant is an icon in one of the most perfect beach towns in California. Carpinteria is romantically positioned with mountains at its back and the Pacific Ocean in its sights. As we dove into the history of the town and the long-storied past of the "world's safest bar", we realized that to do the restaurant justice, palm trees would be essential. Palms reflect the identity of the building, the proximity to the ocean, and Carpinteria's truly unique sense of place. Our heritage palette of palms includes both California and Mexican fan palms, and Australian cabbage palms.

The Palm Canyon

The landscape design draws inspiration from local canyons near the coast, where birds scatter wildflower seeds and a myriad of plants comingle with the native rushes and coastal perennials. The iconic palm presence is provided here by the Guadalupe palm, a native of Baja California's Cedros Island, yet very much at home in coastal Santa Barbara. Offering the familiarity of the California fan palm, the Guadalupe palm also bears edible fruit, lush green fronds, a self-cleaning trunk, and a long lifespan. The palm collection is expanded with Dwarf Mediterranean fan palms. The palms are under-planted with flowers sparkling with sunset hues as Globe mallow, Coastal sunflower, and Pincushion. The rooftop garden imitates cliffs using plants like Chaparral yucca, whose summer flower spikes glisten in the sunlight peering over the roof and the Mediterranean Fan Palm. Sunset-hued groundcover plants carry color from the street to the roof, integrating the spaces and solidly situating them in their unique setting, the result is both ethereal and cheerful.

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and is a required element of the Landscape Documentation Package

Project Name:	701 Linden Ave Residence
Project Address:	701 Linden Ave Carpinteria, California 93013

Reference Evapotranspiration (ETo) 44.8 in./Yr. Residential Project? Yes

Hydrozone # / Planting Description	Plant Factor	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
1. Low Water Use Planting	0.30	Drip	0.81	0.38	2,425	922	25,655
2. High Water Use Planting	0.40	Drip / bubblers	0.75	0.54	173	93	2,601
4. Low Water Use Trees/Palms	0.30	Bubblers	0.81	0.38	150	785	7,934
			Totals:	1,348	1,300		
			Estimated Total Water Use (ETWU) Total:				36,187
			Maximum Applied Water Allowance (MAWA)*:				51,261

*Hydrozone # / Planting Description
(e.g.
1) Front Lawn
2) Low Water Use Plantings
3) Medium Water Use Plantings

*Irrigation Method
Overhead Spray or Drip

*Irrigation Efficiency
0.75 for Spray
0.81 for Drip

*ETWU (Annual Gallons Required) = ETo x 0.62 x (ETAF x LA) + (1 - ETAF) x SLA)
Where 0.62 is a conversion factor that converts acre inches/acre/year to gallons/square foot/year.

*MAWA (Annual Gallons Allowed) = ETo x 0.62 x [(ETAF x LA) + (1 - ETAF) x SLA]
Where 0.62 is a conversion factor that converts acre inches/acre/year to gallons/square foot/year,
LA is the total landscape area in square feet, SLA is the total special landscape area in square feet,
and ETAF is 0.55 for residential projects and 0.45 for non-residential projects.

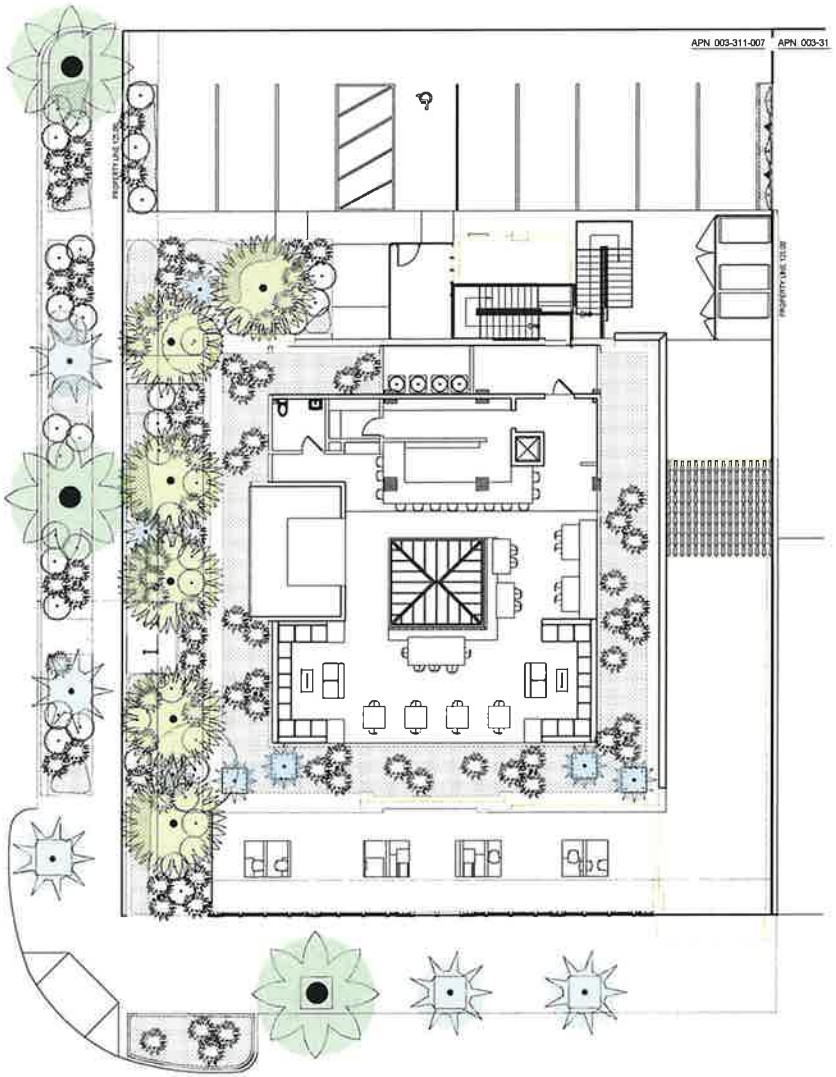
Evapotranspiration Adjustment Factor (ETAF) Calculations

This residential project complies with the WELO and its average ETAF is less than 0.55

Regular Landscape Areas (Includes Special Landscape Areas)		All Landscape Areas (Includes Special Landscape Areas)	
Total ETAF x Area	1,300	Total ETAF x Area	1,300
Total Area	2,348	Total Area	2,348
Average ETAF	0.39	Average ETAF	0.39

Planting Legend

- (E) Washingtonia sp California Fan Palm
- (E) Livistona australis Cabbage-tree palm
- Brahea edulis Guadalupe Palm
- Chamaerops humilis var argentea
- Flowering shrubs
- Grass-like plants
- Vines (at terrace planted edge, not shown on plan)
- Ground cover plants



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LANDSCAPE DESIGN
HORTICULTURE
FIRE ECOLOGY

www.studiopappaterra.com
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p: 626.616.0603

701 Linden LLC

701 Linden Avenue
Carpinteria, CA 93013

Arch Rev Board 03.19.24
Arch Rev Board 07.11.24

Planting Plan

07.08.24

er | studio pappaterra

L1.01

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PLANT SCHEDULE

Symbol	Botanical Name	Common Name	Water Use
	PALMS		
	Brahea edulis	Guadalupe Palm	Low
	(E) Livistona australis	Cabbage Tree Palm	Low
	(E) Washingtonia filifera	California Fan Palm	Very Low
	ACCENT SPECIMEN		
	Chamaerops humilis var. argentea	Atlas Mountain Palm	Low
	GRASS / GRASS-LIKE		
	Dasylirion longissimum	Mexican Grass Tree	Very Low
	Hesperoyucca whipplei	Chaparral Yucca	Very Low
	FLOWERING SHRUBS		
	Encelia californica	Coast Sunflower	Low
	Leucospermum ' California Sunshine'	Pincushion ' California Sunshine'	Low
	Abutilon palmeri	Indian Mallow	Very Low
	VINES		
	Calystegia macrostegia	Island Morning Glory	Very Low
	Solanum laxum	Potato Vine	Low
	GROUNDCOVER		
	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	Low
	Eriogonum fasciculatum	California Buckwheat	Very Low
	GROUNDCOVER - PLANTED ROOF		
	Achillea spp.	Yarrow	Very Low
	Oenothera speciosa	Mexican Evening Primrose	Very Low
	Eschscholzia californica	California Poppy	Low
	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	Low

PLANT IMAGES

PALMS

Brahea edulis

(E) Livistona australis

(E) Washingtonia filifera

ACCENT SPECIMENS

Chamaerops humilis var. argentea

GRASS / GRASS-LIKE

Hesperoyucca whipplei

Dasylirion longissimum

FLOWERING SHRUBS

Encelia californica

Leucospermum ' California Sunshine'

Abutilon palmeri

VINES

Calystegia macrostegia

Solanum laxum

GROUNDCOVER

Baccharis pilularis 'Pigeon Point'

Eriogonum fasciculatum

GROUNDCOVER - PLANTED ROOF

Achillea spp.

Oenothera speciosa

Eschscholzia californica

spt
studio pappaterra

LANDSCAPE DESIGN
HORTICULTURE
FIRE ECOLOGY

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701 Linden LLC

701 Linden Avenue
Carpinteria, CA 93013

Arch Rev Board
Arch Rev Board 07.11.24

Plant Selection

07.08.24

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L2.01

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CONFIDENTIALITY NOTICE:

A mural to represent Carpinteria's history and unique location is being proposed for the south facade. Our inspiration blends old-faded billboards over brick, and the soft water colors of California's Plein-Air art with the majestic setting of the town. This idea will subtly add a layer of interests and mystique enhancing the sense of belonging.

The mural will bring an artistic hommage to the City of Carpenteria seal.

Carpinteria's Reflection Mural Conceptual Landscape 1

studio pappaterra

LANDSCAPE DESIGN
HORTICULTURE
FIRE ECOLOGY

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701 Linden LLC

701 Linden Avenue
Carpinteria, CA 93013

Arch Rev Board
Arch Rev Board 07.11.24

Conceptual
Building Mural

07.08.24

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L4.01

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Attachment F

Meeting Minutes from May 30, 2024 ARB Conceptual Review Meeting

The Palms Restaurant Renovation
24-2303-DP/CDP

December 2, 2024

CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date May 30, 2024

ACTION MINUTES

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

ROLL CALL

Boardmembers present: Brad Stein, Chair
Amy Blakemore, Vice Chair
Richard Johnson
Richard Little
Patrick O'Connor

Boardmembers absent: None

OTHERS PRESENT: Approximately 9 members of the public were in attendance.

PUBLIC COMMENT:

Sue Skenderian inquired about the story poles on Calle Arena and indicated that they are in disrepair and asked how long they need to remain up. Staff provided their contact information and will follow up.

Bob Franco thanked the ARB for their previous review of the large solar carport project at Sandpiper Mobile Home Park and the ARB's decision to not support the project. Bob indicated that solar panels were installed on the Clubhouse instead, and commented that he and other residents of the park are happy with that installation instead of the larger solar project.

PROJECT REVIEW

1) Project: Extra Space Storage Signage, Project 23-2253-SIGN/ARB
Address: 6250 Via Real
Applicant: Miriam Hansen, All Pro Signs
Planner: Marysol Smith

Request of Miriam Hansen, All Pro Signs, agent for tenant Extra Space Storage to consider Project 23-2253-SIGN/ARB for preliminary/final review of a proposal for a new 16.3 square foot illuminated monument sign. The property is an 8.47-acre parcel zoned Industrial/Research Park District (M-RP) and shown as APN 001-180-064, -065, -066, and -067 addressed as 6250 Via Real.

Ex Parte Communications Disclosure: None

Staff Comments:

Brian Banks provided a presentation and described the proposed sign project. He provided an overview of the sign details and how the signs conformed to the sign ordinance requirements, as reflected in the staff report. Brian answered questions from the ARB regarding the existing monument sign illumination, if the body of the sign face is illuminated, and confirming that a small wall sign is also included in the project.

Applicant Comments:
Eric Garcia, agent, was available to answer questions. He answered a question from the ARB regarding the light color (Kelvin temperature), and the monument sign material.

Public Comments: None

Boardmember Discussion:

Boardmember O'Connor commented that the proposed 7100K color temperature is too bright and recommended a "warm white" color temperature instead. He recommended a Kelvin range of 3000K-4000K.

Chair Stein agreed with Boardmember O'Connor that the color temperature of the LED modules should be reduced.

ACTION: Motion by Boardmember O'Connor, seconded by Vice Chair Blakemore, to recommend preliminary and final approval with the condition that the LED color temperature be in the range of 3000K-4000K instead of the proposed 7100K.

VOTE: 5-0

2) Project: The Palms Restaurant Renovation, Project 24-2291-CON
Address: 701 Linden Avenue
Applicant: Laurel Perez, agent for 701 Linden LLC
Planner: Brian Banks

Request of Laurel Perez, agent for 701 Linden LLC, to consider Project 24-2291-CON for conceptual review of an interior and exterior renovation of the "Palms" building and conversion of a portion of the roof to a covered bar and uncovered dining area. The project would include a restaurant and market/café retail area on the ground floor, a banquet/event space on the second floor, and a bar and dining area on the roof. The project includes replacement of the non-original first floor addition along the Linden Avenue frontage with a covered patio dining area, removal of an existing stairway on the Seventh Street frontage, partial demolition and renovation of the existing stairway at the rear of the building, the addition of an elevator, and new and renovated landscaping. The maximum height of the rooftop bar trellis roof would reach 31 feet-eight inches, with an overall building height to the top of the elevator tower reaching 36 feet-10 inches. The resultant building would have a floor area of approximately 9,949 square feet and ground floor and rooftop patio areas totaling approximately 2,546 square feet. A total of 9 parking spaces would be provided. The property is a 11,453 square foot parcel zoned Central Business (CB), and shown as APN 003-311-007, addressed as 701 Linden Avenue.

Ex Parte Communications Disclosure: None

Staff Comments:
Brian Banks provided a presentation and described the overall conceptual design and proposed uses on each level of the building. Brian also provided a summary of the Historic Resources Report prepared for the project and identified the historically significant architectural features of the building and how

the proposed project was designed to preserve and/or restore the historic elements. He noted that the building is a significant historic resource and is eligible for listing as a local landmark. Next, Brian provided an analysis of the conceptual project's compliance with the zone district standards and identified potential parking challenges considering the expanded intensity of use of the building with the proposed second floor and rooftop areas now being proposed for use rather than just the ground floor restaurant as previously used for many years. He continued with a discussion of the potential modifications that would need to be approved by the Planning Commission related to the rooftop elements exceeding the 30 ft height limit and the proposed front setback encroachment along the Linden Avenue frontage to accommodate the proposed covered dining terrace right up to the property line. Finally, Brian provided a summary of his analysis of the relevant General Plan policies that relate to the conceptual project, as detailed in the staff report. He specifically noted concerns about the proposed project's rooftop elements and the related potential inconsistencies with respect to size/bulk/scale, neighborhood compatibility and noise concerns. Brian concluded his presentation by requesting the Board's comments on:

- Consistency with applicable City regulations, including V Overlay requirements;
- Adaptive reuse/redevelopment of the historic building;
- Compatibility with Downtown Core & "small beach town" character;
- Appropriateness and compatibility of new rooftop elements with surrounding downtown area;
- Visibility, massing, scale, and height of new rooftop additions; and
- Building architecture and design.

Brian answered questions from the ARB regarding acceptance of the provided historic report, the City's plans for any future parking structures to accommodate existing and future parking demand. Brian also clarified questions from the ARB that while parking issues are not exclusively an ARB issue and are for the Planning Commission to ultimately consider and make determinations, the ARB's input on project design and neighborhood compatibility with respect to parking is valuable for the Planning Commission and/or City Council to consider. Lastly, Brian clarified for the ARB that the change of use proposed within the "annex" portion (currently a portion of the Oaxaca Fresh restaurant) would not impact that portion of the project's non-conforming setback status.

Applicant Comments:

Laurel Perez, land use agent, provided a summary of the overall project design intent with respect to the proposed use of the building and historic rehabilitation. She clarified the proposed use of the second-floor spaces as banquet space and for private parties, family celebrations, etc. She also clarified the proposed use within the small "annex." She next explained the thought process the applicant team used to create the rooftop element and acknowledged concerns expressed by staff and the public comment emails received related to the intensity of use and potential noise impact of the rooftop use. Additionally, she addressed the findings that would need to be made for the proposed height modification to exceed the 30 ft height limit for the rooftop bar/restroom structure and believed the Planning Commission could be make the findings. Finally, she addressed the parking concerns and indicated the applicant team is committed to making the project work.

Darrell Becker, project designer, provided a brief history of how the conceptual project evolved after meeting with staff and reviewing the previous conceptual ARB proposal for the hotel project. He prepared a brief presentation and discussed the primary design elements and his coordination with the project historic consultants. He related that a lot of thought went into the design, and expressed that once he went onto the roof, their team immediately thought of how a rooftop element could be part of

the project given the commanding views. He next displayed the rendering views from various locations and detailed his thoughts on how the conceptual design minimizes public view impacts. He related that the proposal within the staff report to consider a simple roof deck without the bar and restroom elements was not considered because of the safety concern of having patrons on the roof without supervision.

Elisa Reed, landscape architect, was next to present, and provided a summary of the landscape design inspiration. She explained how the conceptual landscape plan was prepared to highlight and complement the existing historic building and historic palm trees on Linden Avenue with additional palm tree plantings and climate-appropriate landscape palette. She discussed the specific types of palms being proposed and how they relate to the existing setting and "language." She concluded her presentation with a discussion of how the proposed mural on the Seventh Street elevation, in the "plein-air" style, complements that façade in a subtle way.

Tim Hazeltine, project historical consultant, summarized his findings that the conceptual project would comply with the Department of the Interior Standards for treatment of historic structures. He indicated that he was available to answer any questions.

Elisa Reed answered questions from the ARB as to how the landscape plantings may help screen the roof top elements and how the planters would be designed to provide the required soil depth needed to allow the plants to grow to a healthy state.

The applicant team also answered the ARB's question confirming that a public parklet is not proposed for this project. The applicant also clarified the seating arrangement around the atrium on the roof.

Public Comments:

Ben Mascari, a local business owner, expressed is support for the project and how it feels appropriate for Carpinteria.

George Lehtinen, a Carpinteria resident, related how iconic The Palms restaurant is and that it is a "treasure" to Carpinteria. He encouraged the applicant to bring back something similar to the previous Palms restaurant.

Roberta Lehtinen, a Carpinteria resident, asked questions of the ARB confirming that there would be a dumbwaiter to get food to the 2nd floor and rooftop, and confirmed that the project would meet ADA accessibility requirements. She also indicated that a four-way stop sign should be installed at Eighth Street and Linden Avenue.

Doug Grant, a third generation Carpinteria resident, expressed his support for the project and hopes that the Palms can come back with its old charm.

Six public emails were received for the project and were reviewed by the ARB members. The letters are summarized below; copies of the letters are on file with the Community Development Department.

Christine Brand, a Carpinteria resident, emailed concerns about the overall compatibility of the project with the "small beach town" character and the noise and privacy impacts of the rooftop elements on the neighboring residences to the west (rear) of the project. She further expressed

concern about the noise impacts of deliveries, intensity of use, lighting, and parking impacts on the neighboring residences.

Derek Brand, a Carpinteria resident, expressed similar concerns in his email related to the intensity of use that would result with respect to noise, deliveries, parking and potential for patrons and employees smoking in the back of the building near the adjacent residences. He suggested that the City consider implementing a residential parking permit program that would reduce the likelihood that patrons of the project would park in the residential area and would more likely would use Lot #3 instead.

Alan Lewis, a Carpinteria resident, expressed very similar concerns as the preceding comment emails with respect to noise and privacy impacts resulting from the project as well as concerns about the structural integrity of the existing building and potential geotechnical hazards.

Laura Jimenez, a Carpinteria resident and nearby neighbor, expressed concerns about noise and parking impacts that would result from the project. She suggests that if the project should move-forward, strong conditions should be included to limit noise volume and hours allowed for amplified entertainment. She also wondered if the City would consider permit parking for the nearby residential area.

Amrita Salm, a Carpinteria resident, expressed concerns about the proposed rooftop development and intensity of use and that the rooftop elements of the project are incongruent with the scale and character of the downtown. She further related that a modification to exceed the height limit would not be appropriate for the historic building and that proposing an elevator changes the building's historical impact and features. She also expressed concern about the potential parking impacts and loss of housing units that would result from the project.

Virginia Holihan, a Carpinteria resident and adjacent neighbor, expressed very similar concerns as the other commenters related to deliveries, noise, smoking, congestion, parking, and intensity of use that would result from the project.

Boardmember Discussion:

Boardmember O'Connor expressed his overall support for the project. He did not have concerns about the rooftop elements nor the height modification request, and specifically noted that the historic report supported the design of the rooftop structure being set back to the rear of the building. He further noted that the conceptual proposal feels appropriate to Carpinteria (as opposed to the previous conceptual proposal for a hotel) in that this project is more "local" and welcoming to residents and not just for guests. He also noted that the original building that burned down was three stories in height.

Boardmember O'Connor recommended that story poles be installed. He further commented that a better application of the mural may be better for the roof elements to help disguise them, and that the applicant should lean towards the historical wood windows in as many of the replacements as possible. He asked the landscape architect about incorporating a Washingtonian palm into the landscape plan, and she responded that that species is invasive and she'd preferred to use the Guadalupe palm.

Boardmember Little expressed his overall support for the project and especially liked the proposed trellised dining patio along the Linden Avenue frontage. He liked the idea of having activity on the roof, but as expressed in several of the comment emails, he suggests limiting music to the first-floor area to reduce noise impacts to adjacent residential areas. He suggested that additional safety features be included on the roof deck such as additional plantings or other barriers to keep patrons back from the roof edge. Boardmember Little questioned staff if the City had considered a residential parking permit program. He was not concerned about the height modification request considering the minimal requested exceedance of less than two feet.

Vice Chair Blakemore clarified, in response to some of the emailed comments, that the City already has a no-smoking ordinance that applies to public spaces. She expressed her overall support for the project and modification request for the setback encroachment for the dining terrace along the Linden Avenue frontage. She agreed with the other boardmembers regarding limitations on music on the roof, as well as considering adding additional buffering or walls to limit noise impacts on the residential areas to the rear of the property. She is supportive of the height modification but asked the applicant to further explore options to reduce the height, if possible. Vice Chair Blakemore also believes story poles are required. She was not as supportive of the mural concept as other boardmembers. She concluded her comments by suggesting the use of more succulent plantings rather than herbaceous plantings to reduce the amount of required maintenance.

Boardmember Johnson expressed his overall support for the project. He especially liked the proposed front trellised dining area and believed that element will provide much more light to the interior, and likewise supported the atrium feature which will bring more light into the building. Boardmember Johnson was not concerned about the minor height modification request and suggested that it would not be that noticeable, but agreed that story poles are required to confirm that. He applauded the rooftop landscape concept to help mitigate concerns about the height of the roof elements. He suggested a more ornamental approach to the rear stairs such as wrought iron or similar turn of the century approach to the stairs. He suggested keeping the mechanical well walls as low as possible so as to not add to the overall height profile. He concluded that colors will be important and careful plant selection will be important as the project moves forward.

Chair Stein began his comments by thanking the public commenters. He especially liked the design approach to the front of the building and "annex" idea. He also did not have a concern with the minor height modification request, although he encouraged the applicant to return the rooftop bar wall to the south and north sides to help further mitigate noise impacts to adjacent residences. Chair Stein encouraged the applicant to explore the use of darker colors on the upper portion of the project to reduce the apparent height, rather than the mural. He agreed that limitations on music on the roof is important and encouraged the applicant to explore ways to limit smoking at the rear of the building and stairways. Likewise, he encouraged the applicant to explore ways to limit the noise and intensity of use of the rear employee break area as it impacts the adjacent neighbors. He also agreed with the other comments about ensuring safety on the roof area by providing extra barriers to prevent falls from the roof, and supports the addition of ornamental iron on the back stairs.

Staff asked for the Board's thoughts on if the project should proceed to a Joint CC/PC/ARB meeting given the overall positive comments from the ARB. The ARB unanimously agreed that their comments are clear, and that they don't see a need for a joint meeting.

ACTION: No action required - conceptual comments only.

VOTE: N/A - conceptual comments only.

OTHER BUSINESS: None

CONSENT CALENDAR:

5. Action Minutes of the Architectural Review Board Meeting of May 16, 2024.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember O'Connor, to approve the minutes as written.

VOTE: 5-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: None

ADJOURNMENT

Chair Stein adjourned the meeting at 7:32 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, June 27, 2024. All Boardmembers present indicated they expect to be in attendance.

_____
Chair, Architectural Review Board

ATTEST:

_____
Secretary, Architectural Review Board

Attachment G

Meeting Minutes from September 26, 2024 ARB Preliminary Review Meeting

The Palms Restaurant Renovation
24-2303-DP/CDP

December 2, 2024

CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date September 26, 2024

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: Boardmember O'Connor

OTHERS PRESENT: Approximately 8 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

1) Project: Driftwood Apartments Landscaping & Exterior Alterations, 24-2306-DPR/CDP/ARB
Address: 141 & 155 Holly Avenue
Applicant: Brian Brodersen, landscape architect, for Jeffrey Becker, Becker Group, Managing Member of Seaside Apartment Investors, LLC
Planner: Syndi Souter

Request of Brian Brodersen, landscape architect, for Jeffrey Becker, Becker Group, Managing Member of Seaside Apartment Investors, LLC, to consider Project 24-2306-DPR/CDP/ARB for preliminary/final review of a proposal to update the landscaping, hardscape, and exterior paint colors of two existing apartment complexes. Ten trees would be removed, 11 trees would be retained, and three new trees would be planted as part of the project. The property consists of two parcels totaling 1.01 acres in size, zoned Planned Residential Development (PRD-20), and shown as APNs 003-463-020 and -022, addressed as 141 and 155 Holly Avenue.

Ex Parte Communications Disclosure: None

Staff Comments:
Syndi Souter provided a presentation and described the project. Syndi detailed the proposed changes to the landscape plantings, including proposed tree removals and replacement trees, changes to the hardscape areas, and proposed new building paint scheme. Syndi noted that the existing landscaping appears to be the original installation when the buildings were constructed in 1972 and the proposed project would eliminate the lawn and replace it with native and drought-tolerant species to reduce water consumption. Syndi further detailed the proposed hardscape updates and new exterior paint colors. Syndi concluded her presentation with an analysis of the various Citywide and Beach Neighborhood design objectives and policies, and asked for the Board's comments on the following issue areas:

- Proposed tree removals and plant palette;
- Proposed hardscape materials;
- Proposed exterior paint colors;
- Public views from street frontage; and
- Compatibility with the neighborhood and the "small beach town" character.

Applicant Comments:
Brian Brodersen, landscape architect, provided a brief overview of the design intent to update the "tired" landscaping and paving elements. He further explained that some of the paper bark trees are growing into the power lines and have been poorly maintained, and the new tree plan results in a more open and inviting appearance. Mr. Broderson answered questions posed by Vice Chair Blakemore regarding the lack of an irrigation plan and explained that the intent is to have the gardeners hand water the new landscape plantings because the existing irrigation system is in disrepair.

Public Comments:
Patrick O'Connor provided a comment email expressing overall support for the project.

Boardmember Discussion:
Boardmember Little commented that he appreciates the removal of the black locust trees, especially because the seed pods are poisonous.

Vice Chair Blakemore suggested choosing an alternative plant species instead of beach strawberry, which is not very hardy and has a higher water usage than an alternative such as manzanita. She expressed concern that the project does not include an irrigation plan and would not support approval of the project without irrigation.

Boardmember Johnson expressed support for the project and suggests adding a creeping vine to the stair railings. He agreed with Vice Chair Blakemore that irrigation is needed.

Chair Stein expressed his overall support for the project, but agreed that irrigation should be installed to ensure that the new landscaping survives and is maintained over time.

ACTION: Motion by Chair Stein, seconded by Boardmember Little, to recommend preliminary and final approval with the condition that an irrigation plan be prepared and reviewed by the Planner to confirm that the proposed landscaping will be irrigated for the life of the project.

VOTE: 4-0

2) Project: The Palms Restaurant Renovation, Project 24-2303-DP/CDP/ARB
Address: 701 Linden Avenue
Applicant: Laurel Perez, agent for 701 Linden LLC
Planner: Brian Banks

Request of Laurel Perez, agent for 701 Linden LLC, to consider Project 24-2303-DP/CDP/ARB for preliminary review of an interior and exterior renovation of the "Palms" building and conversion of a portion of the roof to a covered bar and uncovered lunge area. The project would include a restaurant and market/café retail area on the ground floor, a banquet/event space on the second floor, and a bar and dining area on the roof. The project includes replacement of the non-original first floor addition along the Linden Avenue frontage with a covered patio dining area, removal of an existing stairway on the Seventh Street frontage, partial demolition and renovation of the existing stairway at the rear of the building, the addition of an elevator, and new and renovated landscaping. The maximum height of the rooftop bar trellis roof would reach 31 feet-

eight inches, with an overall building height to the top of the elevator tower reaching 36 feet-10 inches. The resultant building would have a floor area of approximately 9,949 square feet and ground floor and rooftop patio areas totaling approximately 2,909 square feet. A total of 9 parking spaces would be provided. The property is a 11,453 square foot parcel zoned Central Business (CB), and shown as APN 003-311-007, addressed as 701 Linden Avenue.

Ex Parte Communications Disclosure: None

Staff Comments:
Brian Banks provided a presentation and displayed photographs of the story pole installation from various viewing areas around the project site and Downtown Core. Brian then provided a comparison of the plans that were reviewed at the May 30, 2024 conceptual ARB meeting and what changes were made in response to the ARB's conceptual review comments, including: repurposing the previously proposed covered storage at the rear of the site to an employee break patio and bicycle storage area; roll-down security curtains have been added to the rooftop bar and service area;; revisions to the rear stairs and railing metal work; clarification of the rooftop safety barriers and planter dimensions relative to the roof edge; and minor revisions to the previously reviewed landscape plan. Brian then advised that a noise study was prepared for the project and based upon that study, the rooftop elements as currently designed would not result in a significant impact to the adjacent residential properties under the City's noise thresholds. Brian also advised that a parking study had recently been submitted but he had not had the opportunity to review it in detail. Brian concluded his presentation with a discussion of the Modification findings that the Planning Commission would need to make for the front setback encroachment and rooftop bar's minor height exceedance, and an analysis of the various Citywide and Downtown design objectives and policies. Brian asked for the Boards comments on the following issue areas:

- Consistency with applicable City regulations, including V Overlay requirements;
- Adaptive reuse/redevelopment of the historic building;
- Compatibility with Downtown Core & "small beach town" character;
- Appropriateness and compatibility of new rooftop elements with surrounding downtown area;
- Visibility, massing, scale, and height of new rooftop additions; and
- Building architecture and design.

Applicant Comments:
Laurel Perez, land use agent, provided a presentation focusing on the land use issues and clarified that the northern roof wall was extended by approximately 10 feet to help with noise attenuation. She next touched-on the parking issue and advised the Board that the owners are local and are committed to hiring Carpinteria residents, which will help promote employees to walk, bicycle, carpool and use public transportation. She then reiterated that the Board's prior comments regarding safety of patrons on the rooftop have been addressed by the inclusion of the railing and planter details; the rear stair railing details have been included; an enclosed employee area is now included; and additional landscape information has been provided. She also discussed the required Modification findings and how the project, by providing more landscape area than the zone district minimum, combined with the energy efficient code upgrades proposed, would allow the Planning Commission to make the required findings for the front setback encroachment and minor height exceedance.

Darrell Becker, project designer, briefly discussed the overall community benefit of the restoration project and presented photos from the roof demonstrating the views of the coast and mountains from the proposed rooftop area.

Elisa Reed, landscape architect, was next to present, and provided a summary of the landscape updates in response to the Board's previous comments including; adding a landscape planter between the Seventh Street sidewalk and parking area; a newly proposed parkway planter refurbishment; additional plantings along the rear fenced area; and suggested plant species changes. She concluded her presentation with a discussion of how the updated landscape plan along the Seventh Street frontage compliments the proposed mural on the Seventh Street elevation, and clarified that darker colors on the roof elements would be darker than depicted on the mural image. Elisa then answered questions from Vice Chair Blakemore clarifying the provided landscape water use calculations.

Public Comments:
Patrick O'Connor emailed comments noting his overall support for the project, with specific comments related to certain architectural elements in addition to comments related to parking, noise and public views.

Antonio Sotelo emailed comments expressing overall support for the project.

Channing Grant emailed comments expressing overall support for the project.

Michael Rogers, a local business owner, spoke in support of the project and especially supports the second-floor banquet space as a much-needed feature.

Betty Songer, a Carpinteria resident, spoke in opposition of the rooftop elements and expressed concern about the noise impacts to the neighborhood.

Rosana Swing, a Carpinteria resident, had questions related to the parking impacts of the project and the liability of patrons crossing the rail road tracks after drinking at the establishment to reach the new parking lot constructed as part of the Surfliner Inn project.

Boardmember Discussion:
Boardmember Johnson expressed overall support for the project. He commented that the rear stair element may appear too prominent and suggested that the applicant look at ways to soften its appearance by either painting it white to blend with the building body color, or adding vines.

Boardmember Little also expressed overall support for the project but still had some concern about rooftop safety, especially for unsupervised children. He continued to have concerns regarding parking and noise, and thought a permit parking program for nearby residents would be a good idea. Boardmenber Little had no concern with the setback Modification and supports the Modification for the requested minor height exceedance after viewing the story poles. Boardmember Little concluded his comments by stating that the project is "great" and he looks forward to its completion.

Vice Chair Blakemore voiced support for both the setback and height Modifications and believes that the Planning Commission can make the required Modification finding due to the amount of proposed landscaping. She acknowledged the concerns about parking, but related that parking in the downtown area is always an issue and considering the site constraints inherited with the project, and the limitations of restoring an historic property, the applicant is working what they have. Vice Chair Blakemore thought the mural is nice, but it is not necessary. She further commented that the landscape plan is well done and that the project will be a benefit to the downtown.

Chair Stein was supportive of both the setback and height Modification requests. He expressed skepticism in relying on noise studies and recommended that no amplified music be allowed on the roof and specified that prohibition should include music from speakers on the roof, and not just live bands. Chair Stein concluded his comments by stating that Carpinteria has evolved, and the restoration of the historic building is the next step in that evolution and that the project will be a "great contribution to the community."

ACTION: Motion by Chair Stein, seconded by Vice Chair Blakemore, to recommend preliminary approval to the Planning Commission with ARB support for the requested setback and height Modifications; a recommendation that the Planning Commission condition the project to prohibit amplified music on the rooftop; a recommendation that the applicant use a darker color for the rooftop elements and consider painting the rear stair railing to soften its appearance.

VOTE: 4-0

OTHER BUSINESS: None

CONSENT CALENDAR:

3) Action Minutes of the Architectural Review Board Meeting of August 15, 2024.

ACTION: Motion by Vice Chair Blakemore, seconded by Boardmember Johnson, to approve the minutes as drafted.

VOTE: 3-0 (Chair Stein Abstained)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: The ARB requests a review of the Public Works Parklet program be scheduled for a future ARB agenda to have the Public Works Department address the ARB's concerns regarding how the program is being implemented.

ADJOURNMENT

Vice Chair Blakemore adjourned the meeting at 7:14 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, October 17, 2024. All Boardmembers present expect to attend.

_____
Chair, Architectural Review Board

ATTEST:

_____
Secretary, Architectural Review Board

Attachment H

CEQA Notice of Exemption

The Palms Restaurant Renovation
24-2303-DP/CDP

December 2, 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 E, Anapamu Street
Santa Barbara, CA 93101

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

Project Title: The Palms Restaurant Renovation

Project Applicant: 701 Linden, LLC, c/o: Julianne Straley

Project Location - Specific:
701 Linden Avenue

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

Description of Nature, Purpose and Beneficiaries of Project:

Interior and exterior renovation of the existing restaurant ("The Palms") and conversion of a portion of the roof to a partially covered patio and bar area resulting in a restaurant and market/café/retail area on the ground floor, a banquet/event space on the second floor, and a covered bar and uncovered dining area on the roof.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: 701 Linden, LLC, c/o: Julianne Straley

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

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: 15301, 15302, 15303, 15305, and 15332
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project is for alterations and reconstruction of portions of a building in an urbanized, developed part of the City where all necessary public services are available and environmentally sensitive habitats are not present. The proposed setback and height Modifications are consistent with the types of minor alterations in land use limitations allowed under §15305, which do not result in any changes in land use or density. The project is consistent with the City's General/Coastal Plan, Zoning Code, is located within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Lead Agency Contact Person: Brian Banks 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: December 2, 2024 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: _____

☐

Attachment I

ATE Parking Study

The Palms Restaurant Renovation
24-2303-DP/CDP

December 2, 2024

ASSOCIATED TRANSPORTATION ENGINEERS
100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805)687-4418 • FAX (805)682-8509 • main@atesb.com

Since 1978

Richard L. Pool, P.E.
Scott A. Schell

November 14, 2024 24036L05

Paige Mascari
Becker Studios
PO Box 41459
Santa Barbara, CA 93101

PARKING STUDY AND TDM PLAN FOR THE 701 LINDEN AVENUE PROJECT – CITY OF CARPINTERIA

Associated Transportation Engineers (ATE) has prepared the following parking study and Transportation Demand Management (TDM) Plan for the 701 Linden Avenue Project (the "Project") located in the City of Carpinteria. The study reviews the Project's Zoning Ordinance parking requirements, quantifies the employee parking demands associated with the Project, and evaluates the adequacy of the proposed parking supply. The TDM plan presents the strategies that have been developed to reduce the employee parking demands generated by the Project.

PROJECT DESCRIPTION

The Project site is located at 701 Linden Avenue in the City's downtown area. Figure 1 (attached) shows the location of the Project site in the City of Carpinteria. The Project is proposing to remodel the existing Palms Restaurant building and add a roof-top patio. The café to go service will operate between the hours of 6:00 AM through 11:00 AM (open to public 7:00 AM - 11:00 AM) with up to 9 employees. The restaurant will operate from 11:00 AM through 11:00 PM (open to pubic Noon - 10:00 PM) with up to 18 employees. The Project is proposing to provide 47 parking spaces, including 9 on-site spaces and 38 dedicated off-site spaces in the nearby City parking Lot #3. Figure 2 illustrates the Project site plan and Table 1 summarizes the 701 Linden Avenue Project statistics.

Table 1
701 Linden Avenue Project Statistics

Project Components	Building Area (Gross SF)
Restaurant[(a)]	9,949 Square Feet
Seating Area Only	1,705 Square Feet
Parking Provided:	47 Spaces (9 on-site/38 off-site)

(a) Includes seating area.

The City of Carpinteria has determined that the parking requirement for the prior Palms Restaurant uses on the 701 Linden Avenue property was 47 parking spaces, with 9 provided on-site and 38 parking spaces off-site. The property is assessed annually for the 38 off-site parking spaces (City Lot #3) under a parking assessment district. The City developed several parking assessment districts for commercial properties within the downtown core where the properties were not able to meet their required parking on-site. The assessment fees collected were used to off-set the cost of the acquisition and construction of 3 public parking lots in the downtown core. The proposed Surfliner Inn Project is proposing to construct a new City parking lot (Lot 4) south of the Union Pacific railroad tracks, which would provide 93 parking spaces. The total number of parking spaces provided in both Lots 3 and 4 would be 139 spaces, which would provide an additional 26 spaces than what is currently available in Lot 3. Figure 1 illustrates the location of existing parking Lot 3 and proposed parking Lot 4.

PARKING ANALYSIS

Zoning Ordinance Parking Requirements

The City of Carpinteria Zoning Ordinance parking requirements were calculated for the Project based on the rates established for the Central Business (CB) Zone. It is noted that the Zoning Ordinance parking requirements are based on gross square feet. Table 2 presents the City of Carpinteria Zoning Ordinance parking requirements for the current 701 Linden Avenue Project.

Table 2
701 Linden Avenue Project - Zoning Ordinance Parking Requirements

Land-Use	Employees/S.F.	Zoning Ordinance Rate[(a)]	Zoning Requirement
Restaurant[(b)]	9,949 SF	1 Space/500 SF +	19.9 Spaces
Seating Area	1,705 SF	1 Space/50 SF Seating Area	34.1 Spaces
			54.0 Spaces
		Total Parking Requirement:	54.0 Spaces
		Parking Provided:	47 Spaces (9 on-site/38 off-site

(a) Based on CB Zone.
(b) Includes seating area.

The data presented in Table 2 indicate that the City Zoning Ordinance parking requirement for the Project is 54 parking spaces. The 9 on-site and 38 off-site parking spaces (47 spaces in total) provided would not satisfy the City's parking requirements. It is noted that the Zoning Ordinance parking requirement does not account for the hourly variation in parking demand throughout the day or the commuter mode split.

The Project applicant intends to take advantage of the provisions of Assembly Bill (AB) 2097 which prohibits public agencies from imposing or enforcing a minimum parking requirement on certain residential or commercial developments when located within ½ miles of defined "public transit". In the City of Carpinteria, the AMTRAK train platform is located approximately 0.2 miles from the 701 Linden Avenue site and satisfies the definition of a "major public transit stop" per AB 2097.

Employee Peak Parking Demand

Peak employee parking demands were calculated for the Project based on operational data provided by the applicant. The café to go service will operate between the hours of 6:00 AM through 11:00 AM (open to public 7:00 AM - 11:00 AM) with up to 9 employees. The restaurant will operate from 11:00 AM through 11:00 PM (open public Noon - 10:00 PM) with up to 18 employees. Table 3 presents the peak employee parking demands for the 701 Linden Avenue Project.

Table 3
Employee Peak Parking Demands

Hours	Employees	Peak Parking Demand	Reserve Guest Parking	Parking Provided
6:00 AM - 11:00 AM	9	9 Spaces	38 Spaces	47 Spaces
11:00 AM - 4:00 PM	15	15 Spaces	32 Spaces	
4:00 PM - 10:00 PM	18	18 Spaces	29 Spaces	
10:00 PM -11:00 PM	9	9 Spaces	38 Spaces	

As shown in Table 3, the peak employee parking demand is 18 spaces during the hours of 4:00 PM through 10:00 PM. The employee peak parking demand assumes every employee drives.

Alternative transportation modes encourage the reduction in the number of personal vehicle trips made by 701 Linden Avenue employees, thus reducing the demand for parking. The following discusses the pedestrian, bicycle, and transit facilities available for the Project employees to reduce traffic and associated parking demands. The "Downtown Carpinteria Parking Study" noted the usage of pedestrian, bicycle and transit facilities in Carpinteria when evaluating the parking demand in the downtown area. These facilities play an important role in the parking management of the available downtown parking. It's expected that the majority of employees to the 701 Linden Avenue Project would be local residents who would walk or bike to the property.

PEDESTRIAN, BICYCLE AND TRANSIT

Pedestrian and Bicycle Facilities

Currently there are pedestrian facilities (crosswalks/sidewalks etc.) located along Linden Avenue in the study-area. The nearest pedestrian crosswalks across Linden Avenue are provided adjacent to the Project site at the 7th Street All-Way STOP intersection. These pedestrian facilities connect 701 Linden Avenue to the beach, and the residential areas north, south, east, and west of the Project. The Project frontage on Linden Avenue contains sidewalks and thus provides pedestrian access.

The Project site is served by the City of Carpinteria Bikeway System. The existing bicycle facilities located in the study-area consist of Class II bike lanes along Linden Avenue and Emerson Avenue adjacent to the Project site. These Class II bike lanes connect 701 Linden Avenue to the beach, and the residential areas north, south, east, and west of the Project. The Project site plan incorporates bike racks/lockers for public and employee bike parking. Public bike racks are provided in the parkway along 7th Street adjacent to the Project. Private racks/lockers for employees are provided on-site in the employee patio area.

Transit Facilities

The City of Carpinteria is served by Santa Barbara MTD. To assist and encourage multi-modal transportation, bike racks are provided on Santa Barbara MTD buses. Fixed route transit service in the vicinity of the 701 Linden Avenue site is provided by Santa Barbara MTD Route #19X and Route #20. Route #19X (Carpinteria/SBCC Express) operates daily providing fixed route express bus service between the City of Carpinteria and Santa Barbara City College with stops on Carpinteria Avenue in the vicinity of the Project site. During the peak commute hours, the #19X Route operates with 60-minute headways. An existing transit stops are located on Carpinteria Avenue east of Palm Avenue northeast of the Project site. Route #20 (Carpinteria) operates daily providing fixed route bus service on Carpinteria Avenue in the vicinity of the Project site. During the peak commute hours, the #20 Route operates with 30 - 45-minute headways. Existing transit stops are located on Carpinteria Avenue west and east of Linden Avenue of the Project site.

The City of Carpinteria is served by AMTRAK. To assist and encourage multi-modal transportation, bike racks are provided on AMTRAK trains. AMTRAK Surfliner and Coast Starlight operate daily providing rail service in the vicinity of the Project site. The existing AMTRAK transit stop is located west of 7th Street on the north side of Linden Avenue.

TRANSPORTATION DEMAND MANAGEMENT/PARKING MANAGEMENT PLAN

The following transportation demand management/parking management plan was developed to ensure that the Project can reduce public access and recreation impacts while taking advantage of the reduced parking allowances of AB 2097. The applicant has committed to implementing an employee carpool and alternative transportation program that incentives employees to walk, bike, rideshare, or take public transit. The following trip reduction and parking management strategies will be implemented by the 701 Linden Avenue Project.

Carpooling. The 701 Linden Avenue Project is committed to implementing employee carpooling and will market the economic and environmental benefits of carpooling to all employees. To encourage carpooling by employees, parking in City Lot 3 or Lot 4 if constructed, will be made available for employees that carpool if feasible. Both are within short walking distance to the Project. Figure 1 illustrates the locations of Lot 3 and proposed Lot 4.

Drop-Off/Pick-Up Area. There is an existing drop-off and pick-up area adjacent to the building on 7th Street. The City of Carpinteria Public Works Department intends to paint the curb green to allow 15-minute parking for food pick-up and yellow curb for loading and pick-up/drop-off. This area will be used by carpools and vanpools to load and unload passengers. Mobile customer orders will be able to use the area also.

Bicycling. The site design incorporates secure bicycle parking installed on-site. The on-site employee bike area is located in a 9" X 13" employee break area. There is a second employee break area (See Sheet A2.1) with no bike parking. The existing bike lanes on roadways in the area surrounding the project site will aid in promoting cycling. All buses on the Santa Barbara MTD fixed route system are equipped with bike racks for two bicycles. The 701 Linden Avenue Project will market the economic and environmental benefits of bicycling to all employees.

Transit Incentives. The 701 Linden Avenue Project will market the benefits of transit to all employees. Transit ridership is an important component in a both parking management and trip reduction plans. The Project site is located near a Santa Barbara MTD bus route and AMTRAK station. The location and the proximity of transit stops to the Project site make transit an attractive alternative for employees. The Project would offer up to ten employees a transit fare subsidy of $50 per month for those who provide proof of use of the local transit services.

On-Site Services. The inclusion of indoor and outdoor break and eating areas, discounted meals during employee shifts as incentives for employees to stay on-site during the mid-day period, thus reducing the need for personal vehicles at work. The downtown area adjacent to the 701 Linden Avenue Project site provides a wide array of services that are within walking distance and are available to the 701 Linden Avenue employees without requiring the use of a car.

Employee Transportation Information Center: The 701 Linden Avenue Project will develop an employee information center which will display marketing data for the Transportation Demand Management/Parking Management Plan, including:

- Current transit system maps and route schedules for the various Santa Barbara MTD transit lines which serve the City of Carpinteria. Information regarding the AMTRAK service also be posted.
- Rideshare promotional materials from SmartRide and RideMatch.info.
- Guaranteed ride home arrangements.
- The City's bike route system for the area.
- A description of the preferential parking program for carpools and vanpools.
- A description of the monetary savings and environmental benefits generated by employees for carpooling/vanpooling, bicycling, walking and transit use. This information will be posted on an employees bulletin board. And included with employee pay checks.

Rideshare Matching Services. A Transportation/Parking Coordinator will develop an in-house ridematching service to assist employees who wish to carpool/vanpool. A Transportation/Parking Coordinator will also assist employees in registering with the Santa Barbara County Association of Governments/Traffic Solutions ridesharing program (SmartRide) and/or the Ventura County Transportation Commission (RideMatch.info) which provide ridematching services for carpooling/vanpooling and guaranteed rides home.

New Employee Orientation. A Transportation/Parking Coordinator will conduct an orientation meeting with new employees to review the alternative travel mode resources that are available through the Parking Management Plan. This measure will provide new employees with information on alternative travel options before they become accustomed to driving to work alone.

Personalized TDM Assistance. Provide personal assistance to those employees requesting information on alternative transportation measures. A Transportation/Parking Coordinator will assist in reviewing transit routes and schedules and how they match employee shifts, provide information on bike route locations, and assist employees in registering with the company's ridematching program as well as the regional ridesharing program.

Monitoring and Review

The Transportation/Parking Coordinator would monitor the effectiveness of the TDM/PMP and participate in TDM/PMP status reporting to the City of Carpinteria. The Transportation/Parking Coordinator shall submit a TDM/PMP Performance and Monitoring Report 12 months after occupancy and agree to annual TDM/PMP compliance inspections by the City for up to a 3-year period. The annual report will summarize the results of the yearly commute survey, and TDM/PMP activities for the previous calendar year. The reports will also include descriptions of any new or modified programs to be introduced in the next year if trip reduction is not achieved through the measures and programs initially implemented. If necessary, modifications to the TDM/PMP will be proposed to meet the trip reduction performance.

Associated Transportation Engineers

By: Scott A. Schell
Vice President

SAS/DFN

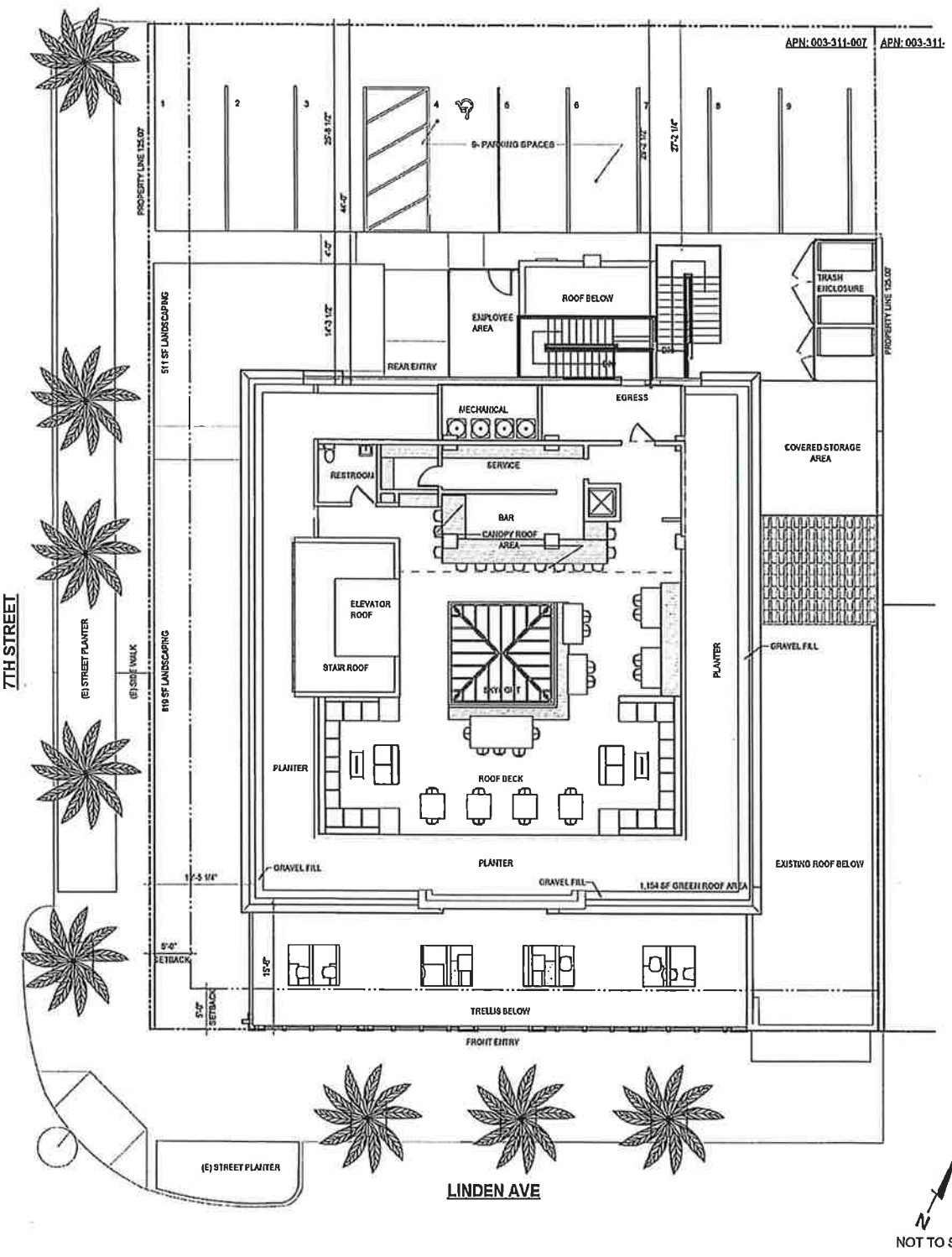
Attachments: Figure 1 - Project Site Location
Figure 2 - Project Site Plan

ASSOCIATED
TRANSPORTATION
ENGINEERS

PROJECT SITE LOCATION

FIGURE 1

JH - ATE#24036



Associated Transportation Engineers

PROJECT SITE PLAN

FIGURE 2

JH - ATE#24036

Attachment J

Dudek Noise Study

The Palms Restaurant Renovation
24-2303-DP/CDP

December 2, 2024

DUDEK
3760 STATE STREET, SUITE 101
SANTA BARBARA, CALIFORNIA 93105
T 805.963.0651

MEMORANDUM

To:	Darrell Becker, Becker Studios
From:	Jonathan V. Leech, INCE
Subject:	Noise Technical Memorandum for the Palms Restaurant Expansion Project
Date:	July 8, 2024
cc:	Mark Storm, Dudek
Attachments:	A. Architecture Plan Sheets - Floor Plans
	B. Ambient Noise Monitoring Data
	C. Manufacturer Sound Power Data for HVAC Equipment
	D. On-site Operations Noise Modeling Data

Dudek has prepared this noise assessment to assist Beck Studios (applicant) in satisfying initial development review and environmental planning requirements for the Palms Restaurant Expansion Project (project) in Carpinteria, California. This memo addresses potential noise associated with on-site mechanical equipment and outdoor entertainment areas, as predicted to occur at the noise-sensitive receivers proximate to the project.

The contents and organization of this memorandum are as follows:

- Section 1, Project Description
- Section 2, Noise Background / Terminology
- Section 3, Applicable Noise Regulations
- Section 4, Existing Noise Environment
- Section 5, Noise Assessment
- Section 6, References Cited

Figures supporting the discussion in this memorandum are provided at the end of the narrative portion of the memo.

1 Project Description

The applicant proposes interior renovation, addition of outdoor ground-level patio dining area, and addition of roof-top lounge and bar areas at The Palms Restaurant, 701 Linden Avenue in Carpinteria, California. From a community noise perspective, the proposed interior renovation would not have the potential to increase noise generated by the facility. However, the addition of outdoor dining and cocktail space in a new ground-level patio, and the creation of roof-top bar and lounge areas could generate noise that could potentially be discernible at existing residences in the vicinity of the project.

Figure 1 and Figure 2 (at the end of this memo) provide the Regional and Local Setting for the project site, respectively. As illustrated in Figure 2, the project site is bordered by Linden Avenue on the southeast, across which are retail commercial uses. 7th Street borders the project site on the southwest, across which is a restaurant with large parking area to the rear. Yucca Lane borders the project site on the northwest, across which are single-family homes. Restaurant and retail commercial uses border the project site on the northeast.

Figure 3 (at the end of this memo) provides the Site Plan for the project. Attachment A contains sheets from the architecture plan set (Becker Studios, 2024) illustrating the floor plans for the ground level (including the proposed outdoor patio dining and cocktail area) and the proposed roof-top level addition.

2 Noise Background

2.1 Fundamentals of Environmental Noise

Vibrations, traveling as waves through air from a source, exert a force perceived by the human ear as sound. Sound pressure level (referred to as sound level) is measured on a logarithmic scale in decibel (dB) that represents the fluctuation of air pressure above and below atmospheric pressure. Frequency, or pitch, is a physical characteristic of sound and is expressed in units of cycles per second or hertz. The normal frequency range of hearing for most people extends from about 20 to 20,000 hertz. The human ear is more sensitive to middle and high frequencies, especially when the noise levels are quieter. As noise levels get louder, the human ear starts to hear the frequency spectrum more evenly. To accommodate for this phenomenon, a weighting system to evaluate how loud a noise level is to a human was developed. The frequency weighting, called "A" weighting, is typically used for quieter noise levels, which de-emphasizes the low-frequency components of the sound in a manner similar to the response of a human ear. This A-weighted sound level is called the "noise level" and is referenced in units of A-weighted decibel (dBA). Table 1 (following page) presents typical noise levels for common outdoor and indoor activities.

Since sound is measured on a logarithmic scale, a doubling of sound energy results in a 3-dBA increase in the noise level. Changes in a community noise level of less than 3 dBA are not typically noticed by the human ear (Caltrans 2020a). Changes from 3 to 5 dBA may be noticed by some individuals who are extremely sensitive to changes in noise. A 5-dBA increase is readily noticeable (EPA 1974). The human ear perceives a 10-dBA increase in sound level as a doubling of the sound level (i.e., 65 dBA sounds twice as loud as 55 dBA to a human ear).

An individual's noise exposure occurs over time; however, noise level is a measure of noise at a given instant in time. Community noise sources vary continuously, being the product of many noise sources at various distances, all of which constitute a relatively stable background or ambient noise environment. The background, or ambient, noise level gradually changes throughout a typical day, corresponding to distant noise sources such as traffic volume and changes in atmospheric conditions. The time-varying character of environmental noise is often described with use of statistical or percentile noise descriptors including L_{10}, L_{50}, and L_{90}. These are the noise levels equaled or exceeded during 10, 50, and 90 percent of the measured time interval. Sound levels associated with L_{10} typically describe transient or short-term events, such as the noise from distinct passing cars and trucks. L_{50} represents the median sound level during the measurement. Levels will be above and below this value exactly one-half of the accumulated measurement time. L_{90} is the sound level exceeded 90 percent of the time, and often is used to describe background noise conditions or sources that are continuous or "steady-state" in character.

Table 1. Typical Noise Levels Associated with Common Activities

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	110	Rock Band
Jet Flyover at 1,000 feet	105	
	100	
Gas Lawn Mower at three feet	95	
	90	
Diesel Truck at 50 feet, 50 miles per hour	85	Food Blender at 3 feet
	80	Garbage Disposal at 3 feet
Noisy Urban Area, Daytime	75	
	70	Vacuum Cleaner at 10 feet
Commercial Area	65	Normal speech at 3 feet
Heavy Traffic at 300 feet	60	
	55	Large Business Office
Quiet Urban Daytime	50	Dishwasher (in next room)
	45	
Quiet Urban Nighttime	40	Theater, Conference Room (background)
Quiet Suburban Nighttime	35	
	30	Library
Quiet Rural Nighttime	25	Bedroom at Night, Concert Hall (background)
	20	
	15	Broadcast/Recording Studio
	10	
	5	
Lowest Threshold of Human Hearing (Healthy)	0	Lowest Threshold of Human Hearing (Healthy)

Source: Caltrans 2020a. **Notes:** dBA = A-weighted decibel.

Noise levels are generally higher during the daytime and early evening when traffic (including airplanes), commercial, and industrial activity is the greatest. However, noise sources experienced during nighttime hours when background levels are generally lower can be potentially more conspicuous and irritating to the receiver. To evaluate noise in a way that considers periodic fluctuations experienced throughout the day and night, a concept termed "community noise equivalent level" (CNEL) was developed, wherein noise measurements are weighted, added, and averaged over a 24-hour period to reflect magnitude, duration, frequency, and time of occurrence.

Different types of measurements are used to characterize the time-varying nature of sound. These measurements include the equivalent sound level (L_{eq}), the minimum and maximum sound levels (L_{min} and L_{max}, respectively), percentile-exceeded sound level (L_{xx}), the day-night sound level (L_{dn}), and the CNEL. The following list provides brief definitions of noise terminology used in this report.

- **Decibel** (dB) is a unitless measure of sound on a logarithmic scale, which indicates the squared ratio of sound pressure amplitude to a reference sound pressure amplitude. The reference pressure is 20 micropascals.
- **A-weighted decibel** (dBA) is an overall frequency-weighted sound level in decibels that approximates the frequency response of the human ear.

- **Equivalent sound level** (L_{eq}) is the constant level that, over a given time period, transmits the same amount of acoustic energy as the actual time-varying sound. Equivalent sound levels are the basis for both the L_{dn} and CNEL scales.
- **Maximum sound level** (L_{max}) is the maximum sound level measured during the measurement period.
- **Minimum sound level** (L_{min}) is the minimum sound level measured during the measurement period.
- **Percentile-exceeded sound level** (L_{xx}) is the sound level exceeded X% of a specific time period. L_{10} is the sound level exceeded 10% of the time.
- **Day-Night Average Sound Level** (L_{dn}) is a 24-hour average A-weighted sound level with a 10 dB penalty added each of the hourly average noise levels occurring in the nighttime hours from 10:00 p.m. to 7:00 a.m. The 10 dB penalty is applied to account for increased noise sensitivity during the nighttime hours.
- **Community Noise Equivalent Level** (CNEL) is the average equivalent A-weighted sound level during a 24-hour day. CNEL accounts for the increased noise sensitivity during the evening hours (7:00 p.m. to 10:00 p.m.) and nighttime hours (10:00 p.m. to 7:00 a.m.) by adding 5 dB to the recorded hourly average sound levels in the evening and 10 dB to the hourly average sound levels at night.

2.1.1 Exterior Noise Distance Attenuation

Noise sources are classified in two forms: (1) point sources, such as stationary equipment or a gathering of people engaged in conversation; and (2) line sources, such as a roadway with a large number of pass-by sources (motor vehicles). Sound generated by a point source typically diminishes (attenuates) at a rate of 6.0 dBA for each doubling of distance from the source to the receptor at acoustically "hard" sites and at a rate of 7.5 dBA for each doubling of distance from source to receptor at acoustically "soft" sites (Caltrans 2020a). Sound generated by a line source (i.e., a roadway) typically attenuates at a rate of 3 dBA and 4.5 dBA per doubling distance, for hard and soft sites, respectively (Caltrans 2020a). Sound levels can also be attenuated by human-made or natural barriers. For the purpose of a sound attenuation discussion, a hard or reflective site does not provide any excess ground-effect attenuation and is characteristic of asphalt or concrete ground surfaces, as well as very hard-packed soils. An acoustically soft or absorptive site is characteristic of unpaved loose soil or vegetated ground.

With respect to examples of this distance-attenuation relationship for exterior noise, a 60-dBA noise level measured at 3 feet from an air conditioning compressor (stationary equipment) would diminish to 54 dBA at 6 feet from the source, and to 48 dBA at 12 feet from the source. This scenario is addressed by the point source attenuation for a hard site (6 dBA with each doubling of the distance).

2.2 Health Effects of Noise

Excessively noisy conditions can affect an individual's quality of life, health, and well-being. The effects of noise can be organized into six broad categories: sleep disturbance, permanent hearing loss, human performance and behavior, social interaction or communication, extra-auditory health effects, and general annoyance. An individual's reaction to noise and its level of disturbance depends on many factors such as the source of the noise, its loudness relative to the background noise level, time of day, whether the noise is temporary or permanent, and subjective sensitivity.

3 Noise Regulation and Management

3.1 State

3.1.1 California Noise Control Act of 1973

Sections 46000 through 46080 of the California Health and Safety Code, known as the California Noise Control Act of 1973, declares that excessive noise is a serious hazard to the public health and welfare and that exposure to certain levels of noise can result in physiological, psychological, and economic damage. It also identifies a continuous and increasing bombardment of noise in the urban, suburban, and rural areas. The California Noise Control Act declares that the State of California has a responsibility to protect the health and welfare of its citizens by the control, prevention, and abatement of noise. It is the policy of the state to provide an environment for all Californians free from noise that jeopardizes their health or welfare.

3.2 Local

3.2.1 City of Carpinteria General Plan/Local Coastal Land Use Plan 2003

The Noise Element of the *City of Carpinteria General Plan/Local Coastal Land Use Plan* provides objectives, policies, and programs regarding Noise, including the following:

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

- **N-5a.** The City will address nuisance 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.
- **N-5b.** The City will require that construction activities adjacent to sensitive noise receptors be limited as necessary to prevent adverse noise impacts.
- **N-5c.** The City will require that construction activities employ techniques that minimize the noise impacts on adjacent uses.

The *City of Carpinteria General Plan/Local Coastal Land Use Plan* provides guidelines for determining whether or not ambient noise levels are compatible with certain land uses in the City. The guidelines indicate the compatibility of noise-sensitive land uses in areas subject to noise levels of 55 to 80 dB CNEL or L_{dn}. Residential uses and transient lodging facilities are normally unacceptable in areas exceeding 70 dB CNEL; and conditionally acceptable between 60 - 70 dB CNEL. Schools, libraries, hospitals, and nursing homes are also treated as noise-sensitive land uses, with normally acceptable levels up 60 dB CNEL, and conditionally acceptable levels up to 70 dB CNEL. Commercial/professional office buildings and recreational uses such as golf courses and water recreation have normally acceptable levels up 75 dB CNEL (City of Carpinteria 2003).

Applying the land use based exterior noise exposure limits from the General Plan, a proposed new development with the potential to generate noise would be subject to a noise limit of no greater than 60 dBA CNEL (Ldn) at any residence in the vicinity of the project (residences are the most common noise sensitive receiver and also have the lowest permissible exterior noise exposure level).

4 Existing Noise Environment

4.1 Sensitive Receptors

Noise–sensitive land uses are locations where people reside or where the presence of unwanted sound could adversely affect the use of the land. Residences, hospitals, nursing care or assisted living facilities, guest lodging, and churches would be considered noise–sensitive. Noise-sensitive receivers in the project vicinity are represented by residences. The nearest residential receivers to the project are located along the northwest side of Yucca Lane, as close as approximately 65 feet from the proposed roof-top addition (identified as R1 through R-4 on Figure 4), The next closest residences are along the southwest side of 7th Street as close as approximately 220 feet from the proposed roof-top addition (identified as LT2 on Figure 4). There are also other residences on Yucca Lane and 7th Street in this vicinity, but at greater distances from the project site.

4.2 Ambient Noise Survey

Sound-pressure level measurements of long duration (i.e., 24 hours) were conducted at two locations in the vicinity of the project site on July 2 and 3, 2024 to quantify and characterize the existing outdoor noise levels adjacent to the nearest residential uses to the project site. One of the long-term measurements was performed within the right–of-way of Yucca Lane adjacent to the nearest residence to the project site (illustrated as LT1 on Figure 4). The second long-term measurement was performed within the right-of-way of 7th Street, adjacent to the closest residence in a southerly direction from the project site (illustrated as LT2 on Figure 4). The long-term measurements were intended to characterize the existing ambient noise exposure levels at residences in the project vicinity. Table 2, Measured Long-Term Baseline Outdoor Noise Levels, provides the locations and dates for the long-term baseline noise level measurements. The unattended long-term sound-pressure level measurements were performed by a Dudek field investigator using SoftdB Piccolo model sound level meters equipped with a 0.5-inch, pre-polarized condenser microphone with pre-amplifier (ANSI Type 2). The accuracy of the sound level meters was verified using a field calibrator before and after the measurements.

The L_{eq} range over daytime (7 AM to 10 PM) and nighttime (10 PM to 7 AM) periods, as well as the calculated Ldn for the 24-hour measurements are provided in Table 2. The primary noise source affecting the long-term measurements (and the adjacent residences) was vehicle traffic along area roadways. As shown in Table 2, the measured existing ambient sound levels at LT1 ranged from 53 to 74 dBA L_{eq} during the day and from 59 to 64 dBA L_{eq} overnight; measured existing ambient sound levels at LT2 ranged from 53 to 74 dBA L_{eq} during the day and from 59 to 64 dBA L_{eq} overnight. Noise measurement data summarized in Table 2 is also included in Appendix B.

Table 2. Measured Long-Term Ambient Outdoor Noise Levels

Receptor	Location/Address	Date	Daytime L_{eq} Range (dBA)	Nighttime L_{eq} Range dBA)	CNEL (dBA)
LT1	Northerly side of Yucca Lane adjacent to nearest residence (northwest)	7/2/2024 – 7/3/2024	52 - 65	37 - 53	58
LT2	Southerly side of 7th St. adjacent to nearest residence (southwest)	7/2/2024 – 7/3/2024	52 - 67	39 - 59	60

Source: Appendix B
Notes: L_{eq} = equivalent continuous sound level (time-averaged sound level); dBA = A-weighted decibels; LT = long-term noise measurement location. Ldn = Day night average noise level.

5 Noise & Assessment

5.1 Methodology

5.1.1 Operational Noise Level Quantification

Stationary Source Reference Sound Levels

Long-term operational project noise was assessed based upon the architecture plan set (floor plans) indicating locations for each of the major components. For a commercial project, the most important noise sources tend to be equipment for heating, ventilation, or air conditioning (HVAC). This equipment is typically located outdoors and may run continuously or almost continuously during the operating hours of the facility in order to provide comfortable temperature conditions for indoor spaces. The Roof Deck Proposed Plan (Attachment A) illustrates the location of the exterior components of the HVAC systems on the building roof. Based on the total interior floor area of the building, Dudek assumed that four HVAC systems with 5-ton capacity would be required for climate control. Dudek selected a 5-ton HVAC system from Carrier as representative (Carrier 25HPB6, 60-50 variant). The manufacturer sound pressure rating for these units is 61 dBA at 1 meter (Attachment C). This equipment would be located on the roof deck level, outside of the wall which forms the rear of the proposed bar area (Attachment A).

The project also includes roof-top amenities for patrons, including cocktail bar and lounge areas, as well as a new patio area at the front of the building at ground level including dining tables and cocktail service area. Inputs for patron activity noise in the roof-top and patio area were based upon an applicable research paper presented at the 2011 Institute of Noise Control Engineers (INCE) national conference (Hayne et.al. 2011). The research paper examined noise from various size gatherings, at outdoor spaces configured for dining, cocktail bar, or informal recreation. The Hayne paper identifies an estimated noise level based upon the number of participants. For the assessment of the rooftop amenity areas, the model evaluated a total of 20 patrons in the bar area, 15 patrons in the central lounge area, and 35 patrons in the large area closest to Linden Avenue, which includes tables and built-in couches or benches. For the assessment of the ground-level patio area, the model evaluated a total of 20 patrons in the cocktail service area, and 18 patrons in the dining area.

Dudek also assumed a speaker system would be installed in the roof-top area and ground-floor patio area for low-level background/ambient music to be played in these areas. A sound level of 60 dBA at 3 feet was assigned to each speaker, which is 5 dBA lower than a typical conversation between two people at this same distance (the ambient music would therefore not interfere with conversations between patrons). Six speakers distributed throughout the roof area and four speakers distributed around the patio area were included in the model.

Stationary Source Operational Sound Level Modeling

Prediction of operation noise for the Project involved creation of a sound propagation model using a Dudek proprietary Excel-based software tool. Dudek NoisePro is used for calculation, presentation, assessment, and prediction of environmental noise. Estimated sound emission from the HVAC equipment, patron activities in the roof-top and patio areas, and low volume speakers in the roof-top and patio areas (described above) were entered into the Dudek NoisePro model. The outdoor noise propagation formulas in NoisePro follow the International Organization of Standardization (ISO) Standard 9613-2, "Attenuation of Sound During Propagation Outdoors, Part 2: General Method of Calculation" (ISO 1996).

Calculation parameters that establish how the NoisePro model predicts combined noise level from the above-listed Project sources include as follows:

- Sound propagation per International Organization of Standardization (ISO) 9613-2 (ISO 1996);
- Default ground acoustical absorption coefficient = 0.5 (on a scale of 0 = reflective, 1 = absorptive); and;
- Zero order of reflection.

5.2 Impacts Analysis

5.2.1 Project Impacts – Increases in Ambient Noise Levels

Significance Criteria: Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

5.2.1.3 Project Operational Noise

As described under Section 5.1.1 (Operational Noise Methodology), operational noise was modeled in the NoisePro model space. For the roof-top, a perimeter wall of 8-feet height above the roof deck elevation was included around approximately the northerly half of the space (from the elevator lobby to behind the bar area, and then for the width of the bar on the easterly side), as illustrated in the building elevations (Becker Studios, 2024). For the remainder of the perimeter of the roof-deck area, a 3.5 foot wall was included (required 42-inch tall safety wall). No perimeter walls were included in the model around the ground-level patio area.

For the roof-top amenity space, a separate noise source was entered to represent a total of 20 patrons in the bar area, 15 patrons in the central lounge area, and 35 patrons in the large area closest to Linden Avenue. For the patio space, a separate noise source was entered to represent a total of 20 patrons in the cocktail service area, and 18 patrons in the dining area. The noise source for grouping of patrons was derived from a research paper presented at the 2011 Institute of Noise Control Engineers (INCE) national conference (Hayne et.al. 2011). With regard to the Hayne paper, the researchers conclude by providing an equation for predicting the sound power (L_{WAeq}) associated with a crowd size of "N" participants. The equation is:

$$L_{WAeq} = 15 \text{ Log } +64 dB(A)$$

Low volume speakers (sound reference of 60 dBA at 3 feet) were also included in the model to account for the delivery of background music levels in the roof-top and patio areas; a total of 6 speakers in the rooftop area and 4 speakers in the patio area were included in the model.

A receiver was placed in the NoisePro Model to represent each of the four closest off-site receptors (R1 – R4).

Operations Noise Assessment Results

Table 3 and 4 present the results of the operational noise modeling predictions at R1 through R4 and compare these modeled operational noise levels to recorded ambient noise levels (Table 3) and to limits contained in the Carpinteria General Plan/Local Coastal Program Noise Element (Table 4). With regard to Table 3, the ambient noise level measurements on Yucca Lane at LT1 are assumed to also be representative for other residences along Yucca Lane. Detailed information for the operational noise modeling is provided in Appendix D.

Table 3. Project Operational Noise Levels Compared to Ambient

Receiver ID	Existing Ambient (dBA L_{eq}) [1]	Predicted Operational Noise Level (dBA L_{eq})	Existing + Project (dBA L_{eq})	Increase (dBA L_{eq})
R1	52	41	52	0
R2	52	37	52	0
R3	52	39	52	0
R4	52	39	52	0
LT2	52	32	52	0

Source: Appendix D
Notes: [1] Lowest recorded daytime hourly L_{eq} value
L_{eq} = equivalent continuous sound level (time-averaged sound level); dBA = A-weighted decibels

As indicated in Table 3, the project would not result in an increase in the ambient noise level at the noise sensitive receptors closest to the project site.

The operational sound levels presented in Table 4 assume the restaurant would be in operation continuously from 7 AM until 10 PM, a very conservative evaluation. The noise levels in Table 4 also represent full occupancy of the root top and patio areas throughout the 7 AM to 10 PM period, and with HVAC systems operating at full capacity.

Table 4 Project Operational Noise Levels Compared to General Plan Limits

Receiver ID	Predicted Operational Noise Level (dBA L_{eq})	Predicted Operational Noise Level (dBA Ldn)[1]	Noise Ordinance Limit (dBA Ldn)	Limit Exceeded?
R1	41	39	60	No
R2	37	35		No
R3	39	37		No
R4	39	37		No
LT2	32	30		No

Source: Appendix D
Notes: [1] Assumes continuous restaurant operation between 7 AM and 10 PM.
L_{eq} = equivalent continuous sound level (time-averaged sound level); dBA = A-weighted decibels

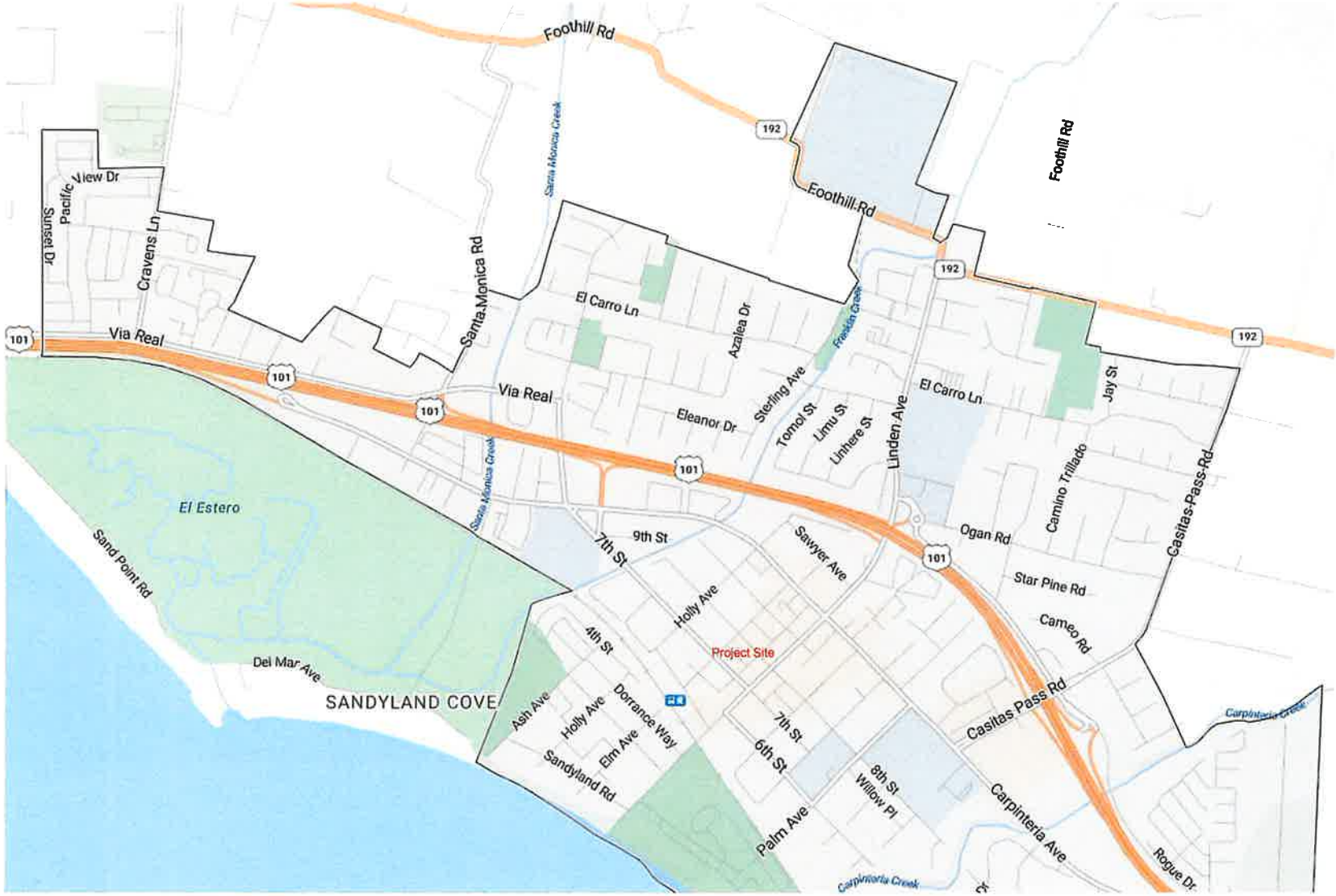
As indicated in Table 4, even if all of the HVAC equipment operated continuously from 7 AM to 10 PM, and the roof top and patio areas operated at full capacity during this period, the predicted operational sound level at the noise-sensitive receptors closest to the project site would fall well below the General Plan guidance of 60 dBA Ldn. Consequently, operational noise impacts of the project would be **less than significant.**

NoisePro calculates the noise level across the entire grid that encompasses the Project site and adjacent areas. Figure 5 graphically represents the noise model results, providing noise contours extending outward from the proposed project to illustrate the hourly noise level from operation of the project. Based on Figure 5, the predicted noise level at selected locations may be quickly determined, in addition to the sound levels reported for discrete receiver points included in the model

6 References Cited

Becker Studios. 2024. *The Palms 701 Linden Avenue Architecture Plan Set.*

Carpinteria, City of. 2003. *General Plan/Local Coastal Land Use Plan*



Source: Microsoft Bing Maps 2024

N

Figure 1
Regional Setting

DUDEK

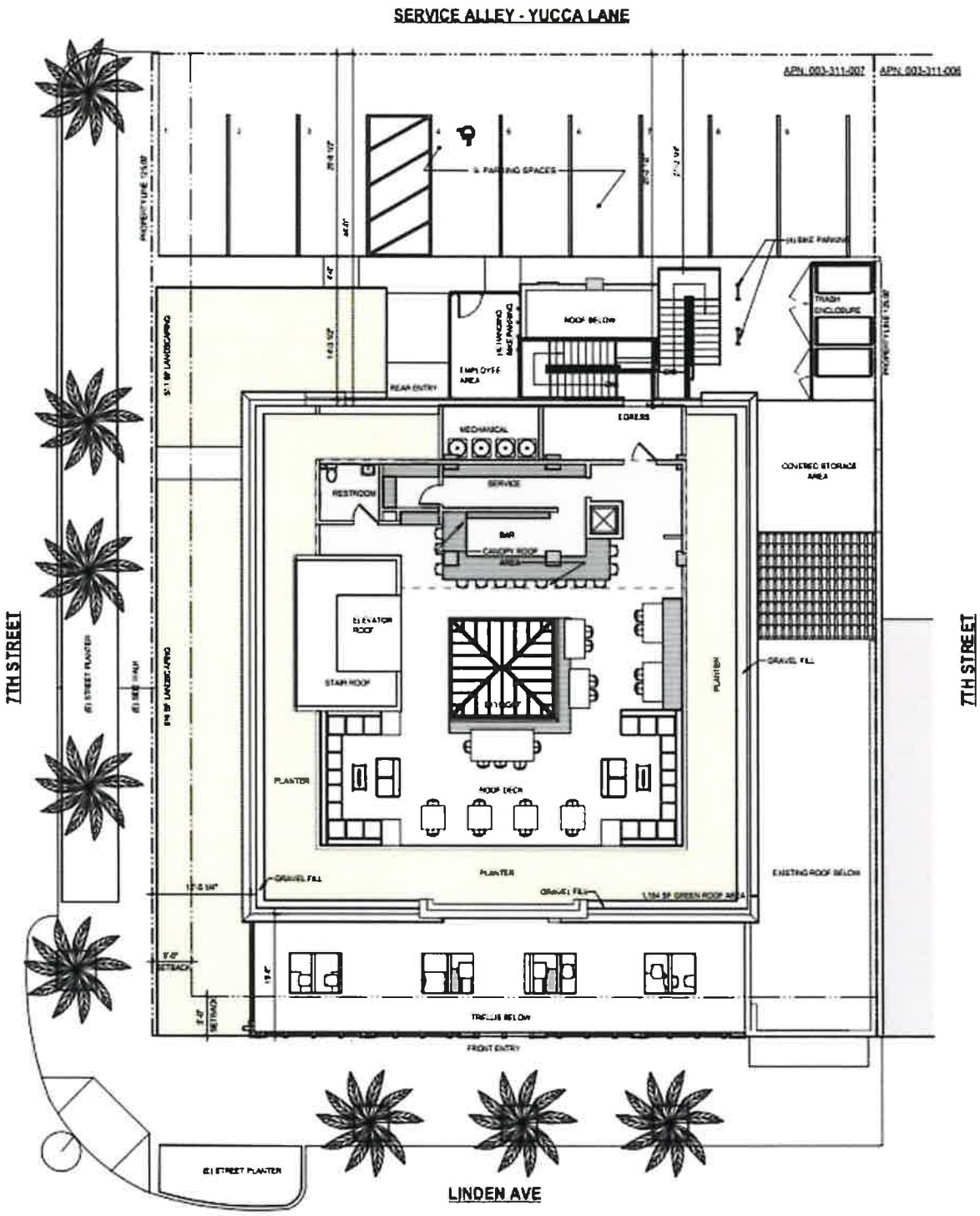
The Palms Restaurant Expansion Project, Carpinteria, California

Source: Microsoft Bing Maps 2024

Figure 2
Local Setting

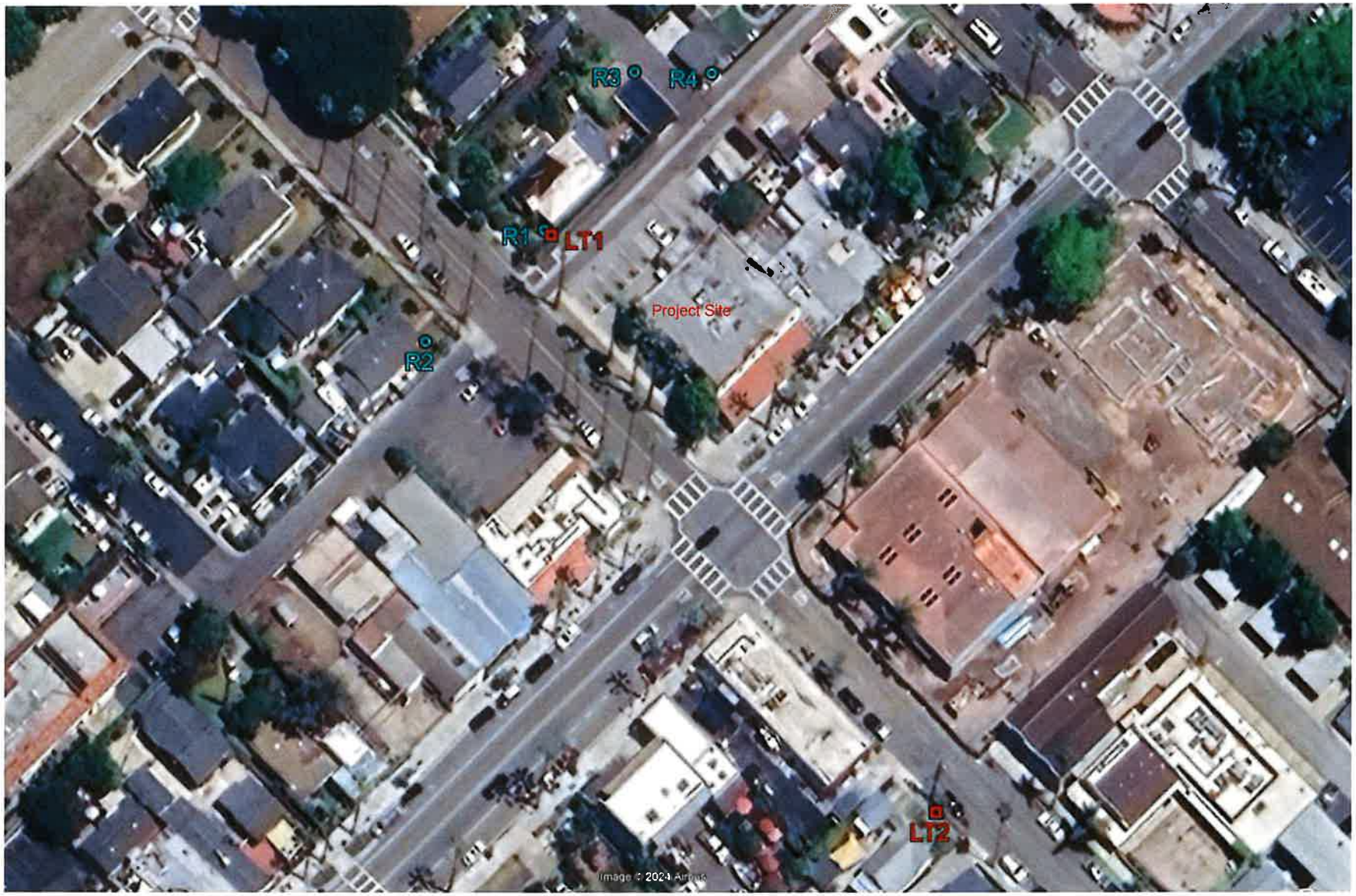
DUDEK

The Palms Restaurant Expansion Project, Carpinteria, California



Source: Becker Studios 2024

Figure 3
Site Plan



Legend

LT# - Long-term Measure Location

R# - Modeled Noise-Sensitive Receiver

Figure 4

Long-term Noise Measurement and Modeled Receiver Locations

DUDEK

The Palms Restaurant Expansion Project, Carpinteria, California

SOURCE: Dudek 2024

DUDEK

0 32 64 Feet

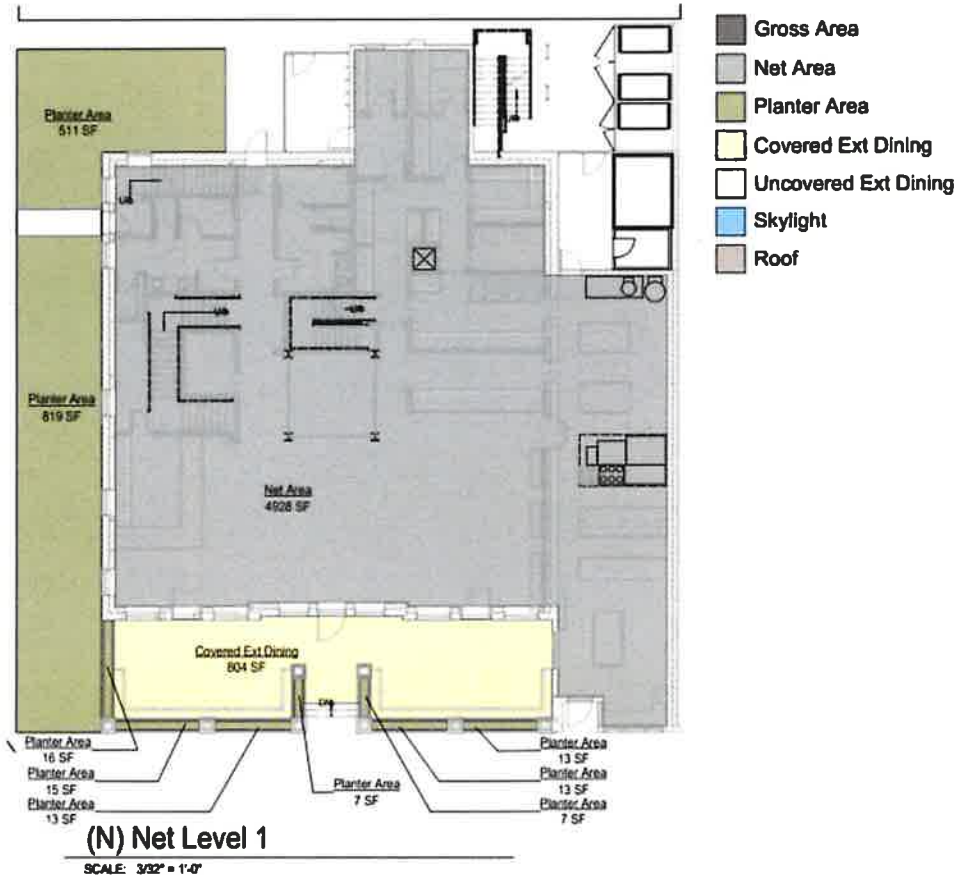
FIGURE 5

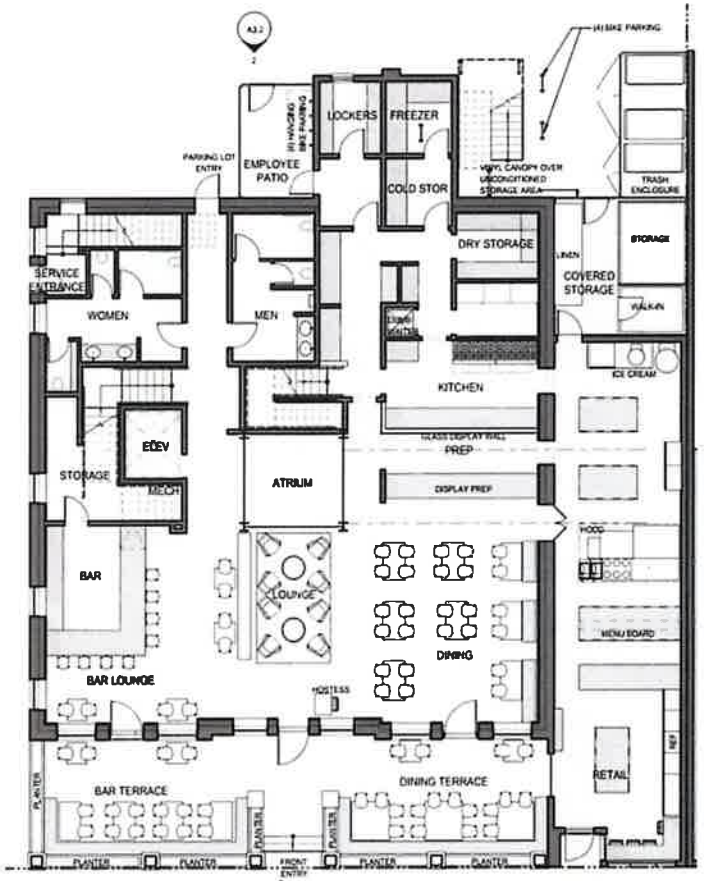
On-Site Sources Modeled Noise Levels

The Palms Restaurant Expansion Project

Attachment A

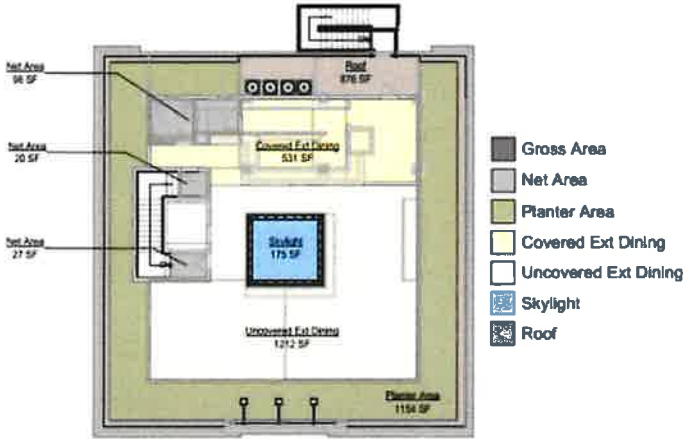
Selected Plan Sheets (Architecture Design Set)



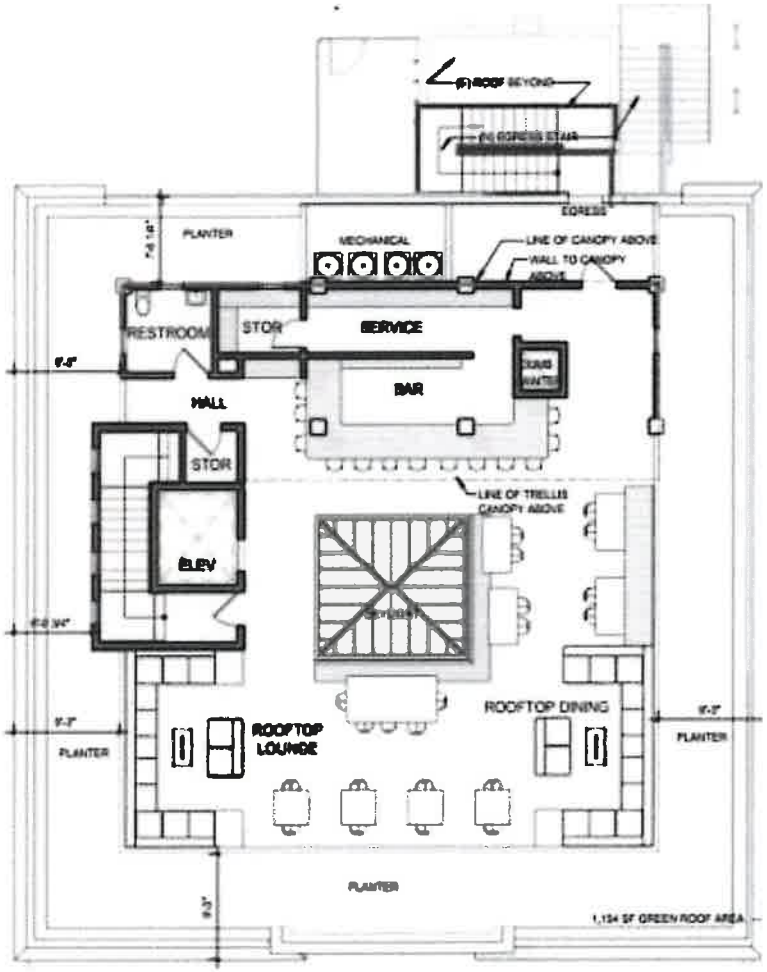


1ST FL PROPOSED PLAN

Source: Becker Studios – Architecture Plan Set – The Palms 701 Linden Avenue Carpinteria



(N) Net Roof Area



ROOF DECK PROPOSED PLAN

Source: Becker Studios – Architecture Plan Set – The Palms 701 Linden Avenue Carpinteria

Attachment B

Ambient Noise Measurement Data

Start Date	Start Time	End Time	Duration	SPL Time Weight	Freq Weight	Leq
7/2/2024	2:00:00 PM	3:00:00 PM	1:00:00	Slow	dBA	56.0
7/2/2024	3:00:00 PM	4:00:00 PM	1:00:00	Slow	dBA	53.8
7/2/2024	4:00:00 PM	5:00:00 PM	1:00:00	Slow	dBA	55.2
7/2/2024	5:00:00 PM	6:00:00 PM	1:00:00	Slow	dBA	52.8
7/2/2024	6:00:00 PM	7:00:00 PM	1:00:00	Slow	dBA	53.3
7/2/2024	7:00:00 PM	8:00:00 PM	1:00:00	Slow	dBA	53.5
7/2/2024	8:00:00 PM	9:00:00 PM	1:00:00	Slow	dBA	54.4
7/2/2024	9:00:00 PM	10:00:00 PM	1:00:00	Slow	dBA	52.0
7/2/2024	10:00:00 PM	11:00:00 PM	1:00:00	Slow	dBA	49.7
7/2/2024	11:00:00 PM	12:00:00 AM	1:00:00	Slow	dBA	44.2
7/3/2024	12:00:00 AM	1:00:00 AM	1:00:00	Slow	dBA	39.1
7/3/2024	1:00:00 AM	2:00:00 AM	1:00:00	Slow	dBA	42.6
7/3/2024	2:00:00 AM	3:00:00 AM	1:00:00	Slow	dBA	37.3
7/3/2024	3:00:00 AM	4:00:00 AM	1:00:00	Slow	dBA	41.2
7/3/2024	4:00:00 AM	5:00:00 AM	1:00:00	Slow	dBA	38.9
7/3/2024	5:00:00 AM	6:00:00 AM	1:00:00	Slow	dBA	44.6
7/3/2024	6:00:00 AM	7:00:00 AM	1:00:00	Slow	dBA	53.3
7/3/2024	7:00:00 AM	8:00:00 AM	1:00:00	Slow	dBA	54.3
7/3/2024	8:00:00 AM	9:00:00 AM	1:00:00	Slow	dBA	65.4
7/3/2024	9:00:00 AM	10:00:00 AM	1:00:00	Slow	dBA	53.1
7/3/2024	10:00:00 AM	11:00:00 AM	1:00:00	Slow	dBA	65.2
7/3/2024	11:00:00 AM	12:00:00 PM	1:00:00	Slow	dBA	57.0
7/3/2024	12:00:00 PM	1:00:00 PM	1:00:00	Slow	dBA	59.0
7/3/2024	1:00:00 PM	2:00:00 PM	1:00:00	Slow	dBA	54.4
Daytime Hourly L_{eq} Range (7 AM - 10 PM):				52 - 65 dBA		
Nighttime Hourly L_{eq} Range (10 PM - 7 AM):				37 -53 dBA		
L_{dn}				58 dBA		

Start Date	Start Time	End Time	Duration	SPL Time Weight	Freq Weight	Leq
7/2/2024	2:00:00 PM	3:00:00 PM	1:00:00	Slow	dBA	58.7
7/2/2024	3:00:00 PM	4:00:00 PM	1:00:00	Slow	dBA	58.2
7/2/2024	4:00:00 PM	5:00:00 PM	1:00:00	Slow	dBA	58.1
7/2/2024	5:00:00 PM	6:00:00 PM	1:00:00	Slow	dBA	54.9
7/2/2024	6:00:00 PM	7:00:00 PM	1:00:00	Slow	dBA	53.9
7/2/2024	7:00:00 PM	8:00:00 PM	1:00:00	Slow	dBA	56.3
7/2/2024	8:00:00 PM	9:00:00 PM	1:00:00	Slow	dBA	56.8
7/2/2024	9:00:00 PM	10:00:00 PM	1:00:00	Slow	dBA	51.5
7/2/2024	10:00:00 PM	11:00:00 PM	1:00:00	Slow	dBA	53.1
7/2/2024	11:00:00 PM	12:00:00 AM	1:00:00	Slow	dBA	43.8
7/3/2024	12:00:00 AM	1:00:00 AM	1:00:00	Slow	dBA	39.1
7/3/2024	1:00:00 AM	2:00:00 AM	1:00:00	Slow	dBA	39.5
7/3/2024	2:00:00 AM	3:00:00 AM	1:00:00	Slow	dBA	41.2
7/3/2024	3:00:00 AM	4:00:00 AM	1:00:00	Slow	dBA	46.4
7/3/2024	4:00:00 AM	5:00:00 AM	1:00:00	Slow	dBA	48.3
7/3/2024	5:00:00 AM	6:00:00 AM	1:00:00	Slow	dBA	42.0
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7/3/2024	7:00:00 AM	8:00:00 AM	1:00:00	Slow	dBA	67.5
7/3/2024	8:00:00 AM	9:00:00 AM	1:00:00	Slow	dBA	55.7
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7/3/2024	10:00:00 AM	11:00:00 AM	1:00:00	Slow	dBA	55.5
7/3/2024	11:00:00 AM	12:00:00 PM	1:00:00	Slow	dBA	56.6
7/3/2024	12:00:00 PM	1:00:00 PM	1:00:00	Slow	dBA	56.7
7/3/2024	1:00:00 PM	2:00:00 PM	1:00:00	Slow	dBA	56.2

Daytime Hourly L_{eq} Range (7 AM - 10 PM):	52 - 67 dBA
Nighttime Hourly L_{eq} Range (10 PM - 7 AM):	39 -59 dBA
L_{dn}	60 dBA

Attachment C

HVAC Equipment Sound Data

25HPB6
Performance™ Series Heat Pump with Puron® Refrigerant 1–1/2 to 5 Tons

Carrier
turn to the experts

Product Data

Puron Performance SERIES

Carrier heat pumps with Puron® refrigerant provide a collection of features unmatched by any other family of equipment. The 25HPB6 has been designed utilizing Carrier's non-ozone depleting Puron refrigerant.

This product has been designed and manufactured to meet Energy Star® criteria for energy efficiency when matched with appropriate coil components. Refer to the combination ratings in the AHRI Directory for system combinations that meet Energy Star® guidelines.

NOTE: Ratings contained in this document are subject to change at any time. Always refer to the AHRI directory (www.ahridirectory.org) for the most up-to-date ratings information.

INDUSTRY LEADING FEATURES / BENEFITS

Energy Efficiency

- 14.0 - 16.0 SEER/11.5 - 13.0 EER/8.2 - 9.0 HSPF
- Microtube Technology™ refrigeration system
- Indoor air quality accessories available

Sound

- Sound level as low as 67 dBA

Comfort

- System supports Thermidistat™ or standard thermostat controls

Reliability

- Non-ozone depleting Puron® refrigerant
- Front-seating service valves
- Scroll compressor
- Internal pressure relief valve
- Internal thermal overload
- High pressure switch
- Loss of charge switch
- Filter drier
- Balanced refrigeration system for maximum reliability

Durability

WeatherArmor Ultra™ protection package:

- Solid, Durable sheet metal construction
- Steel louver coil guard
- Baked-on, complete outer coverage, powder paint

Applications

- Long-line - up to 250 feet (76.2 m) total equivalent length, up to 200 feet (60.96 m) condenser above evaporator, or up to 80 ft. (24.38 m) evaporator above condenser (See Longline Guide for more information.)
- Low ambient cooling (down to -10°F / -23°C) with approved low ambient accessory kits.

MODEL NUMBER NOMENCLATURE

1	2	3	4	5	6	7	8	9	10	11	12	13
N	N	A	A	A/N	N	N	N	A/N	A/N	A/N	N	N
2	5	H	P	B	6	3	6	A	0	0	3	0
Product Series		Product Family	Tier	Major Series	SEER	Cooling Capacity		Variations	Open	Open	Voltage	Minor Series
25 = HP		H = RES HP	P = Performance Series	B = Puron	6=16 SEER	1,000 Btuh (nominal)		A = Standard	0=Not Defined	0=Not Defined	3=208/230–1 5=208/230–3	0, 1, 2...

Puron

AHRI CERTIFIED

Use of the AHRI Certified TM Mark indicates a manufacturer's participation in the program For verification of certification for individual products, go to www.ahridirectory.org.

Certified System

ISO 9001
QMI-SAI Global

c UL us

ENERGY STAR

This product has been designed and manufactured to meet Energy Star® criteria for energy efficiency when matched with appropriate coil components. However, proper refrigerant charge and proper air flow are critical to achieve rated capacity and efficiency. Installation of this product should follow all manufacturing refrigerant charging and air flow instructions. **Failure to confirm proper charge and air flow may reduce energy efficiency and shorten equipment life.**

STANDARD FEATURES

FEATURES	Unit Size – Voltage, Series									
	18–30	24–30	30–30	36–30	36–50	42–30	48–30	48–50	60–30	60–50
Puron Refrigerant	X	X	X	X	X	X	X	X	X	X
Maximum SEER Rating*	16.0	16.0	16.0	16.0	15.4	16.0	16.0	15.4	16.0	15.4
Scroll Compressor	X	X	X	X	X	X	X	X	X	X
Crankcase Heater				X	X			X	X	X
Low Ambient Cooling Capability with Approved Kits	X	X	X	X	X	X	X	X	X	X
Louvered Coil Guard	X	X	X	X	X	X	X	X	X	X
Sound Shield	X	X	X	X	X	X	X	X	X	X
Field Installed Filter Drier	X	X	X	X	X	X	X	X	X	X
Front Seating Service Valves	X	X	X	X	X	X	X	X	X	X
Internal Pressure Relief Valve	X	X	X	X	X	X	X	X	X	X
Long Line capability	X	X	X	X	X	X	X	X	X	X
Loss of Charge Switch	X	X	X	X	X	X	X	X	X	X
High Pressure Switch	X	X	X	X	X	X	X	X	X	X

* = With approved combinations
X = Standard

PHYSICAL DATA

UNIT SIZE SERIES	18	24	30	36	42	48	60
Compressor Type	Scroll						
REFRIGERANT	Puron® (R–410A)						
Charge lb (kg)	7.00 (3.18)	7.60 (3.45)	9.75 (4.42)	11.20 (5.08)	9.92 (4.50)	9.87 (4.48)	13.00 (5.90)
Indoor Control	TXV (Puron Hard Shutoff)						
Outdoor Heating Piston #	TXV	TXV	TXV	55	59	TXV	65
COND FAN	Propeller Type, Direct Drive						
Air Discharge	Vertical						
Air Qty (CFM)	2233	3223	3223	3223	3770	4046	4400
Motor HP	1/12	1/12	1/12	1/12	1/3	1/4	1/3
Motor RPM	810	810	810	810	700	810	767
COND COIL							
Face Area (Sq ft)	19.30	20.10	20.10	20.10	20.10	20.10	35.47
Fins per In.	20	20	20	20	20	20	20
Rows	1	1	2	2	2	2	2
Circuits	5	5	6	8	8	8	12
VALVE CONNECT. (In. ID)							
Vapor	5/8		3/4		7/8		1–1/8
Liquid	3/8"						
REFRIGERANT TUBES* (In. OD)							
Rated Vapor (0–80 Ft Tube Length)	5/8		3/4		7/8		1–1/8
Max Liquid Line	3/8						

* Units are rated with 25 ft (7.6 m) of lineset length. See Vapor Line Sizing and Cooling Capacity Loss table when using other sizes and lengths of lineset.

Note: See unit Installation Instruction for proper installation.

VAPOR LINE SIZING AND COOLING CAPACITY LOSS

Acceptable vapor line diameters provide adequate oil return to the compressor while avoiding excessive capacity loss. The suction line diameters shown in the chart below are acceptable for HP systems with Puron refrigerant:

Vapor Line Sizing and Cooling Capacity Losses - Puron® Refrigerant 1- Stage Heat Pump Applications

Unit Nominal Size (Btuh)	Maximum Liquid Line Diameters (In. OD)	Acceptable Vapor Line Diameters (In. OD)	Cooling Capacity Loss (%) Total Equivalent Line Length (ft)										
			Standard Application			Long Line Application Requries Accessories							
			25 (7.62)	50 (15.2)	80 (24.4)	80+ (24.4+)	100 (30.48)	125 (38.10)	150 (45.72)	175 (53.34)	200 (60.96)	225 (68.58)	250 (76.20)
18000 1–Stage HP	3/8	1/2	1	2	3	3	4	6	7	8	9	10	12
		5/8	0	0	1	1	1	1	2	2	3	3	3
24000 1–Stage HP	3/8	5/8	0	1	1	1	2	3	3	4	4	5	6
		3/4	0	0	0	0	0	1	1	1	1	1	2
30000 1–Stage HP	3/8	5/8	1	2	3	3	3	4	5	6	7	8	9
		3/4	0	0	1	1	1	1	2	2	2	3	3
		7/8	0	0	0	0	0	1	1	1	1	1	1
36000 1–Stage HP	3/8	5/8	1	2	4	4	5	6	7	9	10	11	13
		3/4	0	0	1	1	1	2	2	3	3	4	4
		7/8	0	0	0	0	0	1	1	1	1	2	2
42000 1–Stage HP	3/8	3/4	0	1	2	2	2	3	4	4	5	6	6
		7/8	0	0	1	1	1	1	2	2	2	3	3
48000 1–Stage HP	3/8	3/4	0	1	2	2	3	4	5	5	6	7	8
		7/8	0	0	1	1	1	2	2	2	3	3	4
60000 1–Stage HP	3/8	3/4	1	2	4	4	5	6	7	9	10	11	12
		7/8	0	1	2	2	2	3	4	4	5	5	6
		1 1/8	0	0	0	0	1	1	1	1	1	1	2

Standard Length = 80 ft. (24.4 m) or less total equivalent length

Applications in this area are long line. Accessories are required as shown recommended on Long Line Application Guidelines

Applications in this area may have height restrictions that limit allowable total equivalent length, when outdoor unit is below indoor unit See Long Line Application Guidelines

ELECTRICAL DATA

UNIT SIZE	V/PH	OPER VOLTS*		COMPR		FAN	MCA	MAX FUSE† or CKT BRK AMPS
		MAX	MIN	LRA	RLA	FLA		
18–30	208/230–1	253	197	56.3	10.5	0.50	13.6	20
24–30				62.9	11.9	0.60	15.5	25
30–30				72.5	15.4	0.60	19.9	30
36–30				75.0	16.8	0.60	21.6	35
42–30				123.9	20.0	2.80	27.8	40
48–30				130.0	24.4	1.30	31.8	45
60–30				152.5	24.9	2.80	33.9	50
36–50	208/230–3	253	187	73.0	11.5	0.50	14.9	25
48–50				83.1	13.7	1.20	18.3	30
60–50				110.0	16.0	2.80	22.8	35

* Permissible limits of the voltage range at which the unit will operate satisfactorily

† Time–Delay fuse.

FLA – Full Load Amps

LRA – Locked Rotor Amps

MCA – Minimum Circuit Amps

RLA – Rated Load Amps

NOTE: Control circuit is 24–V on all units and requires external power source. Copper wire must be used from service disconnect to unit.
All motors/compressors contain internal overload protection.
Complies with 2010 requirements of ASHRAE Standards 90.1

SOUND DATA

Single Phase A-Weighted Sound Power (dBA)								
UNIT SIZE	STANDARD RATING	TYPICAL OCTAVE BAND SPECTRUM (without tone adjustment)						
		125	250	500	1000	2000	4000	8000
18–30	68	66.2	63.8	64.1	64.6	59.9	57.7	53.6
24–30	72	63.4	63.3	63.3	70.4	64.5	59.3	55.5
30–30	72	65.0	65.0	66.0	69.0	65.0	62.0	59.0
36–30	72	67.7	66.8	68.1	69.9	62.8	60.3	55.2
42–30	68	63.9	64.1	65.0	64.9	58.2	57.3	56.7
48–30	73	67.5	67.8	70.1	70.6	63.1	58.5	53.3
60–30	70	61.7	65.6	68.1	65.8	59.8	58.4	56.1

Single Phase A-Weighted Sound Power (dBA) with Accessory Sound Shield								
UNIT SIZE	STANDARD RATING	TYPICAL OCTAVE BAND SPECTRUM (without tone adjustment)						
		125	250	500	1000	2000	4000	8000
18–30	**67**	**66.2**	**63.9**	**63.8**	**62.3**	**58.4**	**56.4**	**50.3**
24–30	71	65.0	63.7	63.4	68.5	64.7	58.7	52.8
30–30	70	67.1	66.3	66.6	66.9	62.9	58.1	53.0
36–30	71	68.2	66.4	67.5	68.4	59.6	58.2	52.4
42–30	68	63.0	64.2	66.3	63.5	57.1	55.4	55.8
48–30	71	68.4	67.7	69.7	67.6	59.4	56.4	50.0
60–30	69	63.7	65.4	67.3	64.9	58.3	56.2	51.9

5-ton

Three Phase A–Weighted Sound Power (dBA) [Includes Sound Shield]								
UNIT SIZE	STANDARD RATING	TYPICAL OCTAVE BAND SPECTRUM (without tone adjustment)						
		125	250	500	1000	2000	4000	8000
36–50	72	43.3	50.6	59.5	65.7	57.0	53.6	45.6
48–50	72	45.9	55.0	60.6	62.2	57.4	51.9	48.8
60–50	72	45.2	51.2	62.1	62.4	60.1	54.5	49.4

NOTE: Tested in compliance with AHRI 270–2008 but not listed with AHRI.

CHARGING SUBCOOLING (TXV-TYPE EXPANSION DEVICE)

UNIT SIZE–VOLTAGE, SERIES	REQUIRED SUBCOOLING °F (°C)
18–30	8 (4.44)
24–30	7 (3.89)
30–30	7 (3.89)
36–30	10 (5.56)
42–30	9 (5.00)
48–30	9 (5.00)
60–30	7 (3.89)
36–50	10 (5.56)
48–50	9 (5.00)
60–50	7 (3.89)

DIMENSIONS

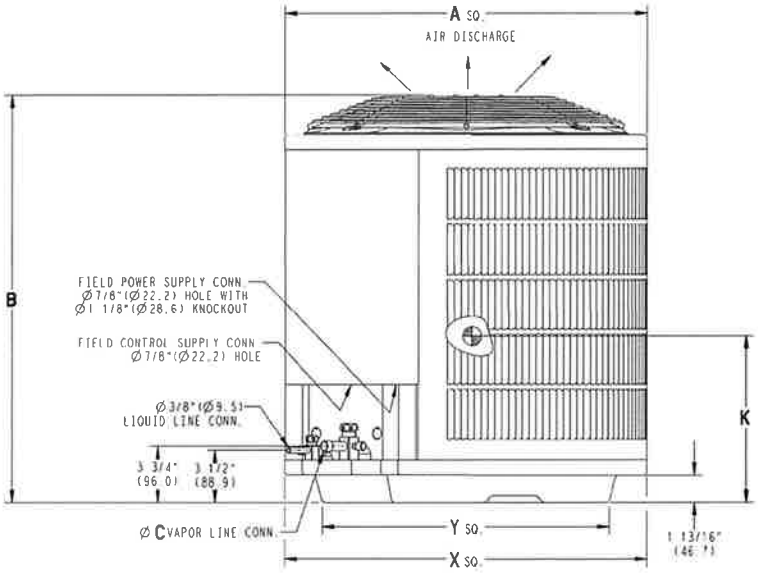
UNIT	SERIES	ELECTRICAL CHARACTERISTICS				A		B		C		D		E		F		G		H		I		J		K		OPERATING WEIGHT		SHIPPING WEIGHT		SHIPPING LENGTH / WIDTH (Sq.)		SHIPPING HEIGHT	
						INCH	MM	INCH	MM	INCH	MM	INCH	MM	INCH	MM	INCH	MM	INCH	MM	INCH	MM	INCH	MM	INCH	MM	INCH	MM	Lbs	Kgs	Lbs	Kgs	INCH	MM	INCH	MM
25HPB618A0030060	0	Y	N	N	N	31 3/16	792,5	35 1/2	901,4	5/8	15,9	6 9/16	166,1	24 11/16	626,3	9 1/8	231,3	1 1/8	28,2	3 13/16	97,4	15 3/4	400,1	16	406,4	16 1/4	412,8	181	82,1	213	96,6	33 5/16	846,6	40	1015,8
25HPB624A0030060	0	Y	N	N	N	35	889,0	32 1/16	815,1	5/8	15,9	6 9/16	166,1	28 7/16	722,8	9 1/8	231,3	1 1/8	28,2	3 13/16	97,4	17 1/2	444,5	17 7/8	454,0	15 5/8	396,9	192	87,1	230	104,3	37 1/8	943,1	36 5/8	929,5
25HPB630A0030060	0	Y	N	N	N	35	889,0	32 1/16	815,1	3/4	19,1	6 9/16	166,1	28 7/16	722,8	9 1/8	231,3	1 1/8	28,2	3 13/16	97,4	17 1/4	438,2	16 7/8	428,6	15 3/4	400,1	227	103,0	265	120,2	37 1/8	943,1	36 5/8	929,5
25HPB636A0030010	0	Y	N	N	N	35	889,0	32 1/16	815,1	3/4	19,1	6 9/16	166,1	28 7/16	722,8	9 1/8	231,3	1 1/8	28,2	3 13/16	97,4	17 3/8	441,3	17 1/2	444,5	13 3/4	349,3	235	106,6	273	123,8	37 1/8	943,1	36 5/8	929,5
25HPB642A0030060	0	Y	N	N	N	35	889,0	32 1/16	815,1	7/8	22,2	6 9/16	166,1	28 7/16	722,8	9 1/8	231,3	1 1/8	28,2	3 13/16	97,4	16 1/4	412,8	17 7/8	454,0	15 7/8	403,2	253	114,8	291	132,0	37 1/8	943,1	36 5/8	929,5
25HPB648A0030060	0	Y	N	N	N	35	889,0	32 1/16	815,1	7/8	22,2	6 9/16	166,1	28 7/16	722,8	9 1/8	231,3	1 1/8	28,2	3 13/16	97,4	16 1/8	409,6	18	457,2	14 7/8	377,8	258	117,0	296	134,3	37 1/8	943,1	36 5/8	929,5
25HPB660A0030060	0	Y	N	N	N	35	889,0	45 11/16	1160,5	7/8	22,2	6 9/16	166,1	28 7/16	722,8	9 1/8	231,3	1 1/8	28,2	3 13/16	97,4	17 7/8	454,0	16 1/4	412,8	19	482,6	316	143,3	362	164,2	37 1/8	943,1	50 3/16	1274,9
25HPB636A0050060	0	N	Y	N	N	35	889,0	32 1/16	815,1	3/4	19,1	6 9/16	166,1	28 7/16	722,8	9 1/8	231,3	1 1/8	28,2	3 13/16	97,4	17 3/8	441,3	17 1/2	444,5	13 3/4	349,3	235	106,6	273	123,8	37 1/8	943,1	36 5/8	929,5
25HPB648A0050060	0	N	Y	N	N	35	889,0	32 1/16	815,1	7/8	22,2	6 9/16	166,1	28 7/16	722,8	9 1/8	231,3	1 1/8	28,2	3 13/16	97,4	16 1/8	409,6	18	457,2	14 7/8	377,8	258	117,0	296	134,3	37 1/8	943,1	36 5/8	929,5
25HPB660A0050060	0	N	Y	N	N	35	889,0	45 11/16	1160,5	7/8	22,2	6 9/16	166,1	28 7/16	722,8	9 1/8	231,3	1 1/8	28,2	3 13/16	97,4	17 7/8	454,0	16 1/4	412,8	19	482,6	316	143,3	362	164,2	37 1/8	943,1	50 3/16	1274,9

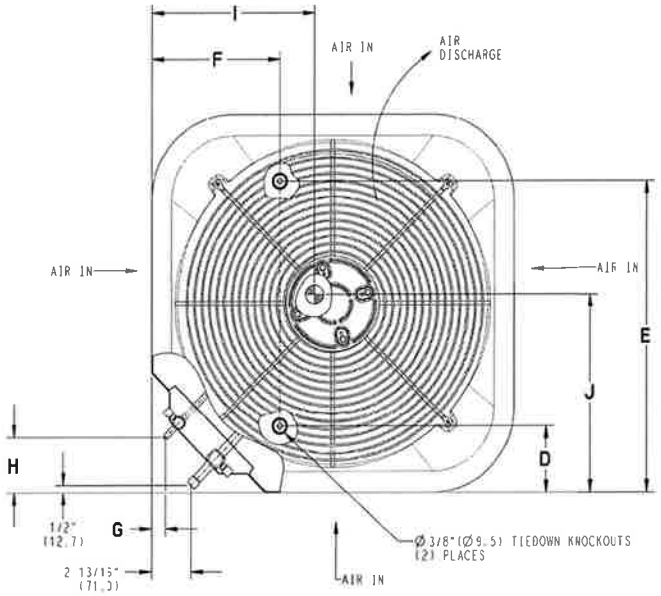
208-230-1-60	208/230-3-60	460-3-60	575-3-60

Y=YES
N=NO

NOTES:

1. CENTER OF GRAVITY





UNIT SIZE	"X" MINIMUM GROUND MOUNTING PAD APPLICATION DIMENSIONS		"Y" MINIMUM ROOF-TOP MOUNTING PAD APPLICATION DIMENSIONS	
-	23 1/8	587.3	17 7/8	454.6
-	25 3/4	654.0	20 7/16	518.5
18	31 3/16	792.5	22 15/16	583.2
24,30,36,42,48,60	35	889.0	26 3/4	679.7

NOTE: ALL DIMENSIONS IN INCH (MM)

U.S. ECCN: Not Subject to Regulation (N.S.R.)

SD5442-4 25HPB6 REV. B

Attachment D

Operational Noise Modeling Data

Technical Basis of Dudek's "NoisePro" Excel-based Outdoor Sound Propagation Prediction Model

In summary, the Microsoft Excel-based **NoisePro** outdoor sound propagation model developed by Dudek calculates the aggregate sound pressure level (SPL) received by each and every cell within a two-dimensional (2D) array (a product of X columns of cells by Y rows of cells). The quantity of this received SPL, in A-weighted decibels (dBA), is the logarithmic sum of acoustical contribution from each of "n" user-input sound emitting point sources located on the same 2D array, which may be written as follows:

$$SPL_{X,Y} = 10 * \log \sum_{i=1}^{n} 10^{0.1[L_i - A_i]}$$

where each individual source sound level (L_i) is attenuated by an algebraic sum of three attenuation factors ($A_i = A_{div} + A_{atm} + A_{gr}$) that are each dependent on the distance between the sound source position on the X by Y array and the receiving $SPL_{X,Y}$ position on a different position in the same 2D array of worksheet cells, where each cell is defined by the user as representing the center of a square area having equal sides of user-defined length in feet. The above expression is based on Equation 5 from the International Organization for Standardization (ISO) 9613-2 "Acoustics – Attenuation of sound during propagation outdoors – Part 2: General method of calculation", and the individual attenuation factors used by **NoisePro** emulate those in Equation 4 and may be summarized as follows:

- A_{div} = attenuation due to *geometrical divergence* (i.e., pure distance), equating to 20*LOG(d/d_{ref}); and where d is the horizontal distance between a source and a receiver position, while d_{ref} is the reference distance at which the sound source L_i is defined.
- A_{atm} = attenuation due to *atmospheric absorption*, which for 1,000 Hz (1 kHz) = 4.16***d**/3280 and is derived from Equation 5.7 in Noise & Vibration Control Engineering (Beranek and Ver, 1992).
- A_{gr} = attenuation due to *ground effects*, appearing as Equation 10 in ISO 9613-2 and can be expressed with the following Excel formula:

  $$A_{gr} = \text{MAX}(0,4.8-[h_s+h_r]/d*[17+984/d])$$

  where h_s and h_r are the heights (in feet) of the sound source and receiver positions above grade, respectively. This means that for small distances, attenuation from ground effects will be small or essentially zero; and, even at great distances, the attenuation from ground effects is effectively capped at 4.8 dB.

The Excel workbook comprising **NoisePro** calculates $SPL_{X,Y}$ by using a coding loop to evaluate the acoustic contribution from each attenuated sound source (L_i - A_i) in sequence, and logarithmically adding the new evaluation to the previous total in a cumulative manner. When all sources have been evaluated, the loop terminates and yields an aggregate or log-summed total $SPL_{X,Y}$ value that is thus unique to a position in the 2D array of cells represented by X and Y, and can thus be "mapped". If the user has defined a particular cell in the X by Y array as a uniquely tagged Receiver, then the corresponding $SPL_{X,Y}$ value can be indexed and displayed accordingly.

The resulting output array of cells, each having an individually calculated $SPL_{X,Y}$ numerical value, is then filled with a color (from a user-defined palette) by application of a Conditional Formatting rules set (an Excel formatting feature) that compares the dB quantity with user-defined "high" and "low" dB ranges for each available color. Each colored cell can thus be likened to a "pixel" within a 2D array that forms a composite image representing—visually—the sound propagation from all modeled sound sources.

[1] Reference for GUESTS in outdoor entertainment areas
2011_Hayne

Rooftop Central Seating Area

# of Guests [1]	**15**
	93.9 LwAmax
	89.9 LwA01
	84.6 LwA10
	81.6 LWeq
	73.6 Lp dBA @ 1 meter (3.28 feet)

Ground Floor Patio Dining Area

# of Guests [1]	**18**
	94.8 LwAmax
	90.8 LwA01
	85.8 LwA10
	82.8 LWeq
	74.8 Lp dBA @ 1 meter (3.28 feet)

Rooftop Bar Area / Ground Floor Patio Bar

# of Guests [1]	**20**
	95.3 LwAmax
	91.3 LwA01
	86.5 LwA10
	83.5 LWeq
	75.5 Lp dBA @ 1 meter (3.28 feet)

Roof Lounge Areas

# of Guests [1]	**35**
	98.0 LwAmax
	94.0 LwA01
	90.2 LwA10
	87.2 LWeq
	79.2 Lp dBA @ 1 meter (3.28 feet)

Source Inventory with Model Grid Coordinate Locations and Sound Pressure Reference Levels

grid scale	ft	Type	Noise Source Description	SPL (dBA)	Ref. Distance (feet)
x	3.2	**CR**	Carrier 25HPB6-02PD	61	3.28
y	3.2	**RP1**	15 Restaurant Patrons - Rooftop Central	73.6	3.28
		RP2	18 Restaurant Patrons - Ground Floor Patio Dining	74.8	3.28
		RP3	20 Bar Patrons - Rooftop / Ground Floor Patio	75.5	3.28
		RP4	35 Restaurant Patrons - Rooftop Lounge Areas	79.2	3.28
		SPK	Background / ambient music speaker	60	3.28

Source	1	2	3	4	5
Source Type	RP1	RP3	RP4	RP3	RP2
Source X-coordinate (feet)	201.6	192	188.8	176	201.6
Source Y-coordinate (feet)	153.6	144	172.8	192	192
Source Refernce SPL	73.6	75.5	79.2	75.5	74.8
Source Reference Dist. (ft.)	3.28	3.28	3.28	3.28	3.28
Source Height Above Grade (ft.)	25	25	25	25	25

Source	6	7	8	9	10
Source Type	CR	CR	CR	CR	SPK
Source X-coordinate (feet)	182.4	185.6	188.8	192	185.6
Source Y-coordinate (feet)	128	128	128	128	137.6
Source Refernce SPL	61	61	61	61	60
Source Reference Dist. (ft.)	3.28	3.28	3.28	3.28	3.28
Source Height Above Grade (ft.)	27	27	27	27	24

Source	11	12	13	14	15
Source Type	SPK	SPK	SPK	SPK	SPK
Source X-coordinate (feet)	195.2	208	208	195.2	182.4
Source Y-coordinate (feet)	137.6	153.6	169.6	172.8	172.8
Source Refernce SPL	60	60	60	60	60
Source Reference Dist. (ft.)	3.28	3.28	3.28	3.28	3.28
Source Height Above Grade (ft.)	24	24	24	24	24

Source	16	17	18	19	20
Source Type	SPK	SPK	SPK	SPK	SPK
Source X-coordinate (feet)	169.6	169.6	182.4	198.4	208
Source Y-coordinate (feet)	169.6	195.2	195.2	195.2	195.2
Source Refernce SPL	60	60	60	60	60
Source Reference Dist. (ft.)	3.28	3.28	3.28	3.28	3.28
Source Height Above Grade (ft.)	24	2	2	2	2

Receiver Inventory with Model Grid Coordinate Locations and Predicted Operational Sound Level Exposure

Receiver				
Receiver Tag	R1	R2	R3	R4
Receiver X-coordinate (feet)	150	67	240	269
Receiver Y-coordinate (feet)	64	64	38	67
Receiver Ht Above Ground (ft)	5	5	5	5
SPL Predicted at Receiver	**41**	**37**	**39**	**39**

Barrier Segments with Model Grid Coordinate Locations

Tag	W01	W02	W03	W04	W05	W06	W07	W08	W09
X-coord	166.4	166.4	166.4	166.4	166.4	166.4	166.4	166.4	166.4
Y-coord	156.8	153.6	150.4	147.2	144	140.8	137.6	134.4	131.2
height (ft.)	32	32	32	32	32	32	32	32	32

Tag	W10	W11	W12	W13	W14	W15	W16	W17	W18
X-coord	169.6	172.8	176	179.2	182.4	185.6	188.8	192	195.2
Y-coord	131.2	131.2	131.2	131.2	131.2	131.2	131.2	131.2	131.2
height (ft.)	32	32	32	32	32	32	32	32	32

Tag	W19	W20	W21	W22	W23	W24	W25	W26	W27
X-coord	198.4	201.6	204.8	208	211.2	425.6	211.2	211.2	211.2
Y-coord	131.2	131.2	131.2	131.2	131.2	304	137.6	140.8	144
height (ft.)	32	32	32	32	32	32	32	32	32

Tag	W28	W29	W30	W31	W32	W33	W34	W35	W36
X-coord	211.2	211.2	211.2	211.2	211.2	211.2	211.2	211.2	211.2
Y-coord	147.2	150.4	153.6	156.8	160	163.2	166.4	169.6	172.8
height (ft.)	26.5	26.5	26.5	26.5	26.5	26.5	26.5	26.5	26.5

Tag	W37	W38	W39	W40	W41	W42	W43	W44	W45
X-coord	211.2	211.2	211.2	211.2	208	204.8	201.6	198.4	195.2
Y-coord	176	179.2	182.4	185.6	185.6	185.6	185.6	185.6	185.6
height (ft.)	26.5	26.5	26.5	26.5	26.5	26.5	26.5	26.5	26.5

Tag	W46	W47	W48	W49	W50	W51	W52	W53	W54
X-coord	192	188.8	185.6	182.4	179.2	176	172.8	169.6	166.4
Y-coord	185.6	185.6	185.6	185.6	185.6	185.6	185.6	185.6	185.6
height (ft.)	26.5	26.5	26.5	26.5	26.5	26.5	26.5	26.5	26.5

Tag	W55	W56	W57	W58	W59	W60	W61	W62
X-coord	166.4	166.4	166.4	166.4	348.8	166.4	166.4	166.4
Y-coord	182.4	179.2	176	172.8	358.4	166.4	163.2	160
height (ft.)	26.5	26.5	26.5	26.5	26.5	26.5	26.5	26.5

GRID CALCULATION WORKSHEET

Example Portion of Concluded Calculations Loop

		20	Source
	grid size (ft)	SPK	Source Tag
X	3.2	208	Source X-coordinate
Y	3.2	195.2	Source Y-coordinate
	rcvr plane height (ft)	2	Source Z-coordinate
Z	5	60	Source Reference SPL
		3.28	Source Ref. Distance (ft.)
Grid Upper Left (C,R)		2	Source height above grade (ft.)
1	1		
Grid Lower Right (C,R)			
120	90		

		Receiver Location			
Column	Row	X-coord	Y-coord	Z-coord	Cumulative SPL
1	1	3.2	3.2	5	32.0
1	2	3.2	6.4	5	31.6
1	3	3.2	9.6	5	32.1
1	4	3.2	12.8	5	32.0
1	5	3.2	16	5	32.4
1	6	3.2	19.2	5	32.4
1	7	3.2	22.4	5	32.4
1	8	3.2	25.6	5	32.6
1	9	3.2	28.8	5	32.4
1	10	3.2	32	5	33.1
1	11	3.2	35.2	5	33.0
1	12	3.2	38.4	5	33.2
1	13	3.2	41.6	5	33.3
1	14	3.2	44.8	5	34.8
1	15	3.2	48	5	33.5
1	16	3.2	51.2	5	33.2
1	17	3.2	54.4	5	35.6
1	18	3.2	57.6	5	35.2
1	19	3.2	60.8	5	35.2
1	20	3.2	64	5	34.3
1	21	3.2	67.2	5	35.8
1	22	3.2	70.4	5	35.7
1	23	3.2	73.6	5	35.5
1	24	3.2	76.8	5	35.7
1	25	3.2	80	5	35.9
1	26	3.2	83.2	5	35.8
1	27	3.2	86.4	5	36.0
1	28	3.2	89.6	5	39.9
1	29	3.2	92.8	5	36.3

CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date October 17, 2024

ACTION MINUTES

The meeting was called to order at 5:31 p.m. by Vice Chair Blakemore

ROLL CALL

Boardmembers present: Amy Blakemore, Vice Chair
Richard Johnson
Richard Little
Patrick O'Connor

Boardmembers absent: Chair Brad Stein

OTHERS PRESENT:
Approximately 4 members of the public;
Community Development Director Nick Bobroff;
Principal Planner Brian Banks;
Principal Planner Mindy Fogg;
Senior Planner Syndi Souter; and
Assistant Planner Megan Musolf

PUBLIC COMMENT: None

PROJECT REVIEW

1) Project: Minear-Almgren Fence & Gates, Project 24-2307-FENCE/ARB
Address: 1455 Camellia Circle
Applicant: Brian Brodersen, landscape architect, for Jeffrey Becker, Becker Group, Managing Member of Seaside Apartment Investors, LLC
Planner: Syndi Souter

Request of Holly Minear and Hans Almgren, property owners, to consider Project 24-2307-FENCE/ARB for preliminary review of a proposal for approval of "as-built" redwood fencing and gates, ranging from 3.75-feet to 8-feet in height, that were constructed in the front and side yard setbacks of the property. The property is a 9,147 square-foot parcel zoned Single Family Residential (7-R-1) and shown as APN 003-590-023, addressed as 1455 Camellia Circle.

Ex Parte Communications Disclosure: None

Staff Comments:
Syndi Souter provided a presentation and described the project. Syndi detailed the "as built" fence plans, and described the previously existing fence design and heights as compared to the existing fence the Board is reviewing. Syndi concluded her presentation with an analysis of the proposed (as-built) fence relative to the zoning code requirements and Neighborhood design objectives and policies, and asked for the Board's comments on the following issue areas:

- Design and materials for the fencing and gates;
- Height of fencing and gates; and
- Location of fencing in front yard setback.

Applicant Comments:
Holly Minear and Hans Almgren, property owners, were in attendance and provided brief comments. Holly explained to the Board that it was time to replace the fencing and that the rebuilt fence was very similar to the previously existing fence's height, location and material/design. She further explained that the purpose of the 8-foot portion is to screen the RV stored on the adjacent property from view. Hans related that their 8-foot portion of fence is lower in height that the adjacent neighbor's fences.

Public Comments:
Miles Calkins, a neighbor at 1450 Camellia Circle, spoke in support of approving the existing fence as designed/constructed, and that it is appropriate for the neighborhood.

Boardmember Discussion:
Boardmember O'Connor commented that the fence looks nice and he supports approval of it.

Boardmember Little commented that the fencing material and design is appropriate but is concerned with the height of the portion of fence within the front setback and recommends that the first and second "tiers" be brought down to the 3-foot ordinance standard.

Boardmember Johnson commented that there was precedent set by the previous fence's construction although the previous fence was not permitted. He has no objections to the fence as designed, including the fence material and design.

Vice Chair Blakemore commented that she sees the value in the way the fence is located and designed, but is concerned with the height of the first tier of fence height nearest the street being a safety concern with respect to line-of-site and pedestrian safety. Vice Chair Blakemore suggested that the Board consider a conceptual motion to reduce the first tier of fence (currently 3.70-feet) to 3-feet.

ACTION: Motion by Vice Chair Blakemore, seconded by Boardmember O'Connor, to recommend approval to the Director with the condition that the first tier of fencing in the front setback currently a 3.70-feet in height be reduced to 3-feet in height.

VOTE: 4-0

2) Project: Objective Design Standards for Multifamily Residential and Mixed-Use Developments
Address: Citywide
Applicant: City of Carpinteria
Planners: Mindy Fogg and Megan Musolf

Request of by the City of Carpinteria to consider Project 24-2279-ORD/LCPA for review of proposed Objective Design Standards (ODS) that would apply to specified multifamily residential and mixed-use developments in the City. The ODS are proposed as a new chapter in Title 14, Zoning, of the Carpinteria Municipal Code and are part of a larger project to rezone sites in the City to satisfy the City's 2023-2031 Housing Element Program 1, Adequate Sites to Accommodate Regional Housing Needs Allocation.

Ex Parte Communications Disclosure: Boardmember O'Connor commented that he reached out to Long Rang Planning staff with questions about which properties are proposed for the new Mixed Use Zone.

Staff Comments:
Community Development Director Nick Bobroff introduced the City's long-range planning team, comprised of Mindy Fogg, Principal Planner, and Megan Musolf, Assistant Planner. Megan provided a presentation and described the purpose of the Objective Design Standards (ODS) as a component of the larger effort to implement Program One of the City's 2023-2031 Housing Element, and how they would apply to future residential and mixed-use projects within certain zone districts. Megan provided an overview of the topics of the proposed ODS for the ARB's consideration and the related proposed standards of a new Chapter in the Zoning Ordinance (14.51). Megan concluded her presentation with a list of particular Ordinance sections requiring additional input from the Board, and asked for the Board's overall comments on the following elements of the Objective Design Standards:

- Massing and placement of multi-story buildings, particularly regarding required stepbacks and height limits for upper stories;
- Design elements specific to the Downtown T area (Linden and Carpinteria Avenues);
- Architectural styles permitted (or not permitted) by the design standards;
- Privacy considerations for residences within a mixed-use development, particularly regarding window placement on adjacent building facades; and
- Colors and materials, including exterior lighting.

Vice Chair Blakemore opened the discussion to boardmembers for questions. Boardmember O'Connor relayed his understanding of how the ODS would be implemented in the context of the Housing Element and proposed mixed-use zone (MU 20/25), and wondered if the ODS could be an opportunity to readdress how density is calculated for larger housing projects, particularly regarding the exclusion of non-buildable area from the calculation. He also asked if staff had considered consulting the Design Review Committee to review the ODS. Principal Planner Brian Banks noted that this could be discussed following public comment.

Boardmember Little asked if Housing Element candidate site property owners had a say in whether their property is rezoned by the City to MU 20/25. Mindy responded that a rezone could be done without property owner support, but that staff invite all property owners to attend Planning Commission and City Council meetings or submit comments so that their comments are considered in the decision-making process. Boardmember Little also asked if a citywide parking needs study had been completed to inform the required parking ratios in the ODS. Nick responded that no study has been done, but the ODS parking ratios for affordable units matched the parking ratios provided in State density bonus law. Boardmember Johnson commented that many residents do not use their garages for parking vehicles, adding to parking problems.

Applicant Comments: N/A

Public Comments:
Annie Sly addressed the Board with questions regarding if the purpose of the ODS is to protect the City from "Builder's Remedy" projects; if after the City approves the ODS can the State still overrule them; questioned how long the rezone process will take; and if there are any other remaining requirements still left to be completed for the City's Housing Element to be compliant with State housing requirements. Nick Bobroff then began responding to the questions at the request of Vice

Chair Blakemore, explaining that implementing ODS does give the city some "protection" since projects required by State law to be reviewed ministerially would still have to comply with them. The ODS could function as a "backstop" when projects cannot be reviewed by the ARB or Planning Commission. Brian added that well-crafted ODS are key for City staff to complete ministerial review of projects. Nick continued that Housing Element implementation programs do get reviewed by the State's Department of Housing and Community Development (HCD), and HCD could reject the implementation if it is deemed to not sufficiently support housing production, but that many of the types of standards in the ODS have been implemented successfully by other jurisdictions. Mindy noted that staff is currently aiming to have the rezones adopted by City Council by January 2025, and then staff would immediately submit the project to the California Coastal Commission and HCD for review.

Boardmember Discussion:

Chair Stein provided an email to the Board expressing that the proposed Objective Design Standards are very thorough and clear, but he has concerns that raising the height to 35-feet from the current 30-foot height limit, when combined with allowed height exceptions for certain elements such as mechanical enclosures and elevators can result in buildings with a height in excess of 40-feet. Vice Chair Blakemore acknowledged Chair Stein's comments. Mindy clarified that the proposed increase in height limit would be contained in the new MU zone district, not the ODS, although the ODS do propose height limits for each story. Nick added that HCD has informed the City that the current 30-foot height limit is an impediment for three-story buildings, which are necessary to achieve the required housing element densities.

Boardmember Little inquired if the proposed ODS contained any standards that conflicted with the recently approved mixed-use project at 4745 Carpinteria Ave. Megan replied that staff had considered this project in writing the ODS, but the ODS were not modeled after it. Brian elaborated that staff had used the project as an example of appropriate story height in the context of a larger discussion about setting story heights for small residential units. Boardmember Little suggested not listing BBQ grills as an amenity in open space areas. He agreed with the proposed story heights. He said he felt that stepbacks larger than two feet would be better for the proposed "contextual upper story stepbacks," and that screening for upper-story private open spaces should be no higher than four feet. He commented that every 50 feet felt too far for a roofline variation requirement, and recommended it be changed to 30 feet. Boardmember Little asked, in relation to the proposed 15-foot rooftop open space setback, if the current proposal to renovate the Palms building on Linden would satisfy this standard. Staff said it may on some sides, and Nick clarified that the 15-foor setback was intended to prevent rooftop open spaces from looking down into peoples' private yards. Nick suggested language could be added to clarify the setback would be needed when the abutting property is residential, and the Board agreed. Finally, Boardmember Little brought up the idea of allowing tandem parking, and staff responded that they would look into how it could be incorporated in the ODS.

Boardmember O'Connor felt the City should implement neighborhood-specific design standards in the future. He related back to his prior comments regarding density and said he wanted to prevent high-rise buildings on small lots with environmental or other constraints. Nick responded that the State requires a minimum density of 20 units per acre for Housing Element rezone sites, and that density is calculated with gross lot size. Boardmember O'Connor expressed that only the buildable area on a site should be considered in density calculations, and Nick replied that staff, for the ODS and MU 20/25 zone, is working with existing Zone Code rules which utilize gross lot size. Lastly, Boardmember

O'Connor questioned how projects would be handled in the proposed MU 20/25 zone that reuse existing structures. Brian responded that staff expect most projects that would utilize the ODS would likely be full demo/rebuild type projects due to the high cost of retrofitting old buildings for new residential, and Mindy noted that it could be feasible for a few candidate sites to repurpose existing buildings while meeting the ODS.

Boardmember Johnson expressed that he felt the ODS were a sound starting point, although many hours could be spent discussing them. Nick replied that the proposed ODS, if implemented, can be reviewed and changed in the future once projects have begun to actually use them. Boardmember Johnson concurred with Boardmember O'Connor's comments regarding calculation of density, and then expressed concern about the ODS pushing buildings right up to the front property line. Nick responded that no MU 20/25 rezone sites are proposed on Linden Ave where a zero-foot setback exists, and that the MU 20/25 zone proposes 5-to-15-foot front setbacks.

Vice Chair Blakemore commented that the proposed 35-foot height limit in the MU 20/25 zone should be inclusive of elevators and other equipment on top of buildings. She felt there should not be any exceptions to the proposed story height limits for certain roof styles, and that the two-foot upper story stepback was adequate— a larger stepback would not accommodate higher densities. She did not support allowing BBQ grills in common/public open spaces. For landscaping requirements, Vice Chair Blakemore recommended increasing the required number of 5-gallon plants per 1,000 square feet from 10 to 20, and to find a way to prohibit trees with invasive root systems that would damage sidewalks and other infrastructure (she suggested compiling a list of trees to avoid).

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

VOTE: 4-0

OTHER BUSINESS: None

CONSENT CALENDAR:

3) Action Minutes of the Architectural Review Board Meeting of September 26, 2024.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Little, to approve the minutes as drafted.

VOTE: 3-0 (O'Connor abstained)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: None

ADJOURNMENT

Vice Chair Blakemore adjourned the meeting at 7:00 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, November 14, 2024. All Boardmembers present expect to attend.

_____
Chair, Architectural Review Board

ATTEST:

_____
Secretary, Architectural Review Board

December 2024

December 2024

Mo	Tu	We	Th	Fr	Sa	Su
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

January 2025

Mo	Tu	We	Th	Fr	Sa	Su
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Nov 25	26	27	28	29	30	Dec 1
2 5:30pm 9:00pm Planning Commission Meeting - TELEVISED	3	4 5:00pm 7:00pm Fire District Board Meeting	5 8:30am 9:30am DTBAB Meeting (Side 2:00pm 3:00pm PW 6:00pm 9:00pm Seal	6	7	8
9 3:00pm 8:00pm City Council Meeting - Televised	10 9:00am 12:00pm GOVERNMENT TAX WEBINAR (COUNCIL CHAMBERS ROOM) -	11 5:30pm 8:30pm Water Distrct Board Mtg - Televised (Council Chamber)	12 7:30am 9:00am 11:00am 12:00pm 2:00pm 3:00pm PW 5:30pm 7:30pm ARB	13	14 9:00am 11:00am Carpinteria Beautiful Meeting	15
16 5:30pm 7:00pm General Plan Update Committee Meeting 5:30 Start Time	17 5:30pm 7:30pm School District Board Regular Mtg (TV)	18 3:00pm 4:30pm Cookie Exchange	19 8:00am 12:00pm 2:00pm 3:00pm PW 3:00pm 4:30pm 4:30pm 5:30pm HSAC	20	21	22
23 3:00pm 8:00pm City Council Meeting - Televised	24 City Hall Closed 5:30pm 8:30pm Water District Board Meeting - Televised	25 City Hall Closed In Observance Of Christmas 3:00pm 5:00pm Harbor Seal Advisory Board (Council Chamber)	26 9:30am 10:30am Canceled: 2:00pm 3:00pm PW	27 City Hall Closed	28	29
30 City Hall Closed	31 City Hall Closed In Observa	Jan 1, 25	2	3	4	5

City of Carpinteria
Planning Activity Summary

November 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 11/25/2024

Project #	Owner / Applicant	Address	Street	Project Description	Activity	Planner	Status	Code Violation
24-2322-SIGN	Fastsigns Ventura for Edward Jones	1145	Eugenia	Non-illuminated sign plate on an existing directory ground sign	Under review 11/25/2024.	Marysol	1	
24-2317-TPM/CDP	Frontier California Inc.	5115	Ogan Road	Two Way Lot Split	Submitted 11/7/2024. Under review.	Syndi	1	
24-2316-SIGN	Sutter-Sansum Clinic	4806	Carpinteria Avenue	Replace existing signs with new signs, updated business name	Under review 11/7/2024.	Marysol	1	
24-2306-DP/CDP/ARB	Jeffrey Becker, Seaside Apartment Investors, LLC	141-155	Holly Avenue	New landscaping & exterior paint colors for 4 apartment buildings (Driftwood Apts.)	Submitted 7/24/2024. Incomplete 8/15/2024. Partial resubmittal 8/28/2024. To ARB for Prelim/Final review with conditions 9/26/2024. Awaiting CVWD letters.	Syndi	1	
24-2304-SIGN	Santa Barbara Signs for OneLegacy	4180	Via Real	Wall mounted sign, 3 dimensional letters, non-illuminated.	Submitted 7/19/2024. Under review, incomplete.	Marysol	1	
24-2315-DPR/CDP/ARB	The Towbes Group	1001-1025	Casitas Pass Road	Site access improvemnts, modify trellis and central landscape area	Submitted 10/28/24. Under Review. Incomplete 11/15/24.	Brian	2	
24-2313-CUP/CDP	Carpinteria Valley Water District	Various		Carpinteria Advanced Purification Project (CAPP)	Submitted 9/09/24. Under review. Incomplete 10/08/24.	Brian	2	
24-2302-DPR/CDP	Ebbink/Little Dom's	686	Linden Ave	Private parklet	Submitted 7/03/24. Under review. Incomplete 7/23/24.	Brian	2	
24-2287-CDP/ARB	Samatha Anderson	5444	Cameo Road	Extensive int/ext remodel and 747sf of additions to existing	Submitted 3/26/2024. Incomplete 4/18/2024.	Syndi	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. Incomplete 12/27/23.Resubmitted 6/10/24. Incomplete 7/10/24.	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. Incomplete 12/27/23. Resubmitted 6/10/24. Incomplete 7/10/24.	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. Resubmitted 3/15/24, under review. Incomplete 4/15/24.	Brian	2	
23-2215-SIGN	Neon Plus Signs / Fancy Floors	1015	Casitas Pass Road	1 wall electric channel letter sign and 1 hanging sign	Submitted 3/23/2023. Incomplete. Resubmittal 4/26/2022. Incomplete. 7/31/2023. Incomplete 8/2/2023.	Marysol	2	
21-2099-CUP	Family Baptist Church	5026	Foothill Road	New portable classrooms for elementary school	Submitted 3/15/2021. Incomplete 4/13/2021. Resubmitted 5/26/2021. Incomplete 6/24/2021. Prelim ARB 6/17/2021, continued to 7/1/2021 with comments. Project on hold per applicants.	Marysol	2	
20-2073-SIGN	Ramiro Vega	830	Maple Avenue	New illuminated sign (as-built)	Submitted 11/6/2020. Incomplete 12/3/2020. Pending resubmittal.	Marysol	2	Yes

20-2033-SIGN	Yummy Yogurt	1005	Casitas Pass Road	New sign	Submitted 2/7/2020. Incomplete 3/6/2020. Resubmitted 4/10/2020. Under review. Pending resubmittal.	Marysol	2	Yes
19-2018-FENCE	Ernesto Verburgt	4516	El Carro Lane	7 foot side yard fence (resulting from grade difference)	Submitted 10/25/2019. Incomplete. Partial resubmittal 12/10/2019. Building Permit in plan check. Awaiting solution for last incompleteness item.	Marysol	2	
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
24-2301-SIGN	CB & G Sign Solutions, Inc. for property owner	1145	Eugenia Place	New sign program for the property	Submitted 6/27/2024. Schedule for ARB 8/15/2024	Marysol	3	
24-2281-DP/CDP/ARB	City of Carpinteria	Franklin	Creek Trail	Landscaping & hardscape improvements to trail b/t Carpinteria Avenue & Seventh Street	Submitted 2/26/2024. Incomplete 3/27/2024. Resubmittal 7/31/2024. 2nd Incomplete 8/30/2024. Tentatively scheduled for ARB 1/30/2025.	Syndi	3	
23-2269-CDP/ARB	George & Marijo De Mattos	413	Calle Dia	290sf bedroom & kitchen addition and 900sf remodel, & new driveway	Submitted 12/7/2023. Incomplete 1/5/2024. Resubmitted 5/2/2024. Complete 5/14/2024. ARB review on hold per architect.	Syndi	3	
23-2254-DP/CUP/CDP/ARB	499 Linden Managers LLC	499 & 399	Linden Avenue	New 36-room two-story hotel with roof deck and new 83-space parking lot	Submitted 9/13/2023. Incomplete 10/13/2023. Resubmittal 5/9/24, under review. Incomplete 6/7/24. Resubmitted 7/18/24. Under review. Complete 8/15/24, scheduled for ARB preliminary review 12/02/24.	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. Pending withdrawal, alternative project submittal pending.	Marysol	3	
23-2207-DP/LCPA/TPM/CDP	Carp Bluff, LLC	5669 &5885	Carpinteria Avenue	New 99-room resort and 41-unit apartment building.	Submitted 2/3/2023. Incomplete 3/3/2023. Resubmitted 7/19/2023. 2nd Incomplete 8/18/2023. Resubmittal 10/12/2023. 3rd Incomplete 11/8/2023. Resubmittal 11/16/2023. Complete 11/21/2023. To ARB on 1/25/2024 for prelim review-continued with comments. RFP for EIR out for bids on 5/20/2024. Three bids received. Project on hold per agent.	Syndi	3	
24-2312-TUP	Howard School	5050	El Carro Lane	Location of preschool-8th grade to continue at St. Joseph Church for the period of 1 year.	Submitted 9/5/2024. Director Approved 9/30/2024.	Marysol	4	
24-2305-DPR/CDP	Noormand and Sons, Inc.	5205	Carpinteria Ave	Private parklet	Submitted 7/23/24. Under review. Complete 8/14/24. Director approval 10/08/24. Awaiting BP application.	Brian	4	
24-2294-CDP/ADU	Jeffrey Krumm	126	Ash Avenue	As-built conversion of 297sf storage room to an ADU	Submitted 5/8/2024. Director approval 6/7/2024. Coastal Commission appeal period ended 7/9/2024.	Syndi	4	Yes

24-2293-CDP/ADU	Jeffrey Krumm	126	Ash Avenue	As-built conversion of 297sf storage room to an ADU	Submitted 5/8/2024. Director approval 6/7/2024. Coastal Commission appeal period ended 7/9/2024.	Syndi	4	Yes
24-2278-CDP/ADU	Saticoy Development, LLC	4253	Carpinteria Avenue	New 609sf detached ADU	Submitted 2/7/2024. Director approved 3/6/2024.	Syndi	4	
23-2209-CDP/ARB	Mark & Megan Pfaff	5559	Calle Arena	New 2,631 sf 2-story SFD with a 401sf attached 2-car garage.	Submitted 2/8/2023. Incomplete 3/10/2023. Resubmittal 4/13/2023. Incomplete #2 5/12/2023. Resubmittal 5/24/2023. Complete 6/22/2023. To ARB on 8/17/2023 for prelim review-continued with comments. Resubmittal 4/18/2024. Cont'd prelim review at ARB on 7/11/2024. Director approval 9/17/2024. FLAN to CCC 10/1/2024.	Syndi	4	
22-2145-ARB/CDP	Heather & Sean Findley	864	Arbol Verde Street	Garage conversion to living space and 567sf addition with new garage and foyer.	Submitted 3/15/2022. Incomplete 4/14/2022. Resubmittal 5/24/2024. 2nd Incomplete 6/24/2024. Resubmittal 8/1/2024. Complete 8/2/2024. Director approval 8/19/2024.	Syndi	4	
21-2116-ARB	Motel 6	5550	Carpinteria Avenue	Lighting and landscaping	Submitted 7/14/2021. Incomplete 8/12/2021. Resubmitted 11/10/2021. Incomplete 12/9/2021. Resubmittal 12/20/2021. Incomplete 1/19/2022. Pending Resubmittal. ARB 4/28/2022. Director approved 7/5/22. Coastal Commission Appeal period ends 8/4/2022. Property ownership has changed. New property owner has been informed on next steps to clear violation 04/25/2023. New project team preparing resubmittal starting 5/2023. In progress.	Marysol	4	
21-2112-LCPA	City of Carpinteria		Citywide	Downtown Design Overlay Program	RRM Drafting DDO amendments. Edits and comments to Ch 14 resubmitted to RRM.	Nick/RRM	4	Yes
19-1986-LCPA	City of Carpinteria		Citywide	Development Design and Housing Regulation Changes	See 21-2112 for Downtown Overlay.	Nick/Mindy	4	
24-2303-DP/CDP/ARB	701 Linden LLC	701	Linden	Palms Restaurant Renovation	Submitted 7/15/24. Under review. Incomplete 8/14/24. Complete 9/24/24. Preliminary ARB approval 9/26/24. Scheduled for PC 12/02/24.	Brian	5	
24-2292-CUP	Dish Wireless	6267	Carpinteria Avenue	(N) Wireless Facility	Submitted 4/11/24. Incomplete 5/2/24. Resubmitted 7/05/24. Complete 7/10/24, preliminary ARB 8/15/24. Scheduled for PC 12/02/24.	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. Review in progress.	Marysol	5	

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. Proposed Final EIR underway.	Nick/Luis	5	
16-1810-LCPA	City of Carpinteria		Citywide	General Plan/Coastal Land Use Plan Update	kick off meeting April 27, 2016. Ongoing through 2024. GPUC reconvened 3.18.24. GPUC Meetings ongoing.	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	
24-2300-CDP/VAR	City of Carpinteria Pubic Works	5775	Carpinteria Ave	Equipment Carport	Submitted 6/20/24. Complete 07/17/24. Scheduled for PC 10/7/24. PC appoved, CCC appeal period expires 11/07/24.	Brian	6	
23-2264-TPM/CDP	Eberling-VanDerKar TPM/CDP	435	Concha Loma Drive	Two Way Lot Split	Submitted 11/30/23. Incomplete 12/27/23. Resubmitted 4/19/24, under review. Complete 5/13/24, scheduled for PC 9/03/24. PC approved 9/03/24. CCC appeal period expired 10/05/24. Awaiting final map submittal	Brian	6	
23-2251-CUP	Jeffrey and Lori Runnfeldt / Ray Ames	1025	Cindy Lane	Automobile storage.	Submitted 9/08/2023. Incomplete 10/05/2023. Resubmitted 3/14/24. Incomplete 4/15/24. Complete 5/1/24. Scheduled for PC 7/01/24. PC approved, waiting for Bldg. permit submittal.	Brian	6	Yes
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	
22-2183-ARB/CDP	Tyler Mayer	5557	Calle Arena	Addition to SFD	Submitted 9/12/2022. On hold pending project redesign. Resubmittal 12/14/2022. Incomplete 1/11/2023. Resubmittal 5/26/2023. 2nd Incomplete 6/23/2023. Resubmittal 7/27/2023. 3rd Incomplete 8/15/2023. Resubmittal 8/25/2023. Complete 8/28/2023. To ARB on 9/14/2023 for prelim review-continued with comments. Resubmittal 2/26/2024. To ARB for cont'd prelim review on 5/16/2024. Approved by PC on 8/5/2024.	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. Awaiting Building Permit submittal. BP, submitted Time Extension request 10/28/24. Scheduled for PC 12/02/24.	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	
24-2279-LCPA/ORD	City of Carpinteria		Citywide	Housing Element rezones and associated Title 14 amendments	Scheduled for November 25 City Council first reading. Includes Obj. Design Standards and new Mixed-Use zone district.	Mindy/Megan	7	
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. Complete 2/8/2024. To ARB for prelim review on 4/11/2024. CC/PC/ARB concept review on 6/18/2024.	Syndi	7	

21-2111-LCPA	City of Carpinteria		Citywide	Density Bonus Program	PC rec'd approval 6/3/24. On hold pending legislative info and Coastal Commission collaboration.	Nick/Mindy/Megan	7	
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. Tentatively scheduled for CC map acceptance 12/9/2024.	Syndi	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 workshop & then return to CC.	Dan / Nick	7	
24-2308-GPA	City of Carpinteria		Citywide	Amend Safety Element to be compliant with AB 2140	CC approved Resolution on 11/12/24.	Mindy/Megan	8	
23-2271-ORD	City of Carpinteria	Citywide		Multifamily Housing Smoking No-Smoking regulations	CC feedback 3/11/24 CC 1st read 6/24/24 CC 2nd read 7/8/24.	Megan/Mindy/David	8	

23-2261-TUP	City of Carpinteria		Monte Vista Park	Off Leash dog park pilot program	6 month TUP review at PC November 4 2024- - PC voted to allow continued operation.	Megan	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. Resubmitted to HCD for final certification 1/23/24.	Nick/Mindy	8	
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. Scheduled for Final ARB 11/14/24.	Brian	9	
24-2307-FENCE/ARB	Holly Minear & Hans Almgren	1455	Camellia Circle	New 3.75'-8' tall fence & gates	Submitted 7/26/2024. Complete 8/13/2024. Prelim/final review at ARB on 10/17/2024. Director approval 10/22/2024.	Syndi	10	Yes

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	
23-2231-ORD/LCPA	City of Carpinteria		Citywide	ADU Ordinance amendments to address changes to state law.	Initiated by CC 08/28/23. PC rec'd approval 3/4/24. CC approved first reading 7/8/24. Submitted to Coastal Commission 8/13/24. Postponed from September '24 CCC agenda. On hold while CCC/HCD coordination is resolved.	Nick/Megan	11	
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	
24-2311-CDP/ADU	Carrie Kirchner	1505	Casitas Pass Road	New detached 899sf ADU.	Submitted 9/4/2024. Director approved 10/3/2024. BP #14543 submitted 10/10/2024.	Syndi	12	
24-2297-DPR/CDP	Smigel/Sunburst Parklet	5080	Carpinteria Ave	Private parklet	Submitted 6/07/24. Under review. ARB Matters by Staff 7/11/24. Director approval 7/30/24. Waiting for Bldg permit submittal. Bldg permit submitted 9/20/24.	Brian	12	
24-2296-CDP/ADU	Maggie Camacho	1476	Haida	Convert 353sf and add 378sf to create an attached 731sf ADU	Submitted 5/22/2024. Incomplete 6/21/2024. Resubmittal 7/8/2024. Director approval 7/10/2024. BP#14479 submitted 8/29/2024.	Syndi	12	

24-2286-CDP/ADU	Aaron Johnson	4975	Sawyer Ave	New 747 sf detached ADU	Submitted 3/26/24. Under review. Incomplete 4/23/24. Resubmittal 5/22/24, under review. Complete 6/18/24. Director approved 7/23/24, waiting for Bldg. permit submittal. Bldg. permit submitted 9/30/24, in plan check.	Brian	12	
24-2285-CDP/ARB	Aaron Johnson	4975	Sawyer Ave	Demo unpermitted acc. Structures, new attached garage, new spa	Submitted 3/15/24. Under review. Incomplete 4/15/24. Resubmittal 5/28/14, under review. Complete 6/18/24, preliminary/final ARB 7/11/24. Director approved 7/23/24, waiting for Bldg. permit submittal. Bldg. permit submitted 9/30/24, in plan check.	Brian	12	Yes
24-2282-CDP/ADU	Mark Rolph	4715	Aragon Drive	New 749sf ADU attached above (e) garage.	Submitted 2/26/2024. Incomplete 3/27/2024. Resubmitted 3/28/2024. Director approved 4/26/2024. BP #14533 submitted 10/3/2024.	Syndi	12	
24-2273-CDP/ADU	Rafael Hernandez	4954	Fifth Street	Convert (e) 496sf detached garage with a 110sf add'n to a 606sf ADU.	Submitted 1/9/2024. Incomplete 2/5/2024. Resubmittal 2/20/2024. Director approved 3/21/2024. BP#14270 submitted 4/4/2024.	Syndi	12	
23-2263-CUP	Sanchez Rebuild CUP	5091	Foothill Road	Rebuild Residence	Submitted 11/20/2023, under review. Incomplete 12/18/23. Complete 1/25/24. Scheduled for PC on 3/4/24. PC approved, waiting for Bldg. permit submittal. Bldg. permit submitted 9/26/24, in plan check.	Brian	12	
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. BP#14364 submitted 6/27/2024. In plan check.	Syndi	12	
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. BP#14281 submitted 4/17/2024.	Syndi	12	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. BP#14267 submitted 3/29/2024. TEX for CDP requested 10/14/2024. TEX approved by Director 10/17/2024.	Syndi	12	Yes
23-2241-SIGN	Mollie's Italian Deli	1039	Casitas Pass Road	Acrylic wall mounted sign and a hanging blade sign	Submitted 8/1/2023. Corrections. Resubmittal under review. Approved 9/14/2023. Building Permit for one sign issued. Deferred building permit for second sign in plan check 01/22/2024. Building Permit ready for issuance, pending pickup 3/18/2024. Permit still pending pickup 09/30/2024.	Marysol	12	

23-2237-CUP/CDP/ARB	Brandon Bono & Lorraine Pulido	4788 &4792	Dorrance Way	New 371sf 2nd-story addition to duplex & remodel	Submitted 7/21/2023. Incomplete 8/17/2023. Resubmittal 9/22/2023. Complete 10/17/2023. To ARB for prelim on 12/14/2023. Approved by PC on 4/1/2024. BP#14347 submitted 6/11/2024. Final ARB on 7/11/2024.	Syndi	12	
23-2236-ARB/CDP	Schlobohm	5030	Carpinteria Avenue	Facade improvements to the building	Submitted 7/18/2023. Incomplete 8/17/2023. Prelim/Final ARB 8/31/2023. Resubmittal 11/28/2023. Director Approved 03/29/2024. Building Permit in Plan Check. Building Permit in Final Processing 10/2024.	Marysol	12	
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 incomplete item. Complete 11/28/23. PC approved 2/5/24. CC appealed, schedule for CC. CC approved 3/26/24. Demo permit issued. Grading permit under review. Final ARB 8/15/24. Building permit in Plan Check review. Grading permit issued. Pre-Con meeting 9/26/24. Demo/Grading in progress.	Brian	12	
23-2218-ARB/CDP	Joseph Cardenas	5401	Cameo Road	New 587 sf 2nd story addition, 460 sf garage conversion, new 587 sf garage.	Submitted 4/4/2023. Incomplete 5/3/2023. Complete 6/21/2023. ARB P/F 7/27/2023. Director approved 10/24/2023. Building Permit application submitted to plan check 10/26/2023. On hold at applicant's request 05/2024.	Marysol	12	
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	
22-2182-ARB/CDP	Mark Rolph	4715	Aragon Drive	1,375sf two-story addition to (e) SFD	Submitted 9/6/2022. Incomplete 10/6/2022. Resubmittal 11/6/2022. 2nd Incomplete 12/7/2022. Resubmittal 12/12/2022. Complete 1/3/2023. Prelim review at ARB on 2/16/2023. Continued prelim review at ARB on 5/25/2023. Director approval 6/20/2023. TEX requested 4/9/2024 and approved on 5/7/2024; new expiration date is 6/20/2025. BP #14532 submitted 10/3/2024.	Syndi	12	

22-2164-DPR/CDP	Parga Construction for The Spot	389	Linden Avenue	Patio Cover over steel structure and canvas shades	Submitted 6/23/2022. Incomplete 7/21/22. Resubmittal 12/22/2022. Incomplete 1/19/2023. ARB 3/16/2023. Pending resubmittal in response to comments. Resubmittal 7/17/2023. Director Approval 01/16/2024. Final ARB 02/29/2024. Building Permit submitted 11/7/2024, in plan check Planning.	Marysol	12	
22-2162-DP/CDP/ARB	John Howard	4818	Dorrance Way	New 1,895sf 2-story SFD and a detached 471sf garage with a 408sf workshop above.	Submitted 6/9/2022. Incomplete 7/8/2022. Resubmitted 9/8/2022. 2nd Incomplete 10/3/2022. Resubmittal 12/7/2022. Complete 12/28/2022. To ARB on 3/16/2023. Resubmittal 6/8/2023. To PC on 8/7/2023-continued due to lack of a quorum. Approved by PC on 9/5/2023. Final ARB on 5/16/2024. BP#14261 submitted 3/19/2024. TEX submitted on 8/27/2024, to PC on 10/7/2024.	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	
20-2057-DP/CUP/CDP	Martha Marquez	4684	Seventh Street	Construct a 258 SF addition and new entry porch to Unit A on the existing duplex.	Submitted 7/22/2020. Incomplete 8/21/2020. Resubmittal 3/23/2021. Incomplete 4/21/2021. Resubmittal 3/16/2022. Complete 4/15/2022. To ARB for preliminary review on 5/26/2022. Approved by PC on 12/5/2022. Final ARB on 4/27/2023. BP#14153 submitted 10/16/2023. TEX for Planning & BP submitted 6/20/2024. TEX to PC on 10/7/2024.	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	

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. BP#14287 submitted 4/23/2024. Plan B- Demo BP#14534 issued 11/20/2024.	Syndi	13	Yes
23-2257-DPR	Carp Business Park	4185 & 4195	Carpinteria Avenue	Landscape Improvements	Submitted 10/09/2023. Incomplete 11/3/2023. Resubmittal 11/13/2023. Complete 11/21/2023. Prelim ARB complete. Director approved 1/9/24. Final ARB 02/29/24. In plan check.	Brian	13	
23-2253-SIGN/ARB	Extra Space Storage	6250	Via Real	New illuminated monument sign	Submitted 9/5/2023. Incomplete. Resubmittal 3/6/2024. Incomplete. Resubmittal 5/22/2024. Complete. Schedule for P/F ARB 5/30/2024. Director Approval 6/27/2024. Building Permit issued.	Marysol	13	
23-2228-CDP/ARB	Emma Davis	5459	Shemara Street	New covered porch, new trellis over garage, garden wall, fence	Submitted 6/20/2023. Incomplete 7/20/2023. Resubmitted 8/31/2023. Complete 9/28/2023. P/F ARB 10/26/2023. Pending resubmittal. Director Approved 3/8/2024. Building Permit in final processing 10/2024. Building Permit ready for pick up 11/21/2024	Marysol	13	
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	
24-2309-SIGN	Santa Barbara Hives	516	Palm Avenue # C	2 non-illuminated wall signs	Submitted 7/31/2024. Approved 8/15/2024. Building Permit issued 8/19/2024. Under construction.	Marysol	14	
24-2284-CDP/ADU	Carolyn Friedman	5291	Cambridge Lane	New 400sf detached ADU	Submitted 2/28/2024. Director approved 3/28/2024. BP#14267 issued 7/17/2024. Under construction.	Syndi	14	

24-2283-ARB	Eric Nystrom	1477	Manzanita	Exterior Remodel	Submitted 2/26/24, under review. Complete 3/26/24. Scheduled for 4/11 ARB. ARB Approved 4/11/24. In plan check. Building issued 7/24/24, under construction.	Brian	14	
24-2277-CDP/ADU	Alec & Amber Hardy	5378	Dariesa Street	New 536sf attached ADU	Submitted 2/7/2024. Director approved 3/7/2024. BP#14292 issued 5/1/2024. Under construction.	Syndi	14	
24-2276-FENCE	Amber & Jenny Scouras	1493	Trenora Street	New 6' wooden fence on top of 2.5' retaining wall	Submitted 2/6/2024. Director approval 2/13/2024. BP#14172 issued 6/18/2024. Under construction.	Syndi	14	
24-2275-CDP/ADU	Mauricio & Angelina Rosales	4585	El Carro Lane	Convert (e) 634sf attached garage/workshop to an ADU	Submitted 2/6/2024. Incomplete 3/5/2024. Resubmitted 3/27/2024. Director approved 4/26/2024. BP#14301 issued 10/8/2024.	Syndi	14	
24-2274-CDP/ARB	Cooper-Smith Family Trust	1314	Sterling Avenue	198 sq ft entry addition, new doors/windows, interior remodel	Submitted 02/08/24. Incomplete 3/07/24. Prelim/Final ARB 3/14/24. Dir. Approval 4/1/24. CCC appeal period ends 5/2/24, in plan check. BP issued 6/13/24, under construction.	Brian	14	
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 issued 6/6/2024. Under construction.	Syndi	14	Yes
23-2247-CDP	Laurie Stout	5556	Calle Arena	288 sf accessory building	Submitted 8/30/2022. Incomplete 9/25/2023. Resubmitted. Complete. Director approved 3/22/2024. Building Permit in plan check. Building Permit issued 7/25/2024. Under construction.	Marysol	14	
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 issued 12/04/2023.	Marysol	14	
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 issued 4/11/2024. Under construction.	Syndi	14	
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 issued 4/10/2024. Under construction.	Syndi	14	
23-2224-SIGN	Seek Health/ Mckenzie Cervini	1110	Eugenia Place, Suite 200	new sign for chiropractic office	Submitted 5/30/2023. Incomplete. Approved 9/27/2023.	Marysol	14	
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 issued 3/13/2024. TEX for CDP submitted 8/13/2024; Director approval 8/16/2024. TEX for BP requested 7/2/2024.	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. Under construction.	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	
22-2185-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. Under construction 9/09/24.	Brian	14	
22-2184-DP/CDP/ARB	Gregg & Beth Scerni	4610	Fourth Street	New 2,257sf 2-story SFD with 504sf detached 2-car garage	Submitted 9/13/2022. Incomplete 10/13/2022. Resubmittal 3/6/2023. Complete 3/21/2023. To ARB on 4/27/2023. Approved by PC on 9/5/2023. VM recorded 9/15/2023. Final ARB on 12/14/2023. BP#14198 issued 8/26/2024. Under construction.	Syndi	14	
22-2180-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. Under construction.	Syndi	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	

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. Under construction.	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 approved 10/10/24.	Brian	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.	Brian	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. Under construction.	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. Under construction.	Syndi	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. Under construction.	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	
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	
19-2016-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. Certificate of Occupancy in progress.	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	
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	

23-2250-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 finaled 11/20/2024. CofO issued 11/21/2024.	Syndi	15	
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. CofO issued 11/18/2024.	Syndi	15	
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 finaled 10/30/2024. CofO issued 10/31/2024.	Syndi	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	11/25/2024 13:09			

BUILDING PERMIT REPORT

11/01/2024 - 11/25/2024

Permit #	Issued Date	Parcel #	Site Address	Owner Name	Project Description	Valuation	Status	Permit Date	Code Compliance Violation	Fire Permit Required
14584	11/21/2024	001-370-016	6087 Jacaranda Way Unit D	VAIL NICHOLAS C/MARCIA	Remove and replace 7 windows and 1 patio door. No change to size or location of 6 windows and 1 patio door. Window 204 will be lowered 6.25" to meet egress. Subject to Field Inspector's verification and approval.	7,450	Pending Pickup	11/21/2024		
14583	11/19/2024	003-103-009	1361 Crammer Cir	GONZALES, FREDERICK T	Like for like color and material reroof. Remove (e) roof membrane and reroof with CertainTeed's Landmark shingles. 27 squares total.	22,900	Issued	11/19/2024		
14581	11/14/2024	003-481-016	180 Holly Ave	CAREN, ANDREA ENGEL TTEE OF CAREN, ADREA ENGEL TRUST 4/3/01	Replace 21 existing sub panels with new sub panels. New sub panels not to exceed 60 amps maximum. Subject to field inspector verification and approval	12,855	Issued	11/14/2024		
14578	11/13/2024	003-730-CA1	130 Ash Avenue	Sandpiper III Condominiums Carpinteria	Remove and dispose of wood shake roof system on building. Install new underlayment and new Presidential TL Shadow Gray roof system made by Certain-teed. 64 squares	94,291	Issued	11/13/2024		
14577	11/12/2024	004-010-069	4625 El Carro Lane	TAFF FAMILY TRUST 6/28/16	Tear off (e) composition roof and replace with new composition roof. Like for like. 30 squares total.	23,920	Issued	11/12/2024		
14575	11/12/2024	001-242-003	1334 Camino Trillado	FULTS KURT/KIM	Tear off (e) brown shingles and replace with new Weatherwood Brown shingles. 26 squares total.	24,600	Pending Pickup	11/12/2024		

14572	11/8/2024	001-252-003	5529 Cameo Road	THE SURVIVORS TRUST UDT THE FRENCH LIVING TRUST 7/17/90	Remove existing comp shingle roof material and install new Certainteed Landmark shingles, color like for like. 25 squares	34,000	Issued	11/6/2024		
14571	11/6/2024	003-690-CA1	231 Linden Avenue	Sandpiper Linden Homeowners Assoc.	Remove and dispose of old roof system on two carports. Install new Certain-Teed self-adhering roof system.	25,000	Issued	11/6/2024		
14568	11/4/2024	003-590-001	1426 Camellia Circle	NOLEN, JULIE	Tear off existing light brown asphalt shingles. Install dark gray/Black Asphalt shingles. 24 squares. [Planning approved minor color change]	19,500	Issued	11/4/2024		
14557	11/21/2024	003-352-007	5664 Calle Paciific	PEDERSEN FAMILY TRUST 7/8/92	Install stub outs for gas, water, and electrical lines to exterior wall of garage for potential future use. Scope does not include any new utility connections or improvements to the garage.	1,500	Pending Pickup	10/15/2024	Yes	
14550	11/14/2024	001-390-022	1062 Palmetto Way, Unit F	James A Nevins and Sang-AH I Nevins	Replace existing 100 amp panel with a new 100 amp panel. No new loads to be added.	3,000	Pending Pickup	10/14/2024		
14538	11/14/2024	003-760-004	4755 SandyLand #6	Muneio Thomas	170 SF interior remodel to (e) 861 SF Condominium. Remodel Kitchen and Bath. New Wall Heater stacked Washer and Dryer, new Electrical Panel. No exterior work.	25,000	Issued	10/8/2024		
14517	11/14/2024	001-390-014	1092 Palmetto Way, Unit H	SANTILLAN, MAXIMINO	Replace existing 100 amp panel with a new 100 amp panel, no new loads added.	3,000	Pending Pickup	9/17/2024		

14515	11/14/2024	001-380-033	1075 Palmetto Way, Unit A	Stephen P. Caldwell and Frances E Caldwell	Replace existing 100 amp panel with a new 100 amp panel, no new loads added.	3,000	Pending Pickup	9/17/2024		
14514	11/7/2024	001-280-015	1466 Trenora Street	MEDEL, BRIAN E	Roof mount 400 KW Photovoltaic System with (2) Enphase IQ Battery 5P	27,640	Pending Pickup	9/17/2024		
14468	11/14/2024	001-370-008	6075 Jacaranda Way, Unit B	William Mathew Michael and Qing Liu-Michael	Replace existing 100 amp panel with a new 100 amp panel. No new loads to be added.	3,000	Pending Pickup	8/27/2024		
14445	11/14/2024	001-380-004	6088 Jacaranda Way, Unit D	BRASSEUR JOHN	Replace existing 100 amp panel with a new 100 amp panel. No new loads to be added.	3,000	Pending Pickup	8/26/2024		
14357	11/21/2024	001-272-009	5459 Shemara Street	Davis Emma Rose	New covered porch, 190 SF. New 3' Trellis over existing garage door, replace doors and windows in existing openings, replace A/C, remodel existing kitchen.	177,267	Pending Pickup	6/18/2024		Yes
14286	11/21/2024	003-313-001	768 Linden Ave	CHT, LLC	CORAZON: IMPROVEMENTS TO INTERIOR OF BUILDING WITHIN TENANT SUITE. THIS INCLUDES THE CONSTRUCTION OF A NEW BAR AND THE INSTALLATION OF APPLIANCES AND OTHER EQUIPMENT FOR THE BAR, KITCHEN, AND STORAGE AREAS. NO CHANGES TO PROPOSED SHARED RESTROOMS. AREA OF REMODEL: 1096 SF: "700 Linden Adaptive Reuse Project": 21-2090-DP/CDP	80,000	Pending Pickup	4/23/2024		

14280	11/14/2024	004-041-008	5030 Carpinteria	5030 Carpinteria Avenue, LLC	Exterior upgrades including wood awning, new door ways, new sidewalk, modification of the interior floor plan, and new exterior lighting. [Project 23-2236-CDP]. Re-roof under separate permit, see BP# 14279.	15,000	Issued	4/19/2024		Yes

Total Records: 20

11/25/2024