Planning Commission
Meeting Agenda

Monday, October 6, 2025 at 5:30 pm

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

In-Person and Virtual Participation Options

Attendance/Viewing Options:

- Attend the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave.)
- View the meeting live through the City's website (https://carpinteriaca.gov/city-hall/agendas-meetings) on your computer, tablet or smartphone.
- View the meeting on Government Access Television Channel 21 (broadcast live and rebroadcast on the Wednesday and the Saturday following the meeting at 8:00 p.m. and 5:00 p.m., respectively).
- Call 669-900-9128 (and enter Webinar ID 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
David Allen, Chair
John Moyer, Vice Chair
Glenn La Fevers
Jane L. Benefield
Alexandra Van Antwerp

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 August 4, 2025

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) **Aliso School Kindergarten Building**
Planner: Megan Musolf
Project: 25-2329-DPR/CDP
Address: 4545 Carpinteria Avenue

Hearing on the request of Carpinteria Unified School District to consider Project 25-2329-DPR/CDP (application filed on January 17, 2025) for approval of a Development Plan Revision and Coastal Development Permit to amend the Aliso

School Master Plan to allow a new single-story 6,467 square foot classroom building on the eastern side of the Aliso Elementary School campus, and the removal of portable structures on the west side of the campus under the provisions of the Community Facility (CF) zone district; and to approve an Exemption pursuant to §15302, §15304, and §15314 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APNs 003-230-018, -011, and -016, addressed as 4545 Carpinteria Avenue.

OTHER BUSINESS

MATTERS PRESENTED BY COMMISSIONERS

DIRECTOR'S REPORT

3) City calendar for the month of October 2025
4) Planning Activity Report as of September 30, 2025
5) Building Permit Report as of September 30, 2025

ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF MONDAY, NOVEMBER 3, 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 Thursday, October 2, 2025 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

August 4, 2025
Regular Meeting
5:30 P.M.

CALL TO ORDER and ROLL CALL The meeting was called to order at 5:32 p.m. by Vice Chair Moyer. **Commissioners Present:** John Moyer, Vice Chair Glenn La Fevers Alexandra Van Antwerp **Commissioners Absent:** David Allen Jane L. Benefield **Others Present:** Nick Bobroff, Community Development Director Syndi Souter, Senior Planner Cody Sargeant, City Attorney	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE – Vice Chair Moyer led the flag salute.	PLEDGE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS Bob McDonald, Carpinteria Valley Water District General Manager, gave a presentation on the Carpinteria Advanced Purification Project (CAPP).	ANNOUNCEMENTS
PUBLIC COMMENT Alan Koch spoke about adverse environmental impacts related to Surfliner Inn's Parking Lot 4. He gave background information on the lot and said one adverse impact is its shape. It is long and rectangular, has a shared single interior aisle, one entrance/exit on Linden Avenue that is a major thoroughfare, and has a dead-end on the Holly side. He visited Lot 3 and said it has a good design on a busy day. It has a separate entrance/exit on a side street with interior flow of traffic directed in a one-way fashion. Lot 4's entrance/exit will be next to the Spot which is busy with lines of customers and near the railroad with Amtrak passing 2-3 times a day. He expressed concern for what it will be like during the busy summer. Linda Reimel, 5428 El Carro Lane, commented that the proposed housing project on Ogan Road of 130 units will be constructed under the Builder's Remedy and is proposed by the same person behind the controversial project behind the Santa Barbara Mission. She has heard Ogan Road will have three levels of parking and will be 18 stories high. She asked when it will be opened up to the public and expressed concern it is going to be way overbuilt.	PUBLIC COMMENT

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Note: Vice Chair Moyer announced the applicant for the Coeler residences requested that Item 4 be heard before Item 3.	
CONSENT CALENDAR - None	CONSENT CALENDAR
NEW PUBLIC HEARING **1) Carpinteria Sanitary District Government Code Consistency Determination** **Planner: Bret McNulty** **Applicant: Craig Murray, Carpinteria Sanitary District** **Project: 24-2313-GC** **Location: 500 block Olive Avenue** **Hearing at the request of the Carpinteria Sanitary District (CSD) to consider Project 24-2313-GC for a determination that a proposed street vacation of an unimproved 1,800 square foot (20' x 90') portion of the public street right-of-way located in the 500 block of Olive Avenue, adjacent to APN 003-360-015, would be consistent with the City of Carpinteria General Plan/Coastal Land Use Plan, pursuant to Government Code §65402. The proposed street vacation would facilitate necessary modifications and improvements to the existing CSD wastewater treatment facility located at APN 003-360-015 in conjunction with the Carpinteria Valley Water District's Carpinteria Advanced Purification Project (CAPP).** Hearing for Item 1was continued to the September meeting due to lack of a quorum. **2) Klentner Mixed Use Project Hotel Conversion Appeal** **Planner: Bret McNulty** **Appellants: 1. Aaron Beaudoin; 2. Andrea Harrison & Robert Ruben Gonzalez; 3. Karen Aragaki** **Applicant: Justin Klentner** **Project: 23-2221-DPR/CDP** **Location: 4745 Carpinteria Avenue** **Hearing on the request: 1. Aaron Beaudoin; 2. Andrea Harrison and Robert Ruben Gonzalez; and 3. Karen Aragaki, to consider appeals of the Community Development Director's decision to approve Project 23-2221-DPR/CDP (application filed May 5, 2025 by Justin Klentner) for a minor revision to a previously approved Development Plan and Coastal Development Permit**	NEW PUBLIC HEARING

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to allow the conversion of 2,807 square feet of second floor commercial area into a six-unit hotel use within the mixed-use building currently under construction pursuant to the provisions of the Commercial Planned Development (CPD) zone district and Visitor-serving/Highway Commercial (V) overlay district; and to find that the Hotel Conversion is exempt from the California Environmental Quality Act (CEQA) pursuant to §15332 of CEQA Guidelines. The application involves APN 003-251-021, addressed as 4745 Carpinteria Avenue.

DISCLOSURE OF EX-PARTE COMMUNICATIONS - None

Principal Planner Bret McNulty presented the staff report. He said staff is recommending adoption of Resolution No. PC-25-004, thereby denying the appeals and upholding the Director's approval of the minor revision to the project.

PUBLIC HEARING OPENED

Applicant Justin Klentner explained the hotel conversion was submitted as an additional housing project; however, it was not considered to be consistent with the project's zoning. He noted the project is in a visitor-serving overlay and commercial use includes café, restaurant and hotel uses. He stressed that he is doing what is correct and he doesn't understand why this is an issue. He said office space is at a 50% vacancy rate right now, and we need something other than Motel 6 or Best Western.

Gina Tolleson expressed support for Klentner and said his work would be high quality. She says when she invites family here, there are not a lot of options for housing them and feels this is a nice one.

Jason Minteer, owner of Carpinteria Valley Lumber, said Justin could have bought his material anywhere, but he kept it local and spent close to $1 million here, which is astonishing. Linden Square did not spend a dime in the city, he said. He expressed support for Klentner.

Amrita Salm requested that the Planning Commission approve the appeals. She said it was stated that staff approved the project, and it should have been approved by the Planning Commission, not staff. She noted there is a high vacancy rate at our local hotels, and a better option might be three additional apartments rather than six hotel rooms. She said if there is a problem with zoning regulations, maybe he can request an exemption due to the need for housing. She asked if the parking space per hotel employee was included in the parking calculation. She commented that nobody likes

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Airbnbs, and we need housing.

Public comment letters were received by Ann Sly, Beth Anderson, Carol Kernahan, John Lotze and Wiley Uretz (counsel for the applicant).

PUBLIC HEARING CLOSED

Commissioner La Fevers said the existing approval allows for commercial development, and hotel use is one of the listed uses. He explained that the community development director is empowered to make minor revisions, which is what happened in this case. He said he supports the Municipal Code and decision made by the community development director to authorize the hotel use in the commercial visitor serving overlay district. He agrees the interior improvements to accommodate the use is a minor alteration. He said impacts from hotel use are not more than other uses and in many cases much less. He expressed support for denial of the appeals.

Commissioner Van Antwerp said the hotel area is well over 60% of the project's commercial space, it is a bigger deal than a minor revision, and hotel use in a building you are sharing with residents changes the mix and nature of that plan. She suggested a full Development Plan Amendment and further review. She expressed concern that cumulative aspects have not been discussed, and the traffic and parking analysis was done based on original intentions of the project, not a hotel. She noted there is favor for additional residential units, and there could be additional density bonus benefits with additional housing. She said she needs more operational details, such as how guests access the room. She reiterated her desire for further review and said she is inclined to grant the appeals.

Vice Chair Moyer expressed support for the community development director's decision. He said the applicant investigated all options, and everyone knows office space is a dead deal in Carpinteria now and may be for a long time. He thinks the applicant is a good element of our community.

Commissioner La Fevers said there appears to be consensus for denial of the appeals. He acknowledged Commissioner Van Antwerp's opinions. He said the process for development is long and this step is following our Municipal Code.

MOTION
Commissioner La Fevers moved that the Planning Commission adopt Resolution No. PC-25-004 thereby denying the three appeals and upholding the community development director's decision to approve Project 23-

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2221-DPR/CDP which allows a minor revision to a previously approved Development Plan and Coastal Development Permit to convert 2,807 square feet of second floor commercial area into a 6-unit hotel use within the mixed use building currently under construction at 4745 Carpinteria Avenue. Vice Chair Moyer seconded the motion. Discussion followed.

Commissioner Van Antwerp asked if there are grounds for conditioning and suggested including the following: an operational plan, an understanding of the substantial revenue increase it would provide and how it would benefit the community, providing additional affordable housing or a change to the mix, and requiring Planning Commission review after a year to see how it is going. She emphasized that it is a change in land use and operating a hotel is a much bigger deal.

Vice Chair Moyer said the mechanics are hard to condition and additional affordable units come with parking restrictions that would throw us off way over the parking limit. He explained it's the least amount of harm and most amount of benefit. He said he doesn't feel a need to cripple the applicant financially because maybe he didn't like it. He said we're showing that we are responsible in terms of RHNA. He described the job as well done and expressed support for the director's decision.

Commissioner La Fevers said he appreciates Van Antwerp's thoughts, but he does not agree and is not willing to amend his motion to uphold the community development director's decision. Moyer agreed.

MOTION PASSED
The motion passed 2-1 (Van Antwerp opposed) by the following roll call vote: Commissioner La Fevers voted yes, Commissioner Van Antwerp voted no, and Vice Chair Moyer voted yes.

BREAK
Vice Chair Moyer called for a three-minute break.

Vice Chair Moyer announced the applicant had requested that Agenda Item 4 be heard before Item 3.

4) **Coeler New Residence, 4934 Dorrance Way**
   Planner: Syndi Souter
   Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
   Project: 23-2234-DP/CDP/ARB
   Location: 4934 Dorrance Way

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Hearing at the request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2234-DP/CDP/ARB (application filed July 13, 2023) for approval of a Development Plan and a Coastal Development Permit to: 1.) demolish an existing 1,275 square-foot single-family residence and detached accessory structures, and 2.) construct a new 3,312 square-foot two-story single-family residence with an attached 437 square-foot two-car garage under the provisions of Carpinteria Municipal Code (CMC) §14.14 - Planned Residential Development District and §14.68 - Development Plan; and to approve an Exemption pursuant to §15303, §15304, and §15332 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 003-440-010, addressed as 4934 Dorrance Way.

DISCLOSURE OF EX-PARTE COMMUNICATIONS – None

Senior Planner Syndi Souter presented the staff report. She said staff was recommending adoption of the resolution and approval of the project and the CEQA exemption.

Commissioner La Fevers brought up the Beach Neighborhood Design Guidelines, noting the project exceeds the 40% maximum for second story coverage. He asked if this was contemplated by staff.

Senior Planner Syndi Souter said it was contemplated by staff and it is noted in the staff report. She explained how it is not like a box visually and staff felt it complied with the intent of the guidelines.

About the RHNA analysis, Commissioner La Fevers asked if they were removing and adding one so it would be a wash. Souter explained it would count as one new house and be a plus one for the purposes of RHNA calculations.

Commissioner Van Antwerp asked about the consistency, type and intensity of the development itself compared to the neighborhood pattern. She inquired if sea level rise was considered.

Senior Planner Syndi Souter proceeded to describe the various new construction that has taken place and said there is a precedent for newer large homes. She also explained they are proposing slab on grade, and it is not located in the area covered by sea level rise guidance.

Community Development Director Nick Bobroff spoke about sea level

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requirements and explained the General Plan Update must be completed before amending the zoning code. He said the General Plan will be updated by the end of 2026 and the Zoning Code will follow, so we are 2-3 years out in having guidance for the whole area. Right now, we are focused on the areas fronting the beach or that are in close proximity to the Salt Marsh, as those areas are the most immediately vulnerable to projected sea level rise impacts.

PUBLIC HEARING OPENED

Architect Dylan Chappell addressed the setbacks and said part of the charm is that the neighborhood was not developed all at one time by one developer. He said in 1981 when the setbacks were all changed to 50 feet from center line, whole streets became existing non-conforming, and it's why so many projects come in for the front setback variance request. With new developments, they try to line the houses all up. He said they don't want to push the house into the backyard, which is why they ask to encroach into the setback a little bit.

Chappell followed with a presentation on size, bulk and scale of the neighborhood, noting there will be a 94-car parking lot and a three-story hotel directly adjacent to their property. He said the project will look good next to a 37-foot-high hotel. In addition, 701 Linden, which is considered charming, has a slightly bigger footprint.

Commissioner La Fevers asked if they had considered stepping back further the second-floor massing so they would comply with the design guidelines for the area.

Chappell said they are at a 36% lot coverage while zoning allows for up to 50% maximum. He pointed out the property could sustain a duplex and 2 additional ADUs. He said they could make the ground floor larger to comply or shrink the top floor.

Commissioner Van Antwerp expressed concern about the overall scale. She questioned why the owner wouldn't comport to newer standards coming out in two years for sea level rise. She also expressed concern about construction impacts.

Chappell responded that the original submittal was for a duplex but then it was felt single family would be more appropriate for their needs. About construction impacts, he said the fact that the projects are next to each other helps for staging, but he doesn't know if they will all be permitted at once. He pointed out they will be battling the construction of the Surfliner Inn at

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the same time.

BREAK – Vice Chair Moyer called for a two-minute break.

Ann Sly, Carpinteria resident, said it saddens her the beach community is being "mansionized." She said the 5 bedroom and 5 bathrooms tells her it is probably going to be a beach rental. She pointed out how it doesn't comply, said they are setting a precedent for bigger and bigger homes, and questioned when it ends. "How can you look at a house like that and say it is Carpinteria small beach town charm?" She described it as heartbreaking.

Eileen Marcussen said she lives on Third Street next door to a Coeler property that was eight workforce units and is now a 5-unit vacation rental. She said the Coelers have applied for short-term rental (STR) licenses, which will create a resort compound wrapping around the corner on Dorrance Way. She said STRs have eroded the character of the neighborhood and asked that the Coelers not turn the homes into vacation rentals. A two-car garage will not accommodate the maximum occupancy that will pile into it. She reiterated it is clear the intent is a resort compound.

Public comment letters were submitted by Lisa Woolf and Eileen Marcussen.

PUBLIC HEARING CLOSED

Commissioner Van Antwerp asked for a continuance where they look at how these individual projects are affecting the character of the neighborhood.

Commissioner La Fevers spoke about how he understands Van Antwerp's struggle as a new commissioner, noting for years there was a preference for single family homes there. He said City Council took action to limit short-term rentals, and these properties had been on a waiting list. He brought up the following points: The project is still below the allowable footprint for the lot size. There are guidelines specifically for this neighborhood, and it's important they try to utilize them in addition to broader policies; and the project complies with the guidelines according to design review. The second story doesn't meet the guidelines, however, and there is more than one way to fix that, but it would not be his preference to see the ground floor expanded. Articulation can fix boxiness.

La Fevers asked for the 40% second story coverage to be met by additional setback rather than adding more square footage to the first floor. He likes the project, it's a single-family residence, it's well articulated, and he is not

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concerned about the setback. He feels the replacement of aging homes over time with expensive development is a benefit to the community.

Vice Chair Moyer said the dirt is so expensive that economically a little cottage would not work. He described the house as medium compared to ones on that street. He said the current homes were built in 1910 and it is amazing they are still standing. He loves living in a small cottage but economically that is not happening. He said we don't know the future, the economy could take a dive, and vacation rentals could disappear and become owner occupied or rentals. His priority is to see Carpinteria rebuilt. He is willing to debate the 40% second story coverage but would not let it stop him. The applicant bent over backwards to the ARB to accommodate everything they asked for, and he leans on ARB to do its job. He said at PRD-20 it could have been maxed out. He expressed support.

Commissioner La Fevers spoke about the sea level rise and said he is okay with the raised pad. He is not in favor of holding people accountable to a potential future standard for code or policy. He does not want to hold developers to a standard that does not yet exist.

Vice Chair Moyer spoke about the benefits of using raised foundations as opposed to slab on grade in the beach neighborhood in response to sea level rise.

Commissioner Van Antwerp said she agrees with their assessment of the second story coverage. She understands the concerns about sea level rise. She continues to be concerned about Land Use Policy #3 regarding preserving the small-town beach character. She said the project introduces incompatibility with the scale of the neighborhood, and Community Design Objective #1 (size, bulk and scale) is incompatible, too.

Commissioner La Fevers asked the applicant for feedback on meeting the 40% guideline for the second story square footage, and Architect Dylan Chappell agreed to work a 6% reduction into their request.

It was then clarified the goal is 40% coverage for the second story, which would equal a reduction of 225 square feet of the second floor based on the first floor being 3,749 square feet with no increases to the ground floor.

Architect Dylan Chappell said it would involve removing a bedroom. He said they would be happy to comply and reduce the second floor (meeting guideline #4).

Discussion took place on how to achieve the change in the most expedient

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manner when redesign is involved. Bobroff said it could return to ARB, or the project could be approved with a condition placed on it, then returned to ARB for the final drawings. Chappell asked if they are hardline on not touching the ground floor, and La Fevers said either way it goes to ARB. Bobroff pointed out there is no wiggle room on the side setbacks, and Chapell said the back can be used. La Fevers said it could be brought back in September for finalization without additional ARB input. Bobroff explained he prefers any changes to be handled by the ARB, noting they meet twice a month.

MOTION
Commissioner La Fevers moved they adopt Resolution No. PC-25-006 thereby approving the Development Plan and Coastal Development Permit for Project 23-2234 for the construction of a single-family residence with an attached garage at 4934 Dorrance Way, with one modification that the applicant modify the building such that the second floor meets the design guideline #4 criteria of no more than 40% of the total square footage, the bulk of that to be taken on the second story. Vice Chair Moyer seconded the motion. Motion passed 3-0 by the following roll call vote: La Fevers voted yes, Van Antwerp voted yes, and Moyer voted yes.

3) **Coeler New Residence, 4949 Dorrance Way**
Planner: Syndi Souter
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Project: 23-2233-DP/CDP/ARB
Location: 4949 Dorrance Way

Hearing at the request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2233-DP/CDP/ARB (application filed July 13, 2023) for approval of a Development Plan and a Coastal Development Permit to: 1.) demolish an existing 1,060 square-foot single-family residence and 309 square-foot detached garage, and 2.) construct a new 3,056 square-foot two-story single-family residence with an attached 377 square-foot two-car garage under the provisions of Carpinteria Municipal Code (CMC) §14.14 - Planned Residential Development District and §14.68 - Development Plan; and to approve an Exemption pursuant to §15303, §15304, and §15332 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 003-440-026, addressed as 4949 Dorrance Way.

DISCLOSURE OF EX-PARTE COMMUNICATIONS – None

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Senior Planner Syndi Souter presented the staff report. She provided additional details in response to questions.

Commissioner La Fevers commented there is not much room between the street side of the fence and the curb as for other homes.

Community Development Director Nick Bobroff explained the street is not centered within the right of away and there is more room on the shoulder of the south side of the street. He explained there is a patchwork that has developed over time which they are trying to reclaim.

Commissioner Van Antwerp asked for background on the adoption of Spanish style, and Souter explained although craftsman is more dominant, there are other Spanish style homes in the immediate vicinity.

Community Development Director Nick Bobroff added the topic of style came up. He said the applicants wanted a unique identity, and it was felt there was leeway due to it relating to the Stein house that is Spanish style.

PUBLIC HEARING OPENED

Architect Dylan Chappell said the ARB had no comments on the previous house but had some on this one. They reduced the second floor and created more articulation, and this property is a little smaller than the other.

Public comment letters were submitted by Lisa Woolf and Eileen Marcussen.

PUBLIC HEARING CLOSED

Commissioner Van Antwerp noted there is a conflict with the community design elements, such as the small beach town image, discouraging boxy buildings, and a ground floor dominated by the garage. She described the home as very weighted when you look down Dorrance and said she has concerns about the whole corner.

Bobroff acknowledged the garage is something they struggle with, as well. He explained the challenge is the narrow width of the lot, and by default they end up with half the ground floor frontage dominated by the garage. He spoke about various architectural tricks used when there is no easy fix.

Commissioner La Fevers said the architectural style fits with the Stein residence but does have some fairly massive elements. He is okay with the

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size. He relies heavily on the ARB's advice, and this was reviewed. He is okay with the style as presented. Vice Chair Moyer expressed support for the project and said it is well done. He said it's all about economics and we are going to continue to see this. Commissioner Van Antwerp said it is going to completely transform the entire block's character, which is exactly what our General Plan is trying to prevent. She thinks it is going to be an unusual cluster of similar looking residences going down Dorrance Way and will change it immensely. MOTION Commissioner La Fevers moved to adopt Resolution No. PC-25-005 thereby approving a Development Plan and CDP for Project 23-2233 for the construction of a new single-family residence and attached garage located at 4949 Dorrance Way. Vice Chair Moyer seconded the motion. Motion passed 3-0 by the following roll call vote: Van Antwerp voted yes, La Fevers voted yes, and Moyer voted yes.	
OTHER BUSINESS – None	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS - None	MATTERS PRESENTED
DIRECTOR'S REPORT **5) City Calendar for the month of August 2025** **6) Planning Activity Report as of July 31, 2025** **7) Building Permit Report as of July 31, 2025** Community Development Director Nick Bobroff reviewed the distributed materials. He said their approval of the Chevron Decommissioning was appealed to the City Council, and the City Council heard it last month and denied the appeal and upheld their approval. We are now waiting to hear if any appeals have been filed with the Coastal Commission. He added that the Palms project is moving forward, and the first phase is in for permit review, with the goal to create a small market/café where Oaxaca Fresh was previously located.	DIRECTOR'S REPORT
ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF TUESDAY, September 2, 2025 – The commissioners indicated they would be present.	ATTENDANCE FOR NEXT MEETING

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ADJOURNMENT – Vice Chair Moyer adjourned the meeting at 9:19 p.m. _____ Secretary, Planning Commission **ATTEST:** _____ Vice Chair, Planning Commission	ADJOURNMENT

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PLANNING COMMISSION STAFF REPORT

MEETING DATE: October 6, 2025

ITEM FOR CONSIDERATION

Aliso School Kindergarten Building

25-2329-DPR/CDP/ARB

Request for approval of a Development Plan Revision and Coastal Development Permit to amend the Aliso School Master Plan to allow a new single-story 6,467 square foot classroom building on the east side of the Aliso Elementary School campus, and the removal of two portable structures on the west side of the campus under the provisions of the Community Facility (CF) zone district; and to approve an Exemption pursuant to §15302, §15304, and §15314 of the California Environmental Quality Act (CEQA) Guidelines.

Report prepared by: Megan Musolf, Assistant Planner
Community Development Department

Megan Musolf
SIGNATURE

Reviewed by: Nick Bobroff, Director
Community Development Department

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Property Owner/Applicant: Carpinteria Unified School District (CUSD)

Agent: Jonathan Leech, Dudek

Project Location: 4545 Carpinteria Avenue

APNs: 003-230-011, -016 & -018

Zoning: Community Facility (CF)

General Plan Designation: Public Facility (PF)

I. RECOMMENDATION

Adopt the attached Resolution No. PC-25-009, thereby approving Project 25-2329-DPR/CDP/ARB to amend the Aliso School Master Plan and construct a new kindergarten building to replace portable classroom structures and make associated improvements including parking lot reconfiguration, landscaping, and hardscape; and to accept a categorical exemption pursuant to CEQA Guidelines §15302, §15304, and §15314.

II. PROPOSED PROJECT DESCRIPTION

Development Plan Revision (DPR)

Request for a Development Plan Revision to the previously approved Aliso School Master Plan, to construct a new single-story, 6,467 square foot building on the eastern side of the Aliso Elementary School campus, consisting of four classrooms, a courtyard, five student restrooms, and one staff restroom. The maximum building height would be 27' 10", at the top of the cupolas. The structure, including the courtyard, would be raised above the base flood elevation for the site, and access in to the building would be provided via two ramps on the western building elevation (additional discussion on flood-related regulations below). The project would require approximately 700 cubic yards of cut, and 600 cubic yards of fill, with a net export of 100 cubic yards. The building would be constructed in the location where five portable classroom structures were removed earlier this year pursuant to the previously-approved Aliso School Master Plan (discussed further, below). Two remaining portable structures on the western side of the campus would also be removed. The proposed building would be oriented to face west (inward to the campus and grass field) and would form a "C" shape. All classroom doors would face inward to the central courtyard. The two playground areas adjacent to the proposed building location would remain. New landscape and hardscape would be installed on all sides of the building, and in two planters in the courtyard. Because the site is adjacent to Franklin Creek, the building would be set back 52 feet from the creek channel (additional creek discussion below).

Vehicle access to the project site would still be provided via the existing driveways off Seventh St. Changes to the school campus' traffic flow would remain as proposed in the Aliso School Master Plan, but would not be included in this portion of the Master Plan implementation. Five net parking spaces from the eastern school parking lot would be removed to provide accessible parking spots, accommodate new landscape and paving, and meet fire access requirements. For school security purposes, public pedestrian access to the building would be moderated via entrance at the school's main office/entry; however, there would also be a gate at the northwestern corner of the building. New fence segments would be installed along the northern building façade and extending south from the southern building façade. Chain link fencing along the south and east property lines would remain as-is.

Coastal Development Permit (CDP)

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

Proposed plans are included as Attachment A, Exhibit 2.

III. BACKGROUND

Site Characteristics and Background

The Aliso School campus comprises three APNs (003-230-018, 003-230-016, and 003-230-011) and is a total of 7.79 acres. The school is located at the intersection of Carpinteria Ave and Seventh Street. Land uses to the east and west are residential (multifamily and single family), to the north are multifamily residential and the Best Western hotel, and to the south are open space/recreation (the Carpinteria Salt Marsh) and Silver Sands Mobile Home Park. The Union Pacific Railroad runs along the southwestern site boundary, separating the school from the salt marsh, and Franklin Creek runs along the southeastern site boundary. Aliso School is located in the Downtown/Old Town district (Community Design Subarea 2).

The property is currently developed with an operational public elementary school. The school day typically begins at 8:00 am and concludes at 2:30 pm; student pick-up and drop-off around those times corresponds with increased pedestrian, bicycle, and vehicle traffic in and around the site. The campus includes seven permanent buildings on the northern half of campus, two portable classroom structures on the northwest corner of the campus, and until recently, five portable structures in the southeast corner (that were used for kindergarten instruction). The center of campus, is covered by a grass play field, with paved play areas and play structures around it. Separate playground structures serve the kindergarten students and the rest of the student body. The school site has three parking areas with a total of 78 spaces, a portion of which are reserved for staff parking.

The Aliso School site is zoned Community Facility (CF) and has a Public Facility (PF) land use designation. Due to its location in a Special Flood Hazard Area, the site is in the Flood Hazard (FH) Overlay District. Relatedly, the site is also located in an area identified as being vulnerable to future sea level rise impacts as discussed in the City's Sea Level Rise Vulnerability Assessment and Adaptation Plan (SLRVAAP). Finally, due to the project's location adjacent Franklin Creek and the Carpinteria Salt Marsh, the project is also located within the Coastal Appeals (CA) Overlay District, meaning the City's final local action on the project would be appealable to the California Coastal Commission.

Project Processing for Public School Facilities

The Planning Commission is responsible for review and consideration of the Development Plan Revision and Coastal Development Permit for the proposed project. However, as the project is part of a public school facility, the authority for building plan check and building permits resides with the California Division of the State Architect (DSA). The DSA is responsible for review of the project for compliance with State safety regulations and building codes, including, but not limited to, stormwater management and water-efficient landscaping requirements.

Project History and Previous Reviews

Aliso School Master Plan

In 2017, the Planning Commission reviewed and approved a DP/CDP application for an Aliso School Master Plan, funded by Measure U (2014).[1] The project was proposed as two phases:

[1] The October 2, 2017 Planning Commission agenda and materials for the Aliso School Master Plan are available here: https://carpinteria.granicus.com/GeneratedAgendaViewer.php?view_id=2&clip_id=344

Phase 1: Removal of all portable structures, and on the east side of campus, install six classrooms and one restroom housed in three modular, but permanent, structures (American Modular Systems (AMS) Gen-7 building) in the area now occupied by the paved sport courts, east of the existing library. The area where the five eastern portables were located would become new sport courts and play area.

Phase 2: Reconfigure and separate the existing eastern parking lot from northern parking lot, while maintaining the one-way traffic flow in the eastern parking lot, which would be accessible from a new driveway on Seventh Street. Reconfigure the northern parking lot to provide a new two-way oval traffic loop including new student drop-off adjacent to the school entry court, with parking areas on either side of the loop and near the western property line.

The site plan for the Aliso School Master Plan, as approved in 2017, is provided as Attachment C.

After purchasing and installing some of the modular classroom buildings at Carpinteria Middle School and Canalino Elementary School, CUSD decided to pursue a different route for Aliso School, opting instead for a single built-in-place classroom facility that could contain all kindergarten instruction and student facilities within one building. CUSD has secured bond funding for this project. Accordingly, this project proposes to revise the approved Master Plan by replacing the Phase 1 improvements with the proposed kindergarten classroom building and parking lot improvements. In this revised condition, the existing sport courts would remain in their current location and configuration. CUSD intends to continue with Phase 2 construction as originally approved as additional funding becomes available.

To date, a few elements of the approved Aliso School Master Plan have been implemented. The recent removal of the five eastern portable classrooms was proposed as part of Phase 1. Pursuant to Phase 2, the school's main office has been relocated from the multipurpose building to the historic northwesternmost classroom building, and new pedestrian pathways along the front of the campus have been installed, leading to the school's office and new entry gate. If approved, the kindergarten classroom building would be the first piece of major construction proposed as part of the campus' Master Plan.

Preliminary Architectural Review Board Review

On July 31, 2025, the Architectural Review Board (ARB) reviewed the proposed project, which was presented for a combined preliminary/final hearing. Project architect Robert Robles and CUSD Superintendent Diana Rigby were present at the meeting. The ARB provided the applicant team with feedback, including the following:

- The building felt "institutional," "bulky," and "sterile."
- The Board suggested methods to soften the building's appearance, including recessing the windows more and adding trim or tile around them, placing a tile pattern on blank façades, and incorporating other small architectural details that would not greatly increase the project cost.
- The architecture should incorporate more "whimsy," as a building meant for young children.

- The Board had varying comments regarding the cupolas.[2] Feedback included that the cupolas' proportions felt off and that they were too "heavy," or that they were out of place on the proposed building. A Boardmember suggested introducing variation in style to incorporate "whimsy".
- Comments on plant choices: Tipuana Tipu trees damage pavement, Chinese evergreen elms drop considerable litter, Heuchera are easily trampled by children, and salvia look "leggy" after blooming (recommended a more "self-cleaning" plant).

The ARB voted 5-0 to recommend preliminary approval of the project, with the Board's comments attached.

A copy of the draft minutes from the July 31, 2025 ARB meeting is included as Attachment B, Exhibit 1. The plan set presented at that meeting is included as Attachment B, Exhibit 2.

The plans have been updated to address comments from the ARB. Notable changes include:

- The cupolas' footprints have been reduced and the cupolas have been made about 6" taller, to reduce their "bulk" and "heaviness." The cupolas' tile roofs were replaced with standing seam metal and brass finial details. The building's height increased slightly from 27' 4" to 27' 10" to the top of the cupolas.
- Cornices and corbels have been added to the top of the large windows on the west elevation and the two outermost windows on the east elevation.
- Tile details were added to the west elevation of the building to break up blank facades.
- Grilles on cupolas and bathroom windows were changed from white to a terra cotta color.

Staff believes these changes to the building architecture and details address some of the general themes of the ARB's comments. Given the nature of these mostly decorative architectural elements, staff is comfortable with deferring any further ARB review until final design review following a Planning Commission approval.

The additional building height resulting from the new cupola design resulted in a slight increase to the applicable side setbacks for the building. Setbacks are discussed below under Analysis.

IV. ENVIRONMENTAL

This project can be found to be categorically exempt from environmental review pursuant to the following sections of the Guidelines for the implementation of the California Environmental Quality Act ("CEQA"):

- *Section 15302 (Replacement or Reconstruction)*. This project constitutes a replacement of an existing school facility, and would place a new permanent structure on the footprint of the recently removed portable classroom structures. The new structure would have substantially the same purpose and have one fewer classroom than the portable structures that were removed.

[2] The project architect clarified at the July 31, 2025 ARB meeting that the cupolas are not skylights/do not let natural light in; instead, they house ventilation equipment.

- *Section 15304 (Minor Alterations to Land).* This project would require approximately 700 cubic yards of cut, and 600 cubic yards of fill, with a net export of 100 cubic yards, on a site with slopes of less than 10%. No scenic and mature trees would be removed.
- *Section 15314 (Minor Additions to Schools).* This project would add a permanent classroom building to the existing campus. Removal of all portable structures from the site, along with construction of the proposed project, would result in a net decrease of one classroom across the school campus.

The draft CEQA Notice of Exemption is included as Attachment D.

V. ANALYSIS

Carpinteria Municipal Code (CMC)

The subject property is zoned Community Facility (CF) (CMC Chapter 14.34). Due to its location in a Special Flood Hazard Area, the site is in the Flood Hazard (FH) Overlay District (CMC Chapter 14.40). Relatedly, the site is also located in an area identified as being vulnerable to future sea level rise impacts, as discussed in the City's Sea Level Rise Vulnerability Assessment and Adaptation Plan (SLRVAAP). Finally, due to the project's location adjacent to Franklin Creek and the Carpinteria Salt Marsh, the project is also located within the Coastal Appeals (CA) Overlay District, meaning the City's final local action on the project would be appealable to the California Coastal Commission (CMC Chapter 14.48). Applicable zoning requirements and allowable uses for each of the districts are discussed below.

Community Facility (CF) District, CMC Ch. 14.34

Permissible uses in the CF zone district include public and private schools, subject to the approval of a Development Plan Revision and Coastal Development Permit. The site's land use designation, Public Facility (PF), also supports school/educational uses.

The following table describes the proposal's conformance to the applicable CF zone district development standards.

Standard	Requirement/Allowance	Proposal
Setbacks		
Front (Seventh St)	45 ft from centerline of street or 15 ft from property line, whichever is greater.	120 ft from northeast property corner at Seventh St.
Side (East)	Minimum ranges from 10 ft 4.5 in to 13 ft 11 in.*	11 ft 4 in. to 14 ft.
Rear (Southeast)	13 ft 11 in.*	26 ft 7 in.

Height	30 feet max.	27 ft, 10 in max.
Building Coverage	40% max. (135,733 square ft)	9.7% (33,056 square ft)
Landscaping	20% min. (67,866 square ft)	47% (159,565 square ft)
Parking	One for each classroom and one for every thirty-five sq. ft. gross of nonfixed seating area in the auditorium (20 spaces).**	73 spaces following construction of revised Phase 1; 74 as approved by Master Plan.

**CMC 14.37.070: "Side and Rear. No portions of a building shall be located closer to the side or rear boundary of the property upon which it is situated than a distance equal to one-half the height of such portion of the building." See additional discussion below regarding creek setbacks.*
***Parking requirements for the CF zone district are as provided in Chapter 14.54.*

Rear Setback and Creek Buffer

The rear setback requirement in the CF zone district is set at half the height of the subject building. However, because the proposed project is adjacent to Franklin Creek, the typical setback is superseded by the creek protection policies in the City's Creeks Preservation Program, which require a 50-foot building setback from the top of the upper bank of the creek or existing edge of riparian vegetation (dripline), whichever is further (OSC-6-Implementation Policy 25). Within the City, Franklin Creek is channelized and concrete-lined, therefore the 50-foot setback is measured from the inside of the concrete channel wall. The project proposes a 52-foot setback from the creek channel, thus complying with the creek protection policy.

Zoning Overlay Districts

Flood Hazard (FH) Overlay – Pursuant to the Flood Hazard Determination Letter dated February 26, 2025, the project site is located in FEMA Special Flood Hazard Area Zone AE, in the designated 100-year floodplain. The base flood elevation (BFE) is 14.25 feet above mean sea level. Pursuant to the Flood Hazard Overlay District, the project must comply with CMC §15.50, Flood Damage Protection. Section 15.50.160 requires that nonresidential construction be elevated to or above the BFE, or that any facilities below the BFE be adequately floodproofed. This project proposes to elevate the floor level to 15 feet above mean sea level, thereby complying with the Flood Hazard Overlay District.

Coastal Appeals (CA) Overlay – Projects located in the CA Overlay District are subject to appeal to the California Coastal Commission (CCC) following the City's local action becoming final. Accordingly, once the City's action on the project becomes final, notification of the final local action will be submitted to the CCC thereby initiating an additional 10-working day appeal period. If an appeal is filed and taken up by the CCC, the CCC's action on the appealed project would supplant the City's local action. If no appeal is filed or taken up by the CCC, then the City's final local action would stand.

Development Plan Approval, CMC Ch. 14.68

In order to approve a Development Plan Revision for the project, the Planning Commission must make all of the required findings for approval provided for in CMC 14.68.030. These findings, and supporting analysis, are presented in Attachment A, Exhibit 1, and reflect staff's conclusion that the project meets all applicable criteria for approval.

General Plan / Coastal Land Use Plan- Land Use Element

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

Policy LU-3b: *The Community Design Element shall guide the character of development, and represent a comprehensive statement of the community's visual objectives.*

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

The project does not propose to expand or alter the school's activities or use, and involves construction on an already-developed parcel in the middle of an urban area; Aliso School is located both in a residential neighborhood and on an arterial street that connects surrounding neighborhoods to it. This project would renovate and update a portion of the campus, contributing to the character and vitality of the neighborhood. The proposed kindergarten building would replace the recently removed older, portable classroom structures with a new built-in-place structure that could better serve the school's youngest students by placing them all within the same shared building. The project was reviewed and received a recommendation for preliminary approval with comments from the ARB, indicating its consistency with applicable design policies.

General Plan / Coastal Land Use Plan - Community Design Element

The City's Community Design Element of the General Plan contains both general overarching citywide policies and specific subarea policies. The project site is in Design Subarea 2 (Downtown/Old Town).

Citywide Community Design Element Objectives and Policies

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

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

The surrounding neighborhood contains a variety of uses and architectural styles. Nearby building heights vary, from one- and two-story housing to the three-story Best Western hotel across the street from the project site. Surrounding architectural styles include the geometric mid-century style of the Linda Apartments across Seventh St, the residential cottage style directly east of the proposed

building, and the Spanish style buildings on the existing campus. The size and massing of the proposed building would be comparable to surrounding structures, such as the Best Western hotel and two-story Beach Grove condominiums immediately west of Aliso School. Additionally, the proposed mission-style clay tile roofing aligns the kindergarten building's style with the rest of the campus. Given the surrounding mix of uses, architectural styles, and building sizes, as well as the school's location along a primary arterial in the City, the proposed building is consistent with the Design Element's objectives.

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

Although views of the mountains are available from the site, the proposed north-south orientation of the project minimizes impacts on mountain views. Due to the presence of Franklin Creek, there is no development immediately south of the proposed building that would experience impacted mountain views. Views of the ocean are not available from the site.

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

Policy CD-10e: *Frontages with existing uses such as the parking, loading or storage of vehicles should be screened with walls and planting s that are consistent with the neighborhood character. These elements should be in scale with pedestrians.*

The project site fronts on Seventh St, an east-west local connector street between the downtown core and the western part of Carpinteria Avenue. However, no significant improvements are proposed adjacent to or along the Seventh Street frontage. The parking lot serving the kindergarten area will remain substantially in its current form and updated to current fire safety standards, while maintaining the existing flow of traffic at the student drop-off and pick-up area.

Objective CD-11: *Existing public spaces should be maintained, and new public spaces should be incorporated into neighborhoods and districts as an important aspect of their design.*

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

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

This project would replace aging, temporary school structures with a permanent learning space for Aliso School's kindergarten students. The replacement of portable classrooms with a built-in-place structure increases the overall quality and the appearance of the campus, and likely provides additional benefits related to energy efficiency, safety and conservation. The applicant has made adjustments to the project's proposed landscaping in response to the ARB's comments, particularly regarding plants with destructive root systems and plants that drop considerable amounts of litter into surrounding areas.

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

Policy CD-13b: *Lighting shall be low intensity, and located and designed so as to minimize direct view of light sources and diffusers and to minimize halo and spillover effects.*

Three pole-mounted lights would be installed in the courtyard, matching the style and color of existing lights on the Aliso Campus and in downtown Carpinteria. The lights are shielded downward, consistent with night sky-friendly design. No lights are proposed along the creek-facing property line or easternmost property line, minimizing light pollution into habitat areas and adjacent residences.

CD-14-Implementation Policy 7: *Building orientation shall be designed to maximize natural lighting and passive solar heating and cooling.*

CD-14-Implementation Policy 8: *Landscaping shall be designed to maximize the use of native drought-tolerant species and deciduous trees to shade buildings in summer and allow for passive solar heating in winter.*

As new construction, the proposed building would be built to current code requirements concerning energy efficiency and conservation. The large windows would allow for additional daylight in the classrooms, potentially reducing the need for artificial lighting during school hours. Proposed trees on the southern elevation would help shade windows from direct sun in warmer months.

Subarea 2 (Downtown/Old Town) Objectives and Policies

Objective CDS2-1: *Preserve and strengthen the visual and physical connections between the downtown, beach, the salt marsh, mountains, and the other neighborhoods and districts in the city.*

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.*

Renovations and upgrades to public school facilities in the Downtown/Old Town subarea enhance the status of the campus as the center of civic activity within its neighborhood. The project proposes to integrate existing architectural styles on the school campus, which would create a more architecturally cohesive campus between the long-standing elementary school buildings (the oldest constructed in 1934) and the new building. The building would preserve both visual and physical connections between the salt marsh, the mountains, and surrounding neighborhoods due to its proposed west-facing orientation, leaving the unofficial/social trail to Franklin Creek unchanged and reducing east-west massing that could block views north to the mountains.

General Plan/Coastal Land Use Plan- Open Space, Recreation, and Conservation Element

Objective OSC-1: *Protect, preserve and enhance local natural resources and habitats.*

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

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

OSC-6-Implementation Policy 25: *A setback of 50 feet from top of the upper bank of creeks or existing edge of riparian vegetation (dripline), whichever is further, shall be established and maintained for all development.*

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

The project is adjacent to Franklin Creek, which, though channelized and not designated as Environmentally Sensitive Habitat Area ("ESHA") on the City's General/Coastal Plan maps, is considered a sensitive creek resource. The creek channel and adjacent buffer are considered important coastal resources that shall be protected. The City's Creeks Preservation Program requires a 50-foot setback from the adjacent Franklin Creek channel, and the proposed project includes a 52-foot buffer. There is no existing riparian or native habitat on the project site, and proposed improvements within the buffer are limited to landscape and hardscape— mainly decomposed granite, a Brisbane Box tree, and a Flowering Cherry tree (see Planting Plan, Sheet L2). Fencing and gates around the proposed building would limit foot traffic in portions of the new creek buffer landscaping. Existing and proposed site slopes/grading would ensure stormwater runoff is contained on-site and directed towards catch basins or large permeable areas such as the grass field, not flowing into the creek channel.

General Plan / Coastal Land Use Plan- Safety Element

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

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

The project site is located in FEMA Special Flood Hazard Area Zone AE, in the designated 100-year floodplain, and is located in an area projected to become increasingly vulnerable to flooding impacts with sea level rise (SLR) according to the City's Sea Level Rise Vulnerability Assessment and Adaptation Project (2019). The project plans reflect a finished floor elevation of 15 feet above MSL, which would be four to five feet above the surrounding grade and above the current Base Flood Elevation (BFE) for the site. As discussed above, this satisfies the City's flood damage protection policies in CMC 15.50.

The project site is not located within an identified high fire hazard area. Fire safety analysis for this project is under the purview of the DSA.

General Plan / Coastal Land Use Plan- Public Facilities and Services Element

Objective PF-4: *To assist the school district in continued provision of high-quality educational opportunities for all of the community's youth.*

Policy PF-4c: *The City will cooperate with the Carpinteria Unified School District to ensure sufficient capacity for increases in student population caused by future development projects.*

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.*

As the portable classroom facilities met the end of their useful lifespan, the proposed project would help ensure the continued quality of educational services at Aliso School by providing a new building, elevated to avoid flood hazards, that can house kindergarten activities in one space. The proposed building would provide upgraded facilities to ensure the school site can continue to serve the needs of current and future student populations.

VI. DEVELOPMENT IMPACT FEES

This project is not subject to the payment of Development Impact Fees because it proposes to reduce the amount of building coverage square footage on the site.

VII. ACTION OPTIONS

1. Approve Project 25-2329-DPR/CDP to amend the previously-approved Aliso School Master Plan to allow a new classroom building on the Aliso School campus totaling approximately 6,467 square feet, new landscape and hardscape surrounding the building, and improvements to the existing parking lot; accept categorical exemptions pursuant to California Environmental Quality Act Guidelines §15302, §15304, and §15314; 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, and continue the item with direction for staff to return with findings for denial to the Planning Commission's next meeting.

VIII. ATTACHMENTS

Attachment A- Resolution PC-25-009
Exhibit 1 – Findings for Approval
Exhibit 2 – Plan Set
Exhibit 3 – Recommended Conditions of Approval

Attachment B- Exhibit 1 – Draft minutes from the July 31, 2025 ARB Meeting
Exhibit 2 – July 31, 2025 ARB Meeting Plan Set

Attachment C- Site Plan for 2017 Aliso School Master Plan

Attachment D- CEQA Notice of Exemption

Attachment A

Resolution PC-25-009

RESOLUTION NO. PC-25-009

A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION APPROVING A DEVELOPMENT PLAN REVISION AND COASTAL DEVELOPMENT PERMIT FOR PROJECT 25-2329-DPR/CDP/ARB FOR THE ALISO SCHOOL KINDERGARTEN BUILDING PROJECT. THE PROJECT IS LOCATED AT 4545 CARPINTERIA AVENUE (APNs 003-230-011, -016, and -018), REQUESTED BY JONATHAN LEECH, DUDEK, FOR CARPINTERIA UNIFIED SCHOOL DISTRICT.

WHEREAS, Carpinteria Unified School District previously received approval of the Aliso School Master Plan on October 2, 2017, which called for a series of improvements to the Aliso School campus to be implemented over two phases; and

WHEREAS, the Phase I of the Aliso School Master Plan called for the removal of the five portable classroom structures on the east side of campus, the installation of three modular classroom buildings in the location where the paved sport courts are presently located, and the creation of new sport courts where the five portable structures were removed; and

WHEREAS, the Carpinteria Planning Commission has considered an application for a Development Plan Revision and Coastal Development Permit filed by Jonathan Leech, Dudek, Agent, on behalf of Carpinteria Unified School District, on January 17, 2025, to amend Phase I of the Aliso School Master Plan to allow a new classroom building on the Aliso Elementary School campus to replace portable classroom structures. The new building would be 6,467 square feet, single-story, and would include four classrooms, a courtyard, five student restrooms, one staff restroom, and new landscaping and hardscaping; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on April 30, 2025; and

WHEREAS, the Architectural Review Board considered the proposed project at the regularly scheduled meeting of July 31, 2025, and recommended preliminary approval with comments; and

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

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

WHEREAS, the project is categorically exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines Sections 15302

(replacement or reconstruction), 15304 (minor alterations to land), and 15314 (minor additions to schools); and

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

NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

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

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

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

PASSED, APPROVED AND ADOPTED this 6th day of October 2025, by the following called vote:

AYES: Commissioners:

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

_____
David Allen, Chair

ATTEST:

_____
Mindy Fogg, Secretary Pro Tem

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 6th day of October 2025.

Attachment A, Exhibit 1

Findings for Approval

ATTACHMENT A, EXHIBIT 1
FINDINGS

PLANNING COMMISSION HEARING
ALISO SCHOOL KINDERGARTEN BUILDING
PROJECT 25-2329-DPR/CDP
OCTOBER 6, 2025

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. An application for a Development Plan Revision and Coastal Development Permit was submitted on January 17, 2025, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on April 30, 2025. Said application and all related material have been available for public review at City offices since the date of submittal.

b. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's 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 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 categorically exempt from the California Environmental Quality Act pursuant to Sections §15302 (replacement or reconstruction), §15304 (minor alterations to land) and §15314 (minor additions to schools) of the California Code of Regulations.

Class 02 Categorical Exemptions consist of projects involving the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure to be replaced and will have substantially the same purpose and capacity as the structure replaced. This project proposes to replace five portable classroom structures that have exceeded their useful lifespan with a built-in-place classroom building containing four classrooms at the same location. Class 04 Categorical Exemptions consist of projects involving minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees. This project proposes approximately 700 cubic yards of cut, and 600 cubic yards of fill, with the net 100 cubic yards of cut to be exported, on a site with slopes of less than 10%. No scenic and mature trees would be removed. Class 14 Categorical Exemptions consist of projects involving minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25% or ten classrooms, whichever is less. This project proposes to construct a new permanent classroom building to replace portable classroom structures on the existing Aliso School campus, and would result in a net decrease of one classroom.

1.3 Development Plan Findings

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

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 October 6, 2025, and herein incorporated by reference, the project would update and amend Phase I of the previously-approved Aliso School Master Plan to allow the removal of all portable structures on the Aliso School campus, and replacing the recently removed five portable classrooms (totaling 4,800 square feet) on the east side of the campus with a new one-story 6,467 square foot classroom building pursuant to Chapter 14.34, Community Facility District (CF). The proposed use of the building for kindergarten grade instruction at an existing public school facility is an allowed use in the CF zone district and within the corresponding Public Facility (PF) land use designation. The proposed project meets all

applicable development standards in Chapter 14.34, including building height, building coverage, landscaping, and setbacks.

The project is also consistent with the applicable objective and policies of the General Plan/Coastal Land Use Plan's Land Use, Community Design, Open Space/Recreation/Conservation, Safety, and Public Facilities & Services elements, as discussed in the Planning Commission staff report. The proposed building complies with the minimum 50-foor creek setback established in OSC-6-Implementation Policy 25 and the City's Creeks Preservation Program. The building design has been reviewed and recommended for preliminary approval by the City's Architectural Review Board, who found the project generally consistent with the applicable design criteria. 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 located within a known flood hazard zone. As proposed, the new building complies with the construction requirements of the City's floodplain management regulations (CMC §15.50)— it would have a finished floor elevation of 15 ft above mean sea level (MSL), which is above the site's base flood elevation of 14.25 ft above MSL. Compliance with the City's floodplain management regulations (CMC §15.50) is required via the project Conditions of Approval and will be reviewed by the Public Works Department during engineering permit plan check and construction for ongoing conformance.

The project site is not located in an area of high fire risk. The site is, however, located in an area that may be prone to high expansive soils and/or high liquefaction potential. The project will be reviewed by the Division of the State Architect for compliance with State codes regarding fire safety, construction safety, geologic hazards, and building standards.

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

The project site does not contain environmentally sensitive habitat. The site presently includes an operational elementary school campus with non-native landscaping and a large grass play field. The Aliso School campus is located adjacent to Franklin Creek, which is channelized within the City and does not support riparian habitat on the segment immediately adjacent to the project site. Approximately six trees and surrounding shrubbery are proposed to be removed; the trees are non-native, non-specimen trees and, being located in the middle of an active school campus site, do not provide significant habitat value for wildlife. The project proposes to plant seven new trees surrounding the new building.

As mentioned above, the proposed project would comply with the required 50-foot setback from Franklin Creek. The building would be 52 feet from the creek channel. Proposed improvements within the buffer are limited to landscape and hardscape— mainly decomposed granite, a Brisbane Box tree, and a Flowering Cherry tree (see Planting Plan, Sheet L2). Fencing and gates around the proposed building would limit foot traffic in portions of the new creek buffer landscaping. Existing and proposed site slopes/grading would ensure stormwater runoff is contained on-site and directed towards catch basins or large permeable areas such as the grass field, not flowing into the creek channel. Standard construction-phase project conditions would ensure that short-term temporary impacts related to dust, water quality, noise and similar effects would be kept to a minimum and/or avoided.

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, nor has the project been conditioned to require any.

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.

   With respect to traffic circulation, the existing school pick up and drop off circulation pattern is not proposed to be changed at this time. The parking lot immediately north of the proposed building would be slightly reconfigured to accommodate the placement of the new building and accessible parking spots, but the overall flow of vehicles would not change. Because the building is replacing recently removed portable classroom structures, the project would not cause an immediate increase in student enrollment or employees than are already at the existing school site. 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 classroom building would increase the overall quality of the school facilities by replacing portable classroom structures that had exceeded their intended lifespan and were showing signs of wear and aging. The overall project would reduce building coverage

on the campus by 253 square feet. The project is proposed within an existing elementary school campus, and does not propose a change in use or intensity of the site. The use is consistent with the Community Facility zone district and Public Facility land use designation. The daily use of the new classroom building is not expected to significantly change the campus' current use patterns.

The new building would be single-story and would meet or exceed all required setbacks from surrounding properties. The existing parking lot, with the proposed modifications, would still contain adequate parking to serve the proposed building. Due to the project's location in a special flood hazard area, the building is proposed to be elevated at 15 feet above mean sea level, exceeding the base flood elevation of 14.25 feet above mean sea level. Including the additional height for flood safety, the building would still fall within the 30-foot height limit, at 27' 10" at the highest point of the cupolas. In addition, the proposed building would be built outside of the Franklin Creek 50-foot setback, reducing potential impacts on the creek and its wildlife.

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 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 City's certified Local Coastal Program as discussed in the Planning Commission staff report dated October 6, 2025 and incorporated herein by reference. The project would meet all applicable development standards of the CF zone district.

The project is also consistent with the applicable objectives and policies of the General Plan/Coastal Plan's Land Use, Community Design, Open Space/Recreation/Conservation, Safety, Noise, and Public Facilities and Services Elements. Appropriate measures are included in the project conditions of approval to address any potential impacts related to noise, public safety, or public services/facilities.

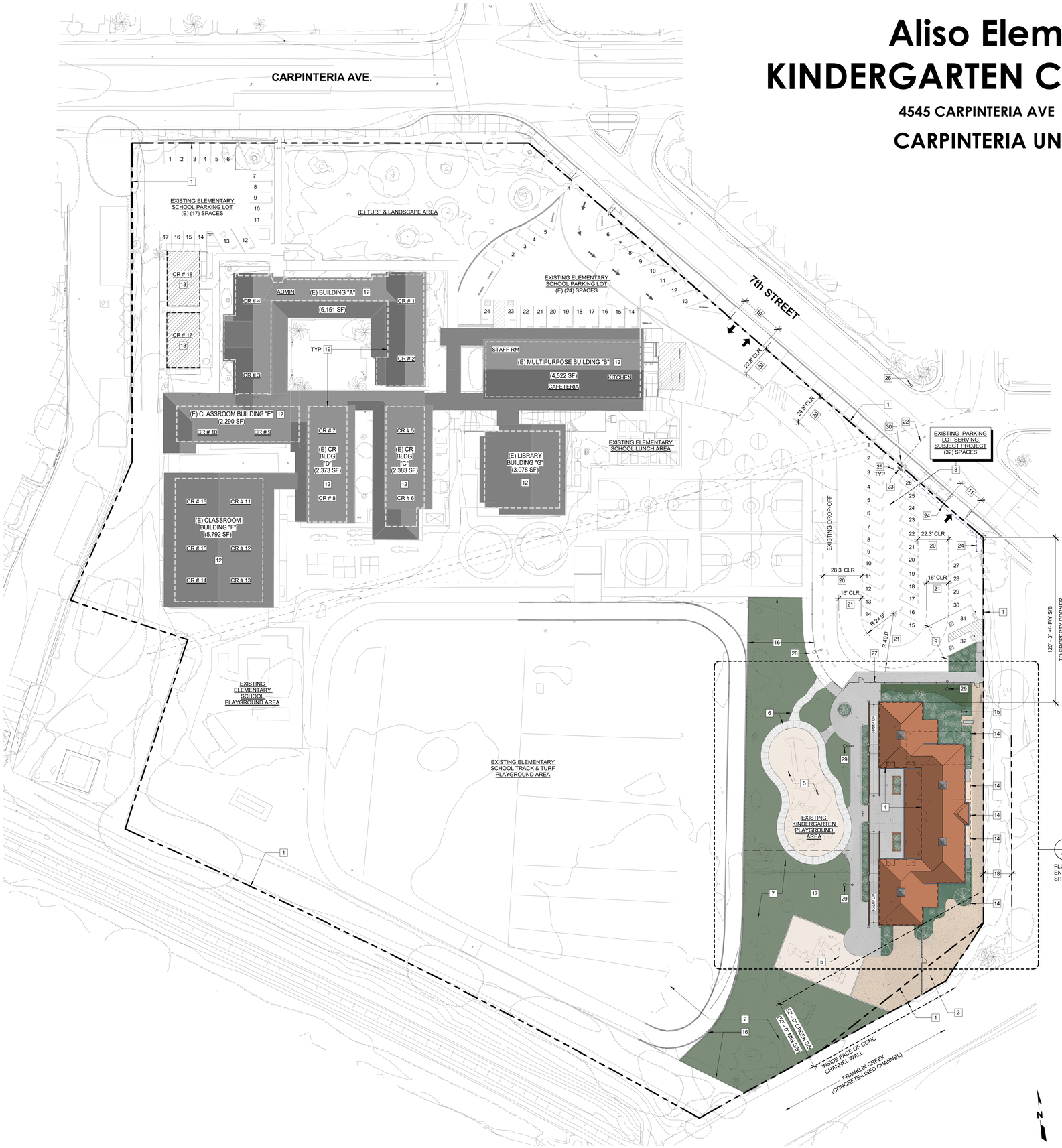
Attachment A, Exhibit 2

Plan Set

Aliso Elementary School
KINDERGARTEN CLASSROOM BUILDING

4545 CARPINTERIA AVE CARPINTERIA, CALIFORNIA 93013

CARPINTERIA UNIFIED SCHOOL DISTRICT



1 A2 FLOOR PLAN/ ENLARGED SITE PLAN

1 OVERALL CAMPUS SITE PLAN
1" = 30'-0"

PROJECT GENERAL INFORMATION

PROJECT OWNER: CARPINTERIA UNIFIED SCHOOL DISTRICT (1400 LINDEN AVE CARPINTERIA, CA 93013)

PROJECT LOCATION/ ADDRESS: ALISO ELEMENTARY SCHOOL (4545 CARPINTERIA AVE CARPINTERIA, CA 93013)

LOT SIZE: 339,332 SF (7.79 ACRES) PARCEL "A," & 1,742 SF (0.04 ACRES) PARCEL "B"

CITY OF CARPINTERIA ZONING: CF (COMMUNITY FACILITY DISTRICT)

NEW BUILDING NUMBER OF STORIES: 1

NEW BUILDING AREA: 6403 SF GROSS FLOOR AREA (6,467 SF EXTERIOR WALL FOOTPRINT)

NEW BUILDING SETBACKS:
FRONT YARD: 120' - 3" +/- (45' - 0" MIN TO CENTERLINE OF 7th STREET); SEE THIS SHEET FOR MORE INFO.
SIDE YARD: 14' - 0" (13' - 11" MIN), 11' - 4" (10' - 4 1/2" MIN); SEE SHEET A2 FOR MORE INFO.
REAR YARD: 26' - 7" (13' - 11" MIN); SEE SHEET A2 FOR MORE INFO.

NEW BUILDING HEIGHT: 27' - 10" ABOVE FINISH GRADE (AT MAXIMUM CONDITION); SEE SHEET A3 FOR MORE INFO.

PROJECT AREA CALCULATIONS

ITEM	DESCRIPTION	EXISTING	PROPOSED	
A	NO. OF BUILDINGS- TEMPORARY/ PORTABLE	7	0	(See Note #2)
B	NO. OF BUILDINGS- PERMANENT	7	8	(See Note #7)
C	BUILDING AREA- TEMPORARY/ PORTABLE- FOOTPRINT (SF)	6,720	-6,720	(See Notes #1 & #2)
D	BUILDING AREA- PERMANENT- FOOTPRINT (SF)	26,589	6,467	(See Notes #1 & #8)
E	OVERALL BUILDING COVERAGE- FOOTPRINT (SF)	33,309	33,056	(See Notes #1 & #6)
F	PAVED AREAS (PARKING/ WALKS/ HARDSCAPE PLAYGROUNDS)	155,238	146,711	(See Note #3)
G	NO. OF PARKING SPACES	78	73	(See Note #4)
H	LANDSCAPED & PLAYGROUND AREAS (SF)	150,785	159,565	(See Note #5)
	TOTAL LOT AREA (SF)/ ITEMS E + F + H	339,332	339,332	

Notes:
1. The word "Footprint" is the "Exterior Wall Footprint" (See "Campus Site Plan General Notes," Note #1, for more information).
2. 6,720 SF (E) portable building area removed/ demolished; (7) 960 SF portable buildings.
3. Area indicated is approximate **NET** paving at completion of project (overall paving on site reduced).
4. Parking space number is **NET** number of spaces at completion of project (decrease of 5 parking spaces).
5. Area indicated is approximate **NET** area at completion of project (overall landscaping increased).
6. Area indicated is approximate **NET** area at completion of project (overall building area reduced).
7. Number indicated is **NET** permanent buildings at completion of project (1 new permanent building added).
8. Building Gross Floor Area (GFA) is 6,403 SF (which is less than the footprint area due to 2 deep-recessed windows, see Sheets A2 and A3 for more information).

CAMPUS SITE PLAN GENERAL NOTES

1. ALL BUILDING AREAS (I.E., SQUARE FOOTAGES) INDICATED ON THIS SHEET ARE "EXTERIOR WALL FOOTPRINT" AREAS DEFINED AS THE AREA CALCULATED BY MEASURING TO THE OUTSIDE FACES OF EXTERIOR WALLS OF THE CONDITIONED BUILDING ENVELOPE, UNLESS OTHERWISE NOTED.

CAMPUS SITE PLAN KEYNOTES

1 PROPERTY LINE
2 PARCEL "A" OWNED BY CARPINTERIA UNIFIED SCHOOL DISTRICT (7.79 ACRES)
3 PARCEL "B" OWNED BY CARPINTERIA UNIFIED SCHOOL DISTRICT (0.04 ACRES)
4 BUILDING "EXTERIOR WALL FOOTPRINT" SHOWN DARK DASHED LINES
5 (E) EARLY-CHILDHOOD PLAYGROUND AREA TO REMAIN
6 (E) CONC PAVING TO REMAIN
7 (E) TURF PLAYGROUND TO REMAIN
8 (E) PARKING LOT REDUCED BY (5) SPACES TO ACCOMODATE NEW REQUIRED ACCESSIBLE PARKING SPACES & FIRE TRUCK SWITCHBACK DIMENSIONS.
9 ACCESSIBLE & VAN-ACCESSIBLE PARKING SPACES
10 (E) DRIVEWAY ENTRANCE TO PARKING LOT OF SUBJECT PROJECT (NO CHANGE)
11 (E) ONE-WAY DRIVEWAY EXIT FROM PARKING LOT OF SUBJECT PROJECT (NO CHANGE)
12 (E) ELEMENTARY SCHOOL BUILDING (NOT A PART OF PROJECT SCOPE)
13 (E) 960 SF ELEMENTARY SCHOOL RELOCATABLE CLASSROOM BUILDING TO BE REMOVED FROM CAMPUS AND/OR DEMOLISHED
14 (E) 960 SF EARLY-CHILDHOOD RELOCATABLE CLASSROOM BUILDING TO BE REMOVED FROM CAMPUS AND/OR DEMOLISHED
15 (E) STORAGE SHED TO BE REMOVED FROM CAMPUS AND/OR DEMOLISHED
16 (E) FENCE TO REMAIN
17 (E) FENCE TO BE DEMOLISHED
18 PARCEL OWNED BY SB COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT
19 (E) PERMANENT BUILDING "EXTERIOR WALL FOOTPRINT" SHOWN HEAVY DASHED LINES (TYP)
20 FIRE TRUCK ACCESS
21 FIRE TRUCK TURNING SWITCHBACK PER CARPINTERIA-SUMMERLAND FIRE PROTECTION DISTRICT STANDARDS
22 UNDERGROUND FIRE SERVICE SUPPLY PIPE TO WATER MAIN IN STREET
23 FIRE SPRINKLER BACKFLOW PREVENTION DEVICE AND FIRE DEPARTMENT CONNECTION
24 UNDERGROUND PIPE TO KINDERGARTEN BUILDING AUTOMATIC FIRE SPRINKLER SYSTEM
25 TYP CONC-FILLED STEEL PIPE BOLLARD (TO PROTECT BFPD ASSEMBLY)
26 (E) FIRE HYDRANT #182
27 KNOX-BOX FOR FIRE DEPARTMENT ACCESS THROUGH GATE
28 (E) POLE-MOUNTED LIGHT FIXTURE MANUFACTURED BY BEGA
29 POLE-MOUNTED LIGHT FIXTURE TO MATCH (E)
30 DBL-LEAF GATE TO BE PROVIDED IN (E) FENCE FOR FIRE DEPARTMENT ACCESS (PER THE REQUIREMENTS OF THE FIRE MARSHAL)

CAMPUS SITE PLAN LEGEND

2 = CAMPUS SITE PLAN KEYNOTE

= SECTION OR DETAIL CALLOUT:
DETAIL OR SECTION NUMBER
SHEET WHERE DETAIL APPEARS
1 / A101
SIM — IF DETAIL IS NOTED "SIM," THEN CONDITION IS SIMILAR TO THE REFERENCED DETAIL.
SIM OPP — IF DETAIL IS NOTED "SIM OPP," THEN CONDITION IS SIMILAR TO THE REFERENCED DETAIL, ONLY REVERSED OPPOSITE HAND.
TYP — IF DETAIL IS NOTED "TYP," THEN CONDITION IS TYPICAL (OCCURS THROUGHOUT PROJECT).

(E) = EXISTING
F/Y = FRONT YARD
S/B = SETBACK
TYP = TYPICAL

CDP SUBMITTAL DOCUMENTS

08/26/2025

ALISO ELEMENTARY SCHOOL
KINDERGARTEN CLASSROOM BUILDING
4545 CARPINTERIA AVE CARPINTERIA, CA 93013
FOR
CARPINTERIA UNIFIED SCHOOL DISTRICT

ROBERT ROBLES ARCHITECTURE INC
416 Ocean Drive
Oxnard, CA 93035
Tel 805.382.6700

CONSULTANT NAME/ ADDRESS:

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DATE:	04/24/2024
DRAWN BY:	RR
CHECKED BY:	RR
PROJECT NUMBER:	2302

REVISIONS

NO.		DATE	BY

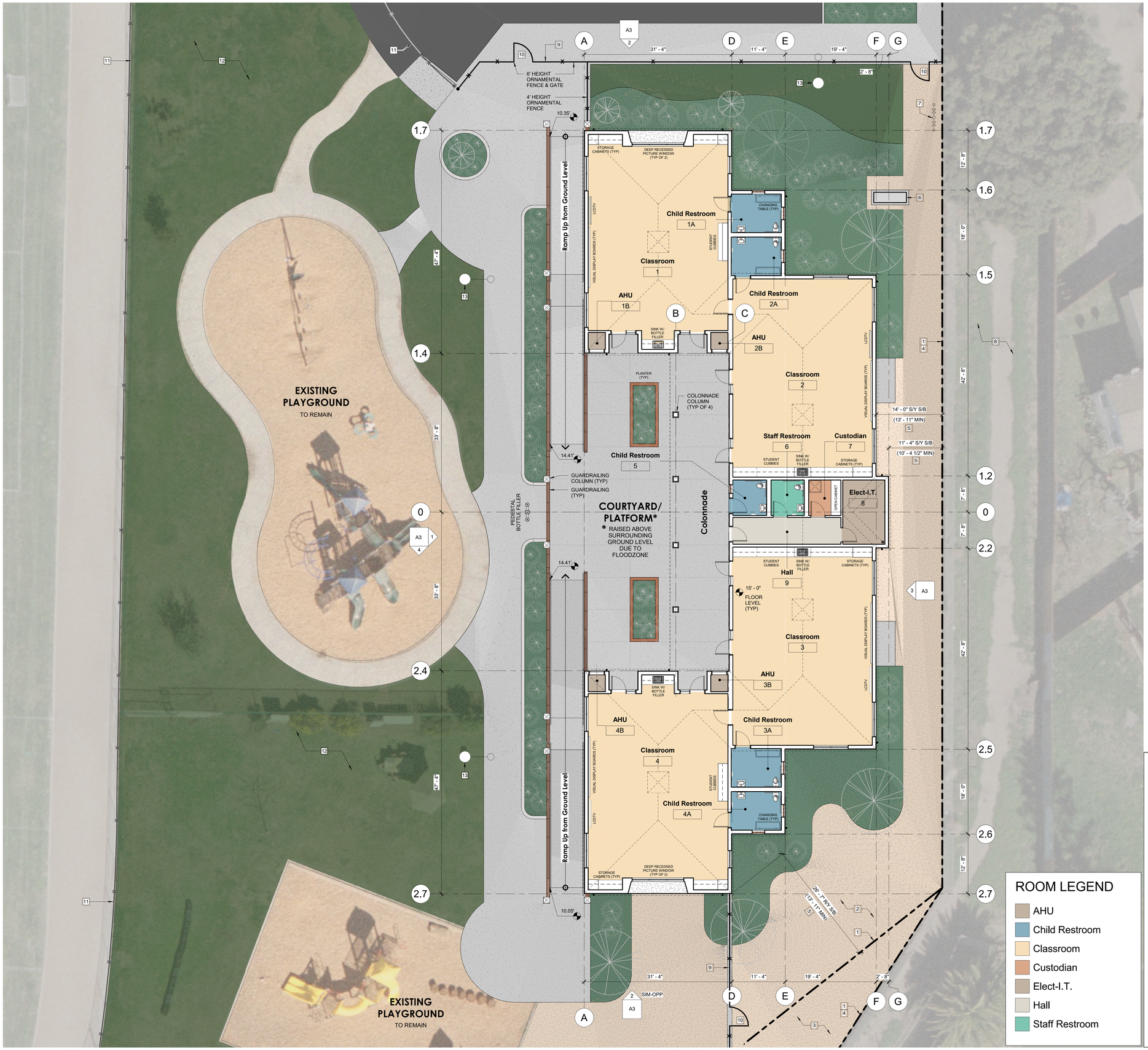
ENGINEER'S STAMP & SIGNATURE

ARCHITECT'S STAMP & SIGNATURE

LICENSED ARCHITECT ROBERT ROBLES C-30795 REN. 12/31/25 STATE OF CALIFORNIA

SHEET TITLE:
CAMPUS SITE PLAN/ GENERAL INFORMATION

SHEET NUMBER:
A1
OF



FLOOR PLAN KEYNOTES

1 PROPERTY LINE
2 PARCEL "A" OWNED BY CARPINTERIA UNIFIED SCHOOL DISTRICT (7.79 ACRES)
3 PARCEL "B" OWNED BY CARPINTERIA UNIFIED SCHOOL DISTRICT (0.04 ACRES)
4 (E) FENCE LINE TO REMAIN (OCCURS APPROXIMATELY AT PROPERTY LINE, ACTUAL LOCATION TO BE CONFIRMED BY LICENSED LAND SURVEYOR DURING CONSTRUCTION)
5 BUILDING SETBACK FROM PROPERTY LINE. MINIMUM SETBACK DETERMINED BY HEIGHT OF BUILDING AT SUCH PORTION OF BUILDING (REFERENCE CITY OF CARPINTERIA ZONING ORDINANCE 14.34.070.2)
6 (E) ELECTRICAL SERVICE SWITCHGEAR TO REMAIN
7 (E) DOMESTIC WATER SERVICE PRV STATION TO REMAIN
8 PARCEL OWNED BY SB COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT
9 FENCING (TYP)
10 GATE
11 (E) FENCING TO REMAIN
12 (E) TURF TO REMAIN
13 POLE-MOUNTED LIGHT FIXTURE TO MATCH (E) POLE-MOUNTED FIXTURES MANUFACTURED BY BEGA

FLOOR PLAN GENERAL NOTES

1. FLOOR LEVEL ELEVATION 15' - 0" IS THE PROJECT DATUM (ABSOLUTE ELEVATION), COORDINATED WITH THE CIVIL PLANS. FLOOR LEVEL ELEVATION ABOVE SURROUNDING GRADE EXCEEDS THE BASE FLOOD ELEVATION AS INDICATED IN CITY OF CARPINTERIA'S "FLOOD HAZARD DETERMINATION LETTER," DATED 02/26/2025. SEE EXHIBIT BY CIVIL ENGINEER FOR MORE INFORMATION.
2. DIMENSIONS INDICATED ON THIS PLAN ARE GIVEN TO ROUGH MATERIALS (I.E. FACE OF STUD, FACE OF CONCRETE, FACE OF MASONRY, ETC.) UNLESS OTHERWISE NOTED.

FLOOR PLAN LEGEND

101 = ROOM NUMBER
2 = FLOOR PLAN/ SITE PLAN KEYNOTE
0 = STRUCTURAL GRID LINE
= EXTERIOR ELEVATION CALLOUT:
1 / 4 / A101 / 2 / 3 — EXTERIOR ELEVATION NUMBER; SHEET WHERE DETAIL APPEARS
XXX' - X" = ELEVATION (DATUM = 15' - 0" AT FLOOR LEVEL) SEE "FLOOR PLAN GENERAL NOTES," NOTE #1 FOR MORE INFORMATION
DIMENSION IS **ABSOLUTE** ELEVATION COORDINATED W/ CIVIL PLANS

(E) = EXISTING
OPP = OPPOSITE
R/Y = REAR YARD
S/B = SETBACK
S/Y = SIDE YARD
SIM = SIMILAR
TYP = TYPICAL

ROOM LEGEND

- AHU
- Child Restroom
- Classroom
- Custodian
- Elect-I.T.
- Hall
- Staff Restroom

MATERIALS LEGEND

CONCRETE PAVING
GRAY CONCRETE W/ BROOM FINISH TO MATCH EXISTING ON CAMPUS

EXISTING CONC PAVING
TO REMAIN

AC PAVING
EXISTING OR NEW/ PATCHING

LANDSCAPE AREA
CONSISTING OF COMBINATIONS OF TREES, SHRUBS, GROUNDCOVER AND MULCH (SEE EXHIBIT BY LANDSCAPE ARCHITECT)

LANDSCAPE AREA
TURF (SEE EXHIBIT BY LANDSCAPE ARCHITECT)

LANDSCAPE AREA
DECOMPOSED GRANITE OR DECORATIVE ROCK (SEE EXHIBIT BY LANDSCAPE ARCHITECT)

1 **SCHEMATIC FLOOR PLAN/ SITE PLAN (6,403 SF GROSS FLOOR AREA)**
1/8" = 1'-0"

PLAN NORTH

CDP SUBMITTAL DOCUMENTS

08/26/2025

ALISO ELEMENTARY SCHOOL KINDERGARTEN CLASSROOM BUILDING

4545 CARPINTERIA AVE CARPINTERIA, CA 93013

FOR

CARPINTERIA UNIFIED SCHOOL DISTRICT

ROBERT ROBLES ARCHITECTURE INC
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CONSULTANT NAME/ ADDRESS:

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REVISIONS

NO.		DATE	BY

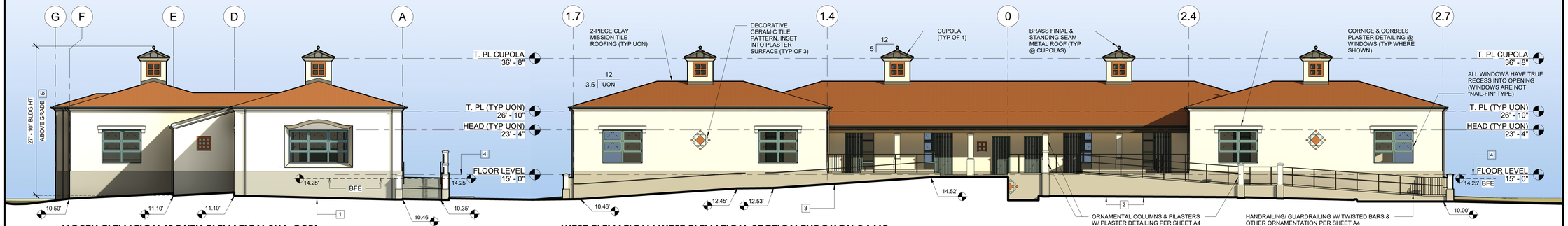
ENGINEER'S STAMP & SIGNATURE

ARCHITECT'S STAMP & SIGNATURE
LICENSED ARCHITECT ROBERT ROBLES C-30795 REN. 12/31/25 STATE OF CALIFORNIA

SHEET TITLE:
SCHEMATIC DESIGN FLOOR PLAN/ SITE PLAN

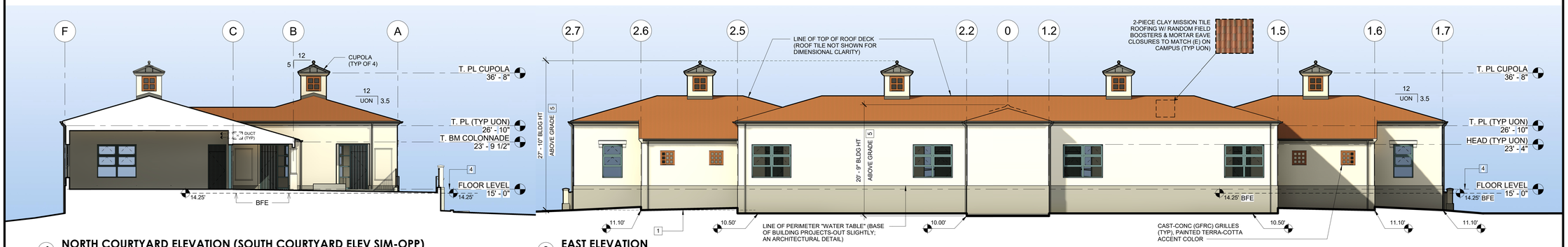
SHEET NUMBER:
A2

OF



2 NORTH ELEVATION (SOUTH ELEVATION SIM-OPP)
1/8" = 1'-0"

1 WEST ELEVATION/ WEST ELEVATION-SECTION THROUGH RAMP
1/8" = 1'-0"



4 NORTH COURTYARD ELEVATION (SOUTH COURTYARD ELEV SIM-OPP)
1/8" = 1'-0"

3 EAST ELEVATION
1/8" = 1'-0"

ILLUSTRATION OF FRONT FACE OF BUILDING

ILLUSTRATION OF FRONT & WEST FACES OF BUILDING

ILLUSTRATION OF WEST FACE OF BUILDING

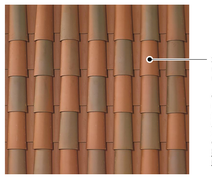
EXTERIOR ELEVATION KEYNOTES

1 LINE OF BUILDING FOOTPRINT AT GRADE LEVEL
2 LINE OF FRONT OF RAMP WALL AT GRADE LEVEL
3 LINE OF RAMP
4 SEE "FLOOR PLAN GENERAL NOTES," NOTE #1 (SHEET A2) FOR MORE INFORMATION
5 BUILDING HEIGHT AT SUCH PORTION OF BUILDING. DETERMINES MINIMUM SETBACK FROM PROPERTY LINES (REFERENCE CITY OF CARPINTERIA ZONING ORDINANCE 14.34.070.2) SEE SHEET A2 FOR MORE INFORMATION.

HANDRAILS, GUARDRAILS & FABRICATED STEEL FENCING/ GATES: POWDER-COATED HOT-DIP GALVANIZED STEEL W/ CUSTOM COLOR MATCHING EXISTING POWDER COATING COLOR PRESENT AT EXISTING FENCING/ GATES IN BETWEEN BUILDINGS "A" & "B": *METAL SALES* "WEATHERED COPPER (W50)"

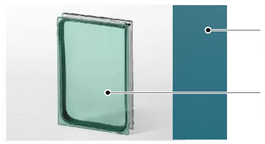
CUPOLA ROOFS, GUTTERS, DOWNSPOUTS & EXPOSED SHEET METAL:
20 OZ NATURAL PATINA COPPER OR 24 GA KYNAR 500 PREFINISHED METAL MATCHING *METAL SALES* "WEATHERED COPPER (W50)" https://www.metalsales.us.com/color-charts-color-guides/

6 METALWORK COLOR



2-PIECE CLAY MISSION TILE TO MATCH EXISTING PRESENT ON CAMPUS: *U.S. TILE (WESTLAKE ROOFING ROYAL SOLUTIONS)* "EL CAMINO" BLEND https://westlakeroyalroofing.com/us-tile/

5 CLAY TILE ROOFING COLOR



EXTERIOR DOORS, FRAMES & WINDOWS:
MATCHING EXISTING DOOR & WINDOW COLOR PRESENT ON CAMPUS: *BENJAMIN MOORE* 2049-20 "OASIS BLUE"

GLAZING:
AQUA-TINTED GLASS MATCHING EXISTING PRESENT ON CAMPUS: *VITRO ARCHITECTURAL GLASS* "SOLEXIA"

7 WINDOW & DOOR COLORS

MATERIALS LEGEND

CLAY TILE ROOFING
2-PIECE MISSION TILE TO MATCH EXISTING ON CAMPUS (TILES NOT RENDERED ON DRAWING FOR DIMENSIONAL CLARITY)
SEE 5/ A3 FOR MORE INFO.

METALWORK
CUPOLA ROOFS, GUTTERS, DOWNSPOUTS, GUARDRAILS, HANDRAILS (COPPER OR COPPER-COLORED PREFINISH)
SEE 6/ A3 FOR MORE INFO.

EXTERIOR LUMBER
BEAM AND ROUGH SAWN RAFTER TAILS AT COLONNADE EAVE CONDITION ONLY

CEMENT PLASTER (BODY COLOR)
MATCHING EXISTING CAMPUS PAINT COLOR/ DUNN-EDWARDS DET672 "INSTANT CLASSIC"

WINDOW & DOOR FRAMES, GLASS
BLUE-GREEN WINDOW/ DOOR FRAMES & AQUA TINTED GLASS TO MATCH EXISTING CAMPUS COLOR
SEE 7/ A3 FOR MORE INFO.

WOOD DOORS
EXTERIOR DOORS W/ BLUE-GREEN PAINT TO MATCH EXISTING CAMPUS COLOR
SEE 7/ A3 FOR MORE INFO.

CEMENT PLASTER (BASE COLOR)
PAINT COLOR: DUNN-EDWARDS DEC767 "RIVERBED"

EXTERIOR ELEVATION LEGEND

2 = EXTERIOR ELEVATION KEYNOTE
0 = STRUCTURAL GRID LINE
XXX' - X" = ELEVATION (DATUM = 15' - 0" AT FLOOR LEVEL) SEE "FLOOR PLAN GENERAL NOTES," NOTE #1 (SHEET A2) FOR MORE INFORMATION
DIMENSION IS **ABSOLUTE** ELEVATION COORDINATED W/ CIVIL PLAN

BFE = BASE FLOOD ELEVATION
OPP = OPPOSITE
SIM = SIMILAR
TYP = TYPICAL
UON = UNLESS OTHERWISE NOTED

CDP SUBMITTAL DOCUMENTS

08/26/2025

ALISO ELEMENTARY SCHOOL KINDERGARTEN CLASSROOM BUILDING

4545 CARPINTERIA AVE CARPINTERIA, CA 93013

FOR

CARPINTERIA UNIFIED SCHOOL DISTRICT

ROBERT ROBLES ARCHITECTURE INC
416 Ocean Drive
Oxnard, CA 93035
Tel 805.382.6700

CONSULTANT NAME/ ADDRESS:

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ROBERT ROBLES ARCHITECTURE, INC.
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DATE:	04/24/2024
DRAWN BY:	RR
CHECKED BY:	RR
PROJECT NUMBER:	2302

REVISIONS

NO.		DATE	BY

ENGINEER'S STAMP & SIGNATURE

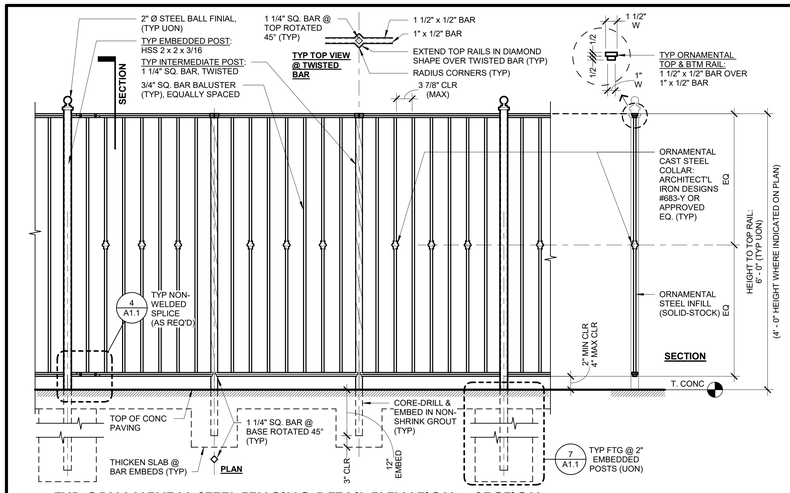
ARCHITECT'S STAMP & SIGNATURE

LICENSED ARCHITECT ROBERT ROBLES C-30795 REN. 12/31/25 STATE OF CALIFORNIA

SHEET TITLE:
SCHEMATIC DESIGN EXTERIOR VIEWS

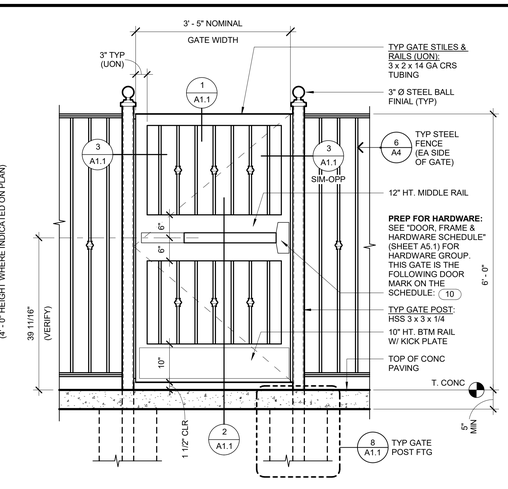
SHEET NUMBER:
A3

OF



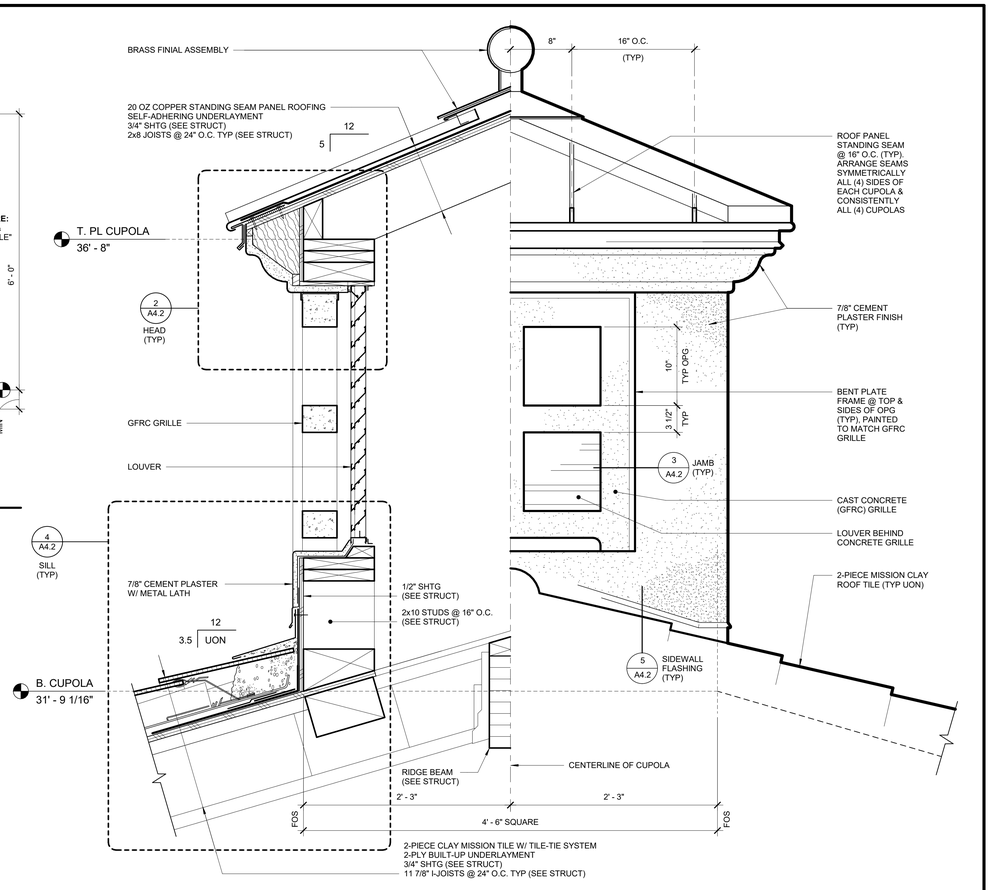
6 TYP ORNAMENTAL STEEL FENCING DETAIL ELEVATION & SECTION

3/4" = 1'-0"



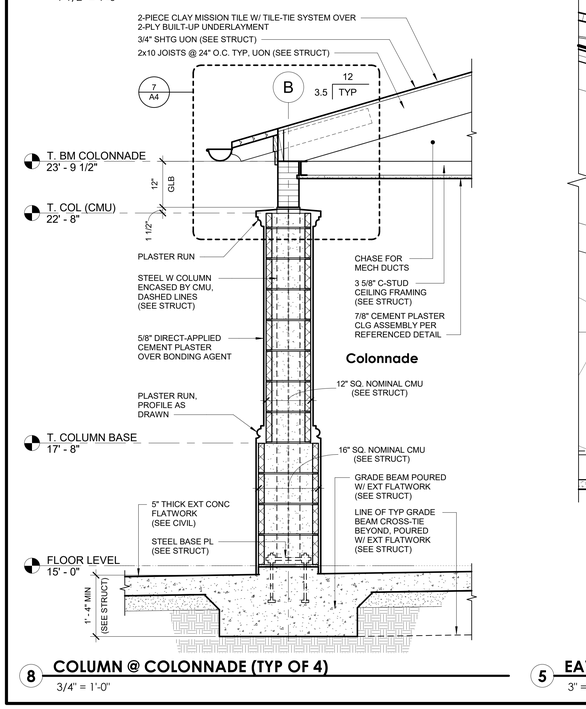
3 FRONT ORNAMENTAL GATE (INSIDE ELEVATION)

3/4" = 1'-0"



1 CUPOLA DETAIL SECTION/ ELEVATION (TYP OF 4)

1 1/2" = 1'-0"

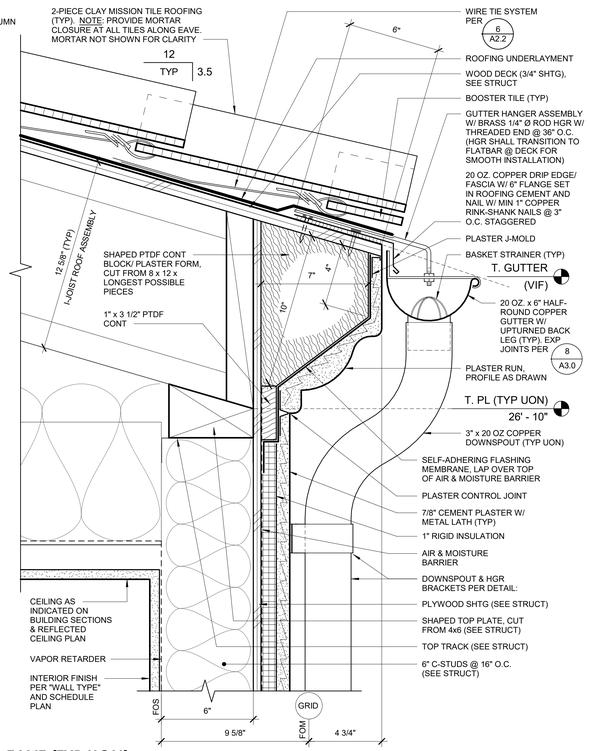


7 EAVE @ COLONNADE

1 1/2" = 1'-0"

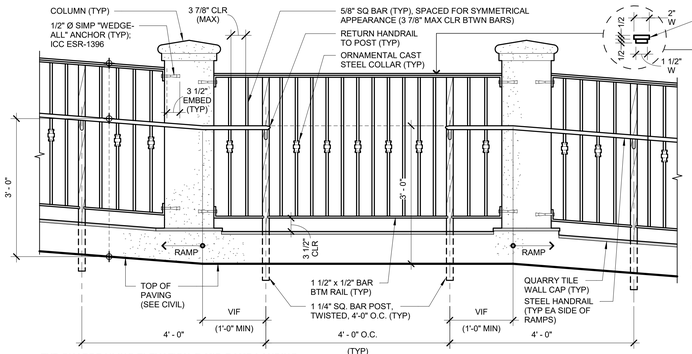
8 COLUMN @ COLONNADE (TYP OF 4)

3/4" = 1'-0"

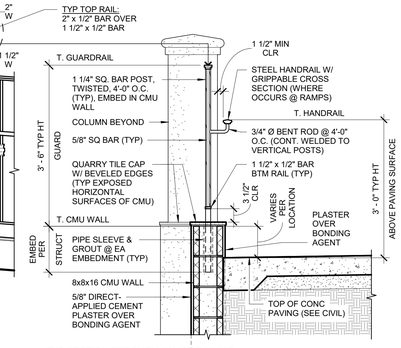


5 EAVE (TYP UON)

3" = 1'-0"



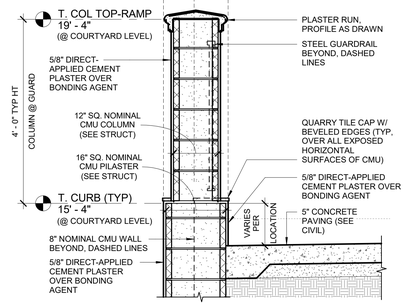
A TYP GUARDRAILING ELEVATION @ MID-RAMP LANDING



B TYP SECTION THROUGH GUARDRAILING

DETAIL GENERAL NOTES:

1. THE SPECIFICATION SECTION "ARCHITECTURAL METALWORK" SHALL APPLY TO THE METALWORK SHOWN IN THESE DETAILS.
2. ALL WELDS SHALL BE CONTINUOUS AND GROUND SMOOTH.
3. WELDING FOR GUARDRAILS & HANDRAILS IS EXEMPT FROM WELDING INSPECTION PER DSA-103.
4. STEEL SHALL BE FABRICATED FIRST, THEN HOT-DIP GALVANIZED, AND THEN POWDER-COATED.



C SECTION THROUGH GUARDRAILING COLUMN (TYP OF 10)

2 TYP ORNAMENTAL GUARDRAILING/ COLUMN DETAILS

3/4" = 1'-0"

This sheet contains a selection of details from the Construction Documents that are currently under review by DSA. These are provided in response to a request by the City of Carpinteria. (These details are provided for informational purposes only, because the review of construction details are under the jurisdiction of the Division of the State Architect).

CDP SUBMITTAL DOCUMENTS

08/26/2025

ALISO ELEMENTARY SCHOOL KINDERGARTEN CLASSROOM BUILDING

4545 CARPINTERIA AVE CARPINTERIA, CA 93013

FOR

CARPINTERIA UNIFIED SCHOOL DISTRICT

ROBERT ROBLES ARCHITECTURE INC

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CONSULTANT NAME/ ADDRESS:

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DATE:	04/24/2024
DRAWN BY:	RR
CHECKED BY:	RR
PROJECT NUMBER:	2302

REVISIONS

NO.		DATE	BY

ENGINEER'S STAMP & SIGNATURE

ARCHITECT'S STAMP & SIGNATURE

LICENSED ARCHITECT ROBERT ROBLES C-30795 REN. 12/31/25 STATE OF CALIFORNIA

SHEET TITLE:

CONSTRUCTION DETAILS (FOR INFORMATION)

SHEET NUMBER:

A4

OF

KINDERGARTEN CLASSROOM BUILDING

ALISO ELEMENTARY SCHOOL

SANTA BARBARA COUNTY, CALIFORNIA

LIST OF SYMBOLS:

AC	ASPHALTIC CONCRETE
ACP	ASBESTOS CEMENT PIPE
AB	AGGREGATE BASE
BC	BEGIN CURVE
BCR	BEGIN CURB RETURN
BD	BASEMENT DRAIN
BFV	BUTTERFLY VALVE
BM	BENCHMARK
BV	BALL VALVE
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CIP	CAST IRON PIPE
CJ	CRACK CONTROL JOINT
CL	CLASS
℄ OR C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CTV	CABLE TELEVISION
DIP	DUCTILE IRON PIPE
D	DRAIN
E	ELECTRICAL
DI	DROP INLET
EC	END CURVE
ECR	END CURB RETURN
EG	EXISTING GRADE
EJ	EXPANSION JOINT
EL	ELEVATION
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EW	EACH WAY
EX	EXISTING
FD	FLOOR DRAIN
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
℄ OR FL	FLOWLINE
FLG	FLANGE
FS	FINISH SURFACE
G	GAS
GB	GRADE BREAK
GM	GAS METER
GSP	GALVANIZED STEEL PIPE
GSV	GAS VALVE
GV	GATE VALVE
HB	HOSE BIB
HP	HIGH POINT
INV	INVERT
L	CURVE LENGTH
LF	LINEAL FEET
MH	MANHOLE
MJ	MECHANICAL JOINT
NIC	NOT INCLUDED IN CONTRACT
OC	ON CENTER
OCEW	ON CENTER EACH WAY
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION (OF CURVE TANGENTS)
℄ OR P/L	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PVC	POLY-VINYL CHLORIDE
PV	PLUG VALVE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RG	RETAINING GLAND
RSJ	ROUGH SURFACE JOINT
R/W	RIGHT-OF-WAY
S	SEWER
SD	STORM DRAIN
SL	STREET LIGHT
ST STL	STAINLESS STEEL
STA	STATION
STD DTL	STANDARD DETAIL
T	TELEPHONE
T BLK	THRUST BLOCK
TB	TOP OF BERM
TC	TOP OF CURB
TCN	TOP OF CONCRETE
TD	TOP OF DIKE
TF	TOP OF FOOTING
TG	TOP OF GRATE
TI	TRAFFIC INDEX
TL	TRAFFIC LIGHT
TP	TOP OF PAVEMENT
TYP	TYPICAL
TW	TOP OF WALL
VCP	VITRIFIED CLAY PIPE
VPI	VERTICAL POINT OF INTERSECTION (OF VERTICAL CURVE TANGENTS)
W	WATER
W/	WITH
WD	WALL DRAIN
WM	WATER METER
WV	WATER VALVE
△	DELTA (CURVE CENTRAL ANGLE)
±	APPROXIMATELY
%	PERCENT
<	LESS THAN
>	GREATER THAN

LEGEND:

DESCRIPTION	EXISTING	PROPOSED
CENTERLINE		
EDGE OF A.C. PAVEMENT		
ELEVATION	100.00 OR (100.00)	100.00
CONCRETE PAVEMENT		
A.C. PAVEMENT		
PROPERTY LINE		
RIGHT-OF-WAY LINE		
EASEMENT LINE		
CONTOURS (MAJOR)	10	10
CONTOURS (MINOR)	12	12
BENCH MARK		
TREE CANOPY		
APPROX. SAW CUT LINE		
LIMIT OF GRADING LINE		GB
GRADE BREAK LINE		
FLOW LINE		
SLOPE LINE		
FENCE		
RETAINING WALL		
WATER	W	W
SEWER	S	S
STORM DRAIN	SD	SD
POWER	E	E
GAS	G	G
TELEPHONE	T	T
CABLE TV	CTV	CTV
MANHOLE	MH	MH
CLEANOUT	CO	CO
WATER METER & LATERAL	W WM	W WM
FIRE HYDRANT		
THRUST BLOCK		
FITTING		
STREET LIGHT		

ESTIMATED EARTHWORK QUANTITIES:

CUT: 700 CUBIC YARDS

FILL: 600 CUBIC YARDS

NET: 100 CUBIC YARDS (EXPORT)

NOTE: SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISH GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES.

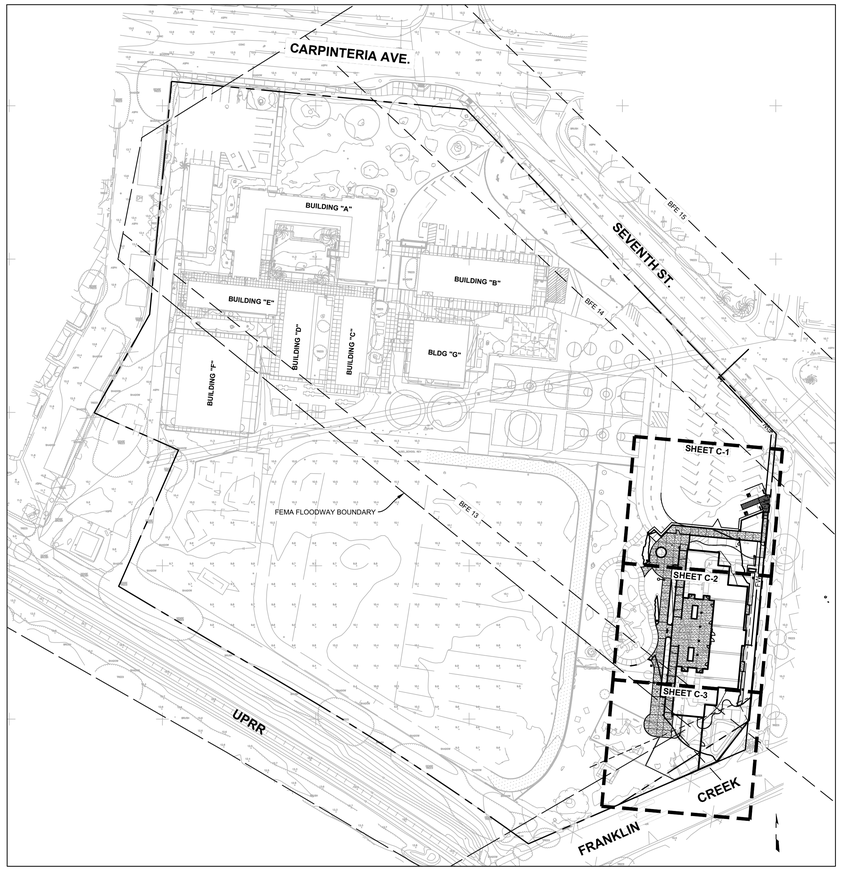
CONTRACTOR SHALL ACCEPT OR CONFIRM EXISTING TOPOGRAPHIC INFORMATION, SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S) AND MAKE HIS OWN INTERPRETATIONS AND CONCLUSIONS WITH RESPECT THERETO, AND SHALL PERFORM AN INDEPENDENT EARTHWORK ESTIMATE ON WHICH TO BASE HIS BID. ONCE GRADING IS STARTED, THE TOPOGRAPHIC INFORMATION HAS BEEN ACCEPTED BY CONTRACTOR.

IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

811

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



VICINITY MAP
NOT TO SCALE

USE OF PLANS

THIS DRAWING IS PROVIDED IN AN ELECTRONIC FORMAT (ON COMPUTER DISK) AS A COURTESY IF REQUESTED BY THE USER. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED HARD COPY PREPARED FOR THE PROJECT CONSTITUTES OUR PROFESSIONAL WORK PRODUCT AND THE HARD COPY MUST BE REFERRED TO FOR THE CORRECT DESIGN INFORMATION. THESE PLANS HAVE BEEN PREPARED SOLELY FOR USE FOR THE PROJECT SCOPE AND SITE SPECIFICALLY IDENTIFIED HEREON AT THE TIME THESE PLANS ARE SIGNED. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, USE OF ANY PART OF THESE PLANS, INCLUDING ANY NOTE OR DETAIL, FOR ANY UNAPPROVED OR REVISED PROJECT SCOPE, OR FOR ANY OTHER PROJECT AT THIS OR ANY OTHER SITE. USER AGREES TO INDEMNIFY AND HOLD HARMLESS F&A FOR ALL COSTS AND DAMAGES IF USED.

USE OF ELECTRONIC INFORMATION

ELECTRONIC INFORMATION MAY BE PROVIDED BY THE ENGINEER FOR CONVENIENCE; UNDER NO CIRCUMSTANCES SHALL DELIVERY OF ELECTRONIC FILES FOR USE BY OTHERS BE DEEMED A SALE BY THE ENGINEER AND THE ENGINEER MAKES NO WARRANTIES, EITHER EXPRESS OR IMPLIED, OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE. IN NO EVENT SHALL THE ENGINEER BE LIABLE FOR INDIRECT OR CONSEQUENTIAL DAMAGES AS A RESULT OF THE USE OR REUSE OF THE ELECTRONIC FILES BY OTHERS.

ELECTRONIC INFORMATION IS INTENDED TO PROVIDE INFORMATION SUPPLEMENTAL AND SUBORDINATE TO THE CONSTRUCTION CONTRACT DOCUMENTS. LAYOUT AND CONSTRUCTION OF PROJECT ELEMENTS SHALL BE BASED ON DIMENSIONS AND INFORMATION INCLUDED ON THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS WHICH SHALL CONTROL OVER ELECTRONIC INFORMATION. USER IS RESPONSIBLE FOR CONFIRMING LOCATION OF PROPOSED IMPROVEMENTS BASED ON DIMENSIONS AND INFORMATION INCLUDED ON THE CONSTRUCTION CONTRACT DOCUMENTS; INCONSISTENCIES BETWEEN THE ELECTRONIC INFORMATION AND THE CONSTRUCTION CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION.

PROJECT ELEMENTS SUCH AS MANHOLES, CATCH BASINS, UTILITY VAULTS, VALVE ASSEMBLIES, STAIRS, RAMPS, WALLS, ETC. ARE SHOWN SCHEMATICALLY IN THE ELECTRONIC INFORMATION AND CONSTRUCTION OF THESE ELEMENTS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION NOTES AND DETAILS PRESENTED OR REFERENCED IN THE SIGNED AND SEALED CONSTRUCTION CONTACT DOCUMENTS. IMPROVEMENTS CONSTRUCTED BASED ON ELECTRONIC INFORMATION AND IN CONFLICT WITH THE DRAWING DIMENSIONS DETAILS, AND THE CONSTRUCTION CONTRACT DOCUMENTS SHALL BE REMOVED AND CONSTRUCTED IN THE PROPER LOCATION AND DIMENSIONS AT CONTRACTOR'S SOLE EXPENSE.

DIGITAL DRAWINGS ARE TYPICALLY A COMPILATION OF DRAWINGS FROM A NUMBER OF SOURCES AND, AS SUCH, THERE IS INFORMATION IN THE ELECTRONIC FILE ISSUED BY THE ENGINEER THAT WAS NOT DEVELOPED BY THE ENGINEER AND IS NOT AUTHORIZED BY THE ENGINEER FOR USE BY OTHERS. ELECTRONIC INFORMATION PROVIDED BY THE ENGINEER SHALL ONLY BE APPLICABLE FOR IMPROVEMENTS DESIGNED BY THE ENGINEER AND WHICH ARE SPECIFICALLY DESIGNATED BY CONSTRUCTION NOTES AND/OR DETAILS ON THE SIGNED AND SEALED CONTRACT DOCUMENTS.

IF DIGITAL FILES ARE OBTAINED WITH THE INTENT TO USE THEM FOR PROJECT STAKING, THEY SHALL ONLY BE USED BY A QUALIFIED ENGINEER OR LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA. DIGITAL INFORMATION SHALL ONLY BE USED FOR STAKING HORIZONTAL LOCATION OF PROPOSED IMPROVEMENTS AFTER IT HAS BEEN CONFIRMED WITH THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS.

THE DIGITAL DRAWINGS ARE NOT INTENDED TO BE USED DIRECTLY FOR CONTROL OF CONTRACTOR'S GRADING OPERATIONS WITHOUT STAKING BY ENGINEER OR LAND SURVEYOR. THE INTERSECTION OF PROPOSED CUT AND FILL SLOPES WITH EXISTING GRADE IS APPROXIMATE WHERE SHOWN ON THE DRAWINGS AND SHALL BE CONFIRMED BY FIELD STAKING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT SLOPES IN CONFORMANCE WITH THE SPECIFIED AND DETAILED REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS.

HORIZONTAL DATUM:

CCS ZONE V, NAD 1983.

VERTICAL DATUM:

NAVD 1988.

CAUTION! CONFIRM BENCHMARK DATA AND CONDITION WITH PROJECT SURVEYOR (SIMPSON LAND SURVEYING COMPANY) PRIOR TO USE.

TOPOGRAPHY:

EXISTING TOPOGRAPHY COMPILED BY AERIAL PHOTOGRAPHY DATED 2/10/2016, SUPPLEMENTED BY FIELD SURVEY(S) BY SIMPSON LAND SURVEYING COMPANY DATED AUGUST 2018.

SURVEY MONUMENT PROTECTION:

PROTECT AND PRESERVE, IN PLACE, ALL SURVEY MONUMENTS AND BENCHMARKS. DO NOT DISTURB, MOVE, OR RELOCATE MONUMENTS OR BENCHMARKS WITHOUT THE PRIOR REVIEW AND APPROVAL BY THE AGENCY HAVING JURISDICTION OVER THE MONUMENT OR BENCHMARK. THE CONTRACTOR SHALL CONTRACT WITH A LICENSED SURVEYOR FOR MONUMENTS REQUIRING DISTURBANCE OR REMOVAL, AND THE SURVEYOR SHALL RESET THE MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR PURSUANT TO BUSINESS AND PROFESSIONAL CODE SECTION 8771.

FEMA NOTES:

EFFECTIVE BFE FOR NEW BUILDING PER FEMA FIRM MAPS. FINISH FLOOR ELEVATION SET 1-FOOT ABOVE FEMA BASE FLOOD ELEVATION.

SHEET INDEX

SHEET NO.	GENERAL DESCRIPTION
1	G-1 TITLE SHEET
2	D-1 DEMOLITION PLAN
3	C-1 SITE IMPROVEMENT PLAN
4	C-2 SITE IMPROVEMENT PLAN
5	C-3 SITE IMPROVEMENT PLAN
6	U-1 UTILITY PLAN
7	CD-1 DETAILS
8	CD-2 DETAILS
9	EC-1 EROSION CONTROL PLAN

ALISO ELEMENTARY SCHOOL
KINDERGARTEN CLASSROOM BUILDING
4545 CARPINTERIA AVE CARPINTERIA, CA 93013
FOR
CARPINTERIA UNIFIED SCHOOL DISTRICT

ROBERT ROBLES ARCHITECTURE INC
416 Ocean Drive
Oxnard, CA 93035
Tel 805.382.6700

CONSULTANT NAME/ ADDRESS:
F&A
FLOWERS & ASSOCIATES, INC.
CIVIL ENGINEERING • PLANNING
CONSTRUCTION ENGINEERING
113 W. Canon Perdido Street
Santa Barbara, CA 93101
Phone: 805.966.2224

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DATE: 08/26/2025
DRAWN BY: CY
CHECKED BY: RS
PROJECT NUMBER: 2302

REVISIONS

NO.		DATE	BY

ENGINEER'S STAMP & SIGNATURE

REGISTERED PROFESSIONAL ENGINEER ROBERT A. SCHMIDT No. 71335 CIVIL STATE OF CALIFORNIA

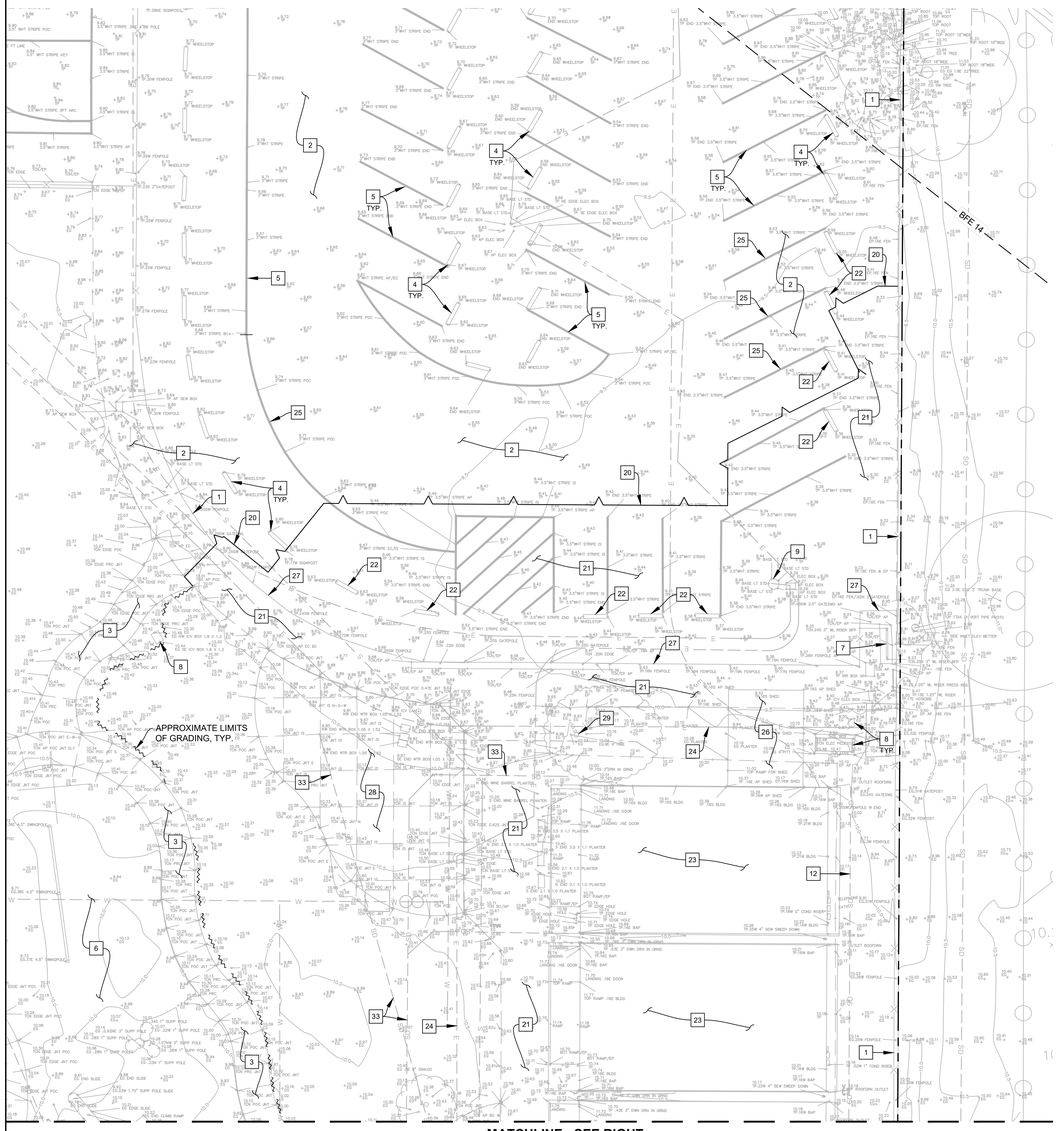
ARCHITECT'S STAMP & SIGNATURE

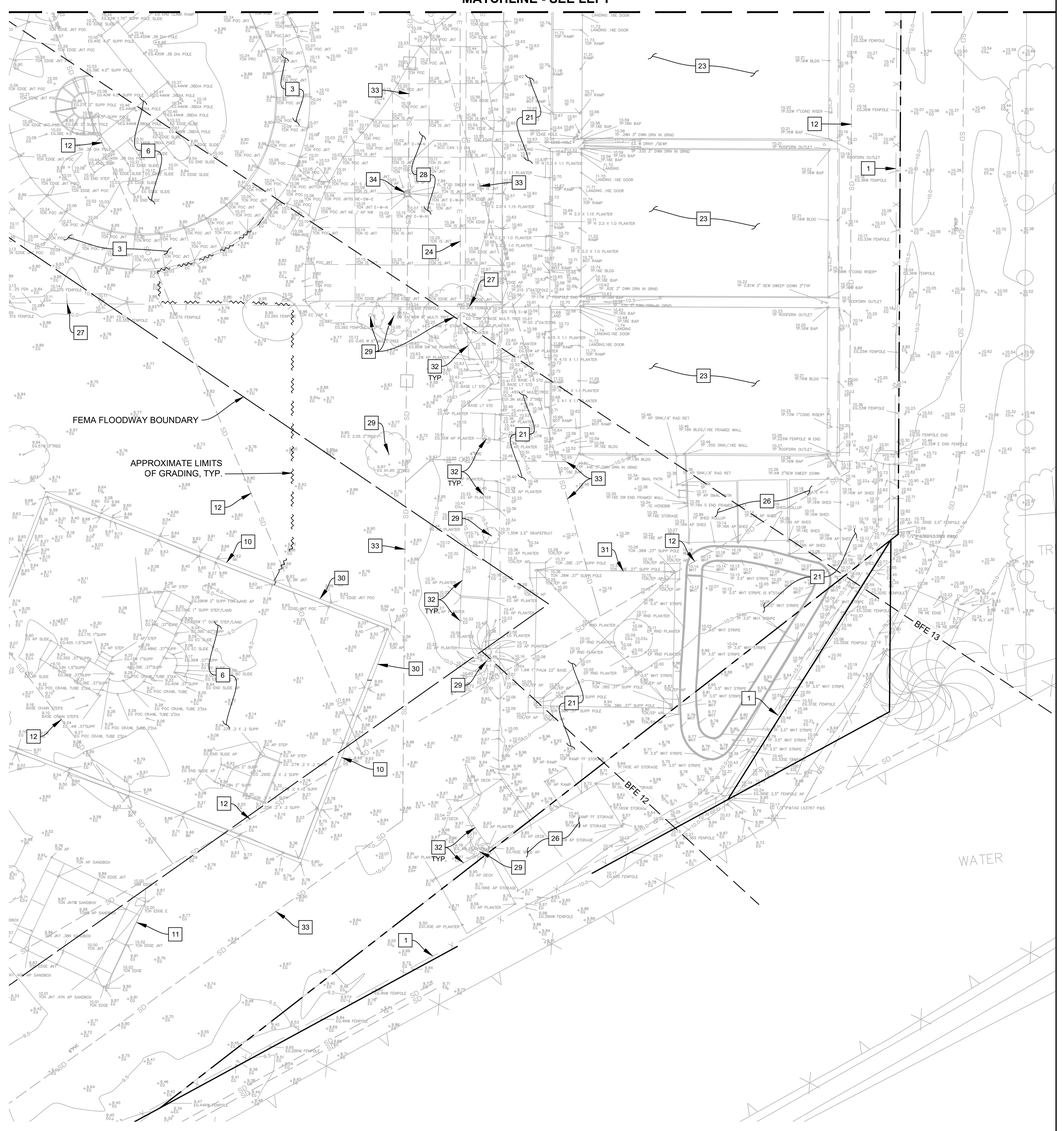
LICENSED ARCHITECT ROBERT ROBLES C-30795 REN. 12/31/25 STATE OF CALIFORNIA

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
G-1

1 OF 9





GENERAL CONSTRUCTION NOTES THIS SHEET:

A. REFER TO LEGEND, LIST OF SYMBOLS AND OTHER PLAN BASIS AND PLAN USE INFORMATION ON SHEET G-1.

B. REFER TO SEPARATELY BOUND SPECIFICATIONS FOR ADDITIONAL CONSTRUCTION INFORMATION AND REQUIREMENTS.

C. PROTECT EXISTING UTILITIES WITHIN WORK AREA; NOTIFY UNDERGROUND SERVICE ALERT AT LEAST 2 WORKING DAYS IN ADVANCE OF BEGINNING EXCAVATION AT 1-800-422-4133. REFER TO PLUMBING PLANS FOR DETAILS.

D. PROTECT EXISTING SCHOOL INFRASTRUCTURE WITHIN WORK AREA; INVESTIGATE WITH DISTRICT AND SCHOOL STAFF THE LOCATIONS OF EXISTING BURIED CONDUITS, PIPELINES AND STRUCTURES WITHIN WORK AREA IN ADVANCE OF BEGINNING GRADING OR TRENCHING.

E. EXISTING BURIED CONDUITS / PIPES / STRUCTURES KNOWN TO THE ENGINEER ARE SHOWN ON THE DRAWINGS, BASED ON RECORD INFORMATION OR INPUT FROM OTHERS. THE LOCATIONS OF THOSE SHOWN ARE APPROXIMATE (SCHEMATIC) ONLY AND, MOST LIKELY, OTHERS EXIST WHICH HAVE NOT BEEN SHOWN. INVESTIGATE, LOCATE AND MARK ALL EXISTING BURIED CONDUITS, PIPES AND STRUCTURES PRIOR TO START OF GRADING OR TRENCHING. PROTECT AND MAINTAIN IN SERVICE ALL SUCH FACILITIES UNTIL OTHERWISE APPROVED IN WRITING BY OWNER.

F. HORIZONTAL LOCATIONS OF EXISTING BURIED CONDUITS / PIPES / STRUCTURES AS SHOWN ON THE DRAWINGS OR AS MARKED IN THE FIELD ARE APPROXIMATE ONLY; VERTICAL LOCATIONS ARE NOT KNOWN. BEFORE BEGINNING TRENCHING OR GRADING, LOCATE AND EXPOSE ALL BURIED CONDUITS / PIPES / STRUCTURES WHICH CROSS OR OTHERWISE MAY CONFLICT WITH NEW IMPROVEMENTS OR WHICH ARE TO BE JOINED BY NEW CONSTRUCTION AND HAVE HORIZONTAL AND VERTICAL LOCATIONS DETERMINED BY SURVEY. PROVIDE RESULTS OF THIS INVESTIGATION AND SURVEY TO ENGINEER FOR REVIEW BEFORE WORK IS COMMENCED. ALLOW FIVE (5) WORKING DAYS FOR REVIEW; MORE TIME MAY BE REQUIRED DEPENDING ON COMPLETENESS OF INFORMATION PROVIDED AND ON EXTENT OF CONFLICTS, IF ANY.

G. IF SCHOOL-OWNED ELECTRICAL CONDUITS ARE SUSPECTED OF BEING IN THE WORK AREA BUT CANNOT BE LOCATED, ATTEMPT TO HAVE SCHOOL OPERATIONS / MAINTENANCE STAFF SHUT OFF POWER TO THOSE CONDUITS DURING EXCAVATION. TIMING AND DURATION OF SHUT-OFFS MUST BE APPROVED IN ADVANCE BY SCHOOL ADMINISTRATION SO AS NOT TO ADVERSELY IMPACT SCHOOL AND EXTRA CURRICULAR ACTIVITIES.

H. RETAIN A LICENSED LAND SURVEYOR TO STAKE HORIZONTAL AND VERTICAL CONTROL FOR LAYOUT OF THE WORK. FOR SURVEYING LOCATIONS OF EXISTING BURIED PIPELINES, CONDUITS AND STRUCTURES, AND FOR GRADE CONFIRMATION WHERE REQUIRED DURING CONSTRUCTION.

CONFIRM CONTROL DATA WITH TOPOGRAPHIC MAPPING SURVEYOR (SIMPSON LAND SURVEYING) PRIOR TO STAKING WORK. IN ADDITION, CHECK STAKING AT KEY LOCATIONS BY SCALING DISTANCES AND TAPING FROM EXISTING FEATURES SHOWN ON PLAN.

I. DEMOLISH AND REMOVE EXISTING OBJECTIONABLE MATERIAL FROM THE WORK AREA AND DISPOSE OF AS NECESSARY TO COMPLETE THE WORK, WHETHER OR NOT SPECIFICALLY CALLED FOR ON THE DRAWINGS.

J. WHETHER OR NOT SPECIFICALLY CALLED FOR ON THE DRAWINGS, PROTECT FROM DAMAGE ALL EXISTING FEATURES WITHIN AND IN THE VICINITY OF THE WORK AREA WHICH ARE NOT TO BE ALTERED BY PROPOSED WORK:

1. DOCUMENT THE EXISTING CONDITION AND PROVIDE SUCH DOCUMENTATION TO OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. PROTECT DURING CONSTRUCTION FROM PHYSICAL AND ESTHETIC DAMAGE INCLUDING CRACKING, SCRAPING, DEFORMING, SOILING, AND SPATTER FROM PAINT, CONCRETE OR ASPHALT EMULSION.
3. RESTORE TO PRE-CONSTRUCTION CONDITION AND APPEARANCE TO SATISFACTION OF DISTRICT AT NO ADDITIONAL COST TO DISTRICT.

IMPORTANT NOTICE

ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

CALL TOLL FREE 1-800-422-4133

DEMOLITION NOTES:

(NUMBERED ITEM BELOW CORRESPONDS TO NUMBER WITHIN SQUARE ON DRAWING)

INVESTIGATIONS / PROTECTIONS:

1 PROTECT EXISTING FENCE AND / OR GATE TO REMAIN.

2 PROTECT EXISTING AC PAVEMENT TO REMAIN.

3 PROTECT EXISTING CONCRETE PAVEMENT TO REMAIN.

4 PROTECT EXISTING WHEEL STOP TO REMAIN.

5 PROTECT EXISTING PAVEMENT MARKINGS TO REMAIN.

6 PROTECT EXISTING PLAYGROUND STRUCTURE AND SURFACE TO REMAIN.

7 PROTECT EXISTING BACKFLOW PREVENTER TO REMAIN.

8 PROTECT EXISTING UTILITY TO REMAIN. RAISE LIDS TO PROPOSED FINISH SURFACE WHERE APPLICABLE.

9 PROTECT EXISTING LIGHT AND FOOTING TO REMAIN.

10 PROTECT EXISTING CONCRETE CURB TO REMAIN.

11 PROTECT EXISTING SANDBOX TO REMAIN.

12 PROTECT EXISTING STORM DRAIN TO REMAIN. SURVEY INVERT ELEVATIONS OF STRUCTURES AND PROVIDE RESULTS TO ENGINEER PRIOR TO BEGINNING TRENCHING.

13-19 NOT USED.

REMOVALS:

20 CONSTRUCT SAWCUT LINE AS SHOWN ON PLAN AND PER DETAIL 1 / CD-1. PROTECT EXISTING EDGE OF PAVEMENT IMPROVEMENTS TO REMAIN UNTIL CONSTRUCTION OF CONFORMING IMPROVEMENTS (TYPICAL).

21 DEMOLISH AND REMOVE EXISTING AC PAVEMENT.

22 DEMOLISH AND REMOVE EXISTING WHEEL STOP. PATCH AC PAVEMENT AS NECESSARY.

23 DEMOLITION AND REMOVAL OF EXISTING STRUCTURE AND ALL ASSOCIATED RAMPS; STAIRS, AND / OR HANDRAILS. (N.I.C.)

24 EXISTING ELECTRICAL AND / OR COMMUNICATION LINE REMOVALS TO BE COORDINATED WITH ARCHITECT.

25 SANDBLAST AND REMOVE EXISTING PAVEMENT MARKINGS.

26 REMOVAL OF EXISTING STORAGE SHED. (N.I.C.)

27 DEMOLISH AND REMOVE EXISTING FENCE AND/OR GATE.

28 DEMOLISH AND REMOVE EXISTING CONCRETE PAVEMENT.

29 EXISTING TREE TO BE REMOVED.

30 DEMOLISH AND REMOVE EXISTING CONCRETE CURB TO LIMITS SHOWN ON PLAN.

31 DEMOLISH AND REMOVE EXISTING SHADE STRUCTURE AND FOOTINGS.

32 DEMOLISH AND REMOVE EXISTING PLANTERS.

33 REMOVE AND/OR ABANDON EXISTING STORM DRAIN.

34 DEMOLISH AND REMOVE EXISTING CATCH BASIN.

N

1" = 10'
GRAPHIC SCALE
0 10 20 30

ALISO ELEMENTARY SCHOOL
KINDERGARTEN CLASSROOM BUILDING
4545 CARPINTERIA AVE CARPINTERIA, CA 93013
FOR
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Oxnard, CA 93035
Tel 805.382.6700

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DATE:	08/26/2025
DRAWN BY:	CY
CHECKED BY:	RS
PROJECT NUMBER:	2302

REVISIONS

NO.		DATE	BY

ENGINEER'S STAMP & SIGNATURE

REGISTERED PROFESSIONAL ENGINEER ROBERT A. SIMPSON No. 71335 CIVIL STATE OF CALIFORNIA

ARCHITECT'S STAMP & SIGNATURE

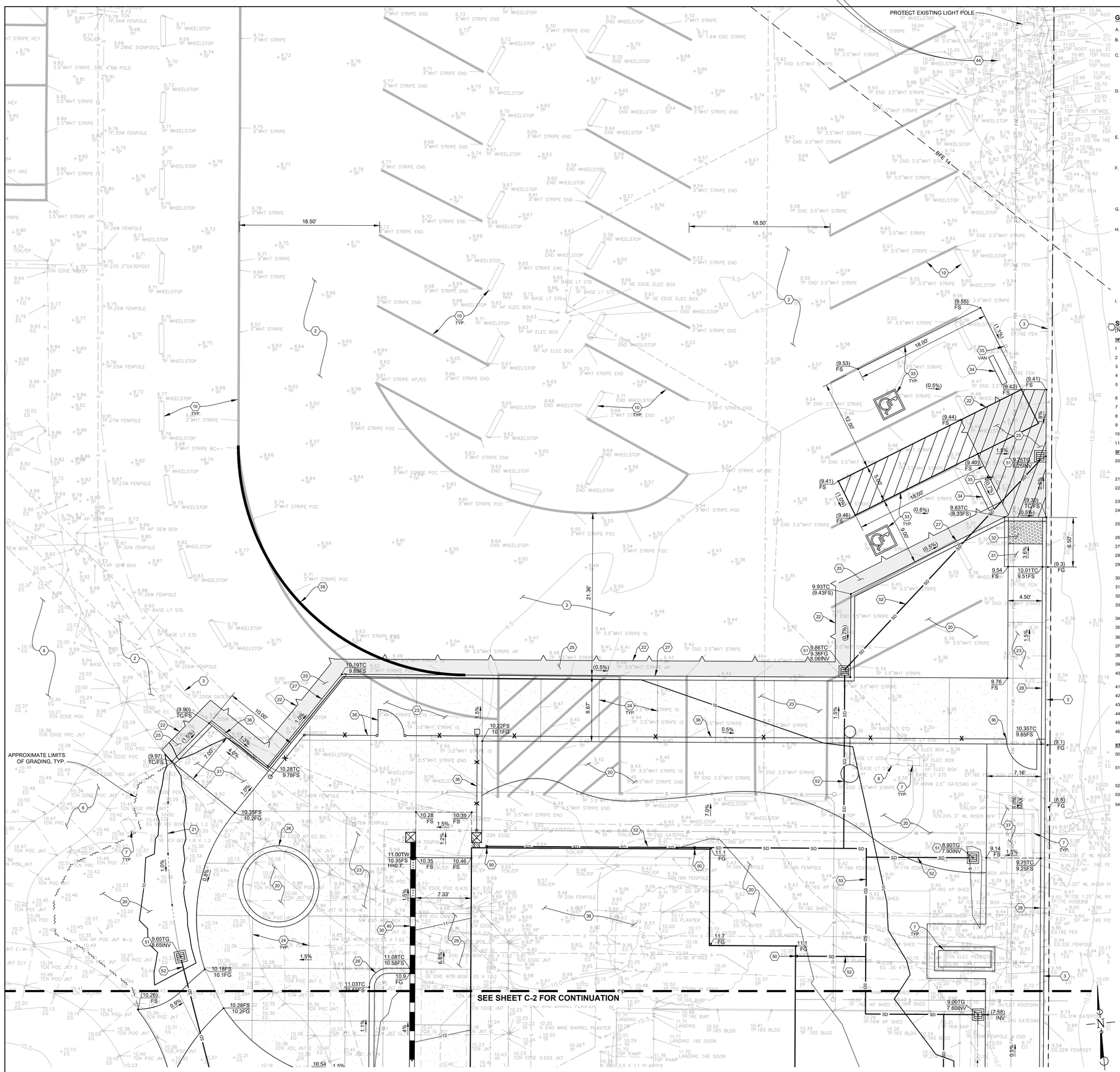
LICENSED ARCHITECT ROBERT ROBLES C-30795 REN. 12/31/25 STATE OF CALIFORNIA

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
D-1
2 OF 9

PLOTTED: Tuesday, August 26, 2025 12:41:47 PM 1558.14_KINDER IMPROVEMENT PLANS.DWG

W.O. 1558



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B. PROTECT EXISTING UTILITIES WITHIN WORK AREA. NOTIFY UNDERGROUND SERVICE ALERT AT LEAST 2 WORKING DAYS IN ADVANCE OF BEGINNING EXCAVATION AT 1-800-422-4133.

C. EXISTING BURIED CONDUITS / PIPES / STRUCTURES KNOWN TO THE ENGINEER ARE SHOWN ON THE DRAWINGS BASED ON RECORD DRAWING INFORMATION OR INPUT FROM OTHERS. THE LOCATIONS OF THOSE SHOWN ARE APPROXIMATE (SCHEMATIC) ONLY AND, MOST LIKELY, OTHERS EXIST WHICH HAVE NOT BEEN SHOWN. INVESTIGATE, LOCATE AND MARK ALL EXISTING BURIED CONDUITS, PIPES AND STRUCTURES PRIOR TO START OF GRADING OR TRENCHING. PROTECT AND MAINTAIN IN SERVICE ALL SUCH FACILITIES UNTIL OTHERWISE APPROVED IN WRITING BY OWNER.

D. HORIZONTAL LOCATIONS OF EXISTING BURIED CONDUITS / PIPES / STRUCTURES AS SHOWN ON THE DRAWINGS OR AS MARKED IN THE FIELD ARE APPROXIMATE ONLY. VERTICAL LOCATIONS ARE NOT KNOWN. BEFORE BEGINNING TRENCHING OR GRADING, LOCATE AND EXPOSE ALL BURIED CONDUITS / PIPES / STRUCTURES WHICH CROSS OR OTHERWISE MAY CONFLICT WITH NEW IMPROVEMENTS OR WHICH ARE TO BE JOINED BY NEW CONSTRUCTION AND HAVE HORIZONTAL AND VERTICAL LOCATIONS DETERMINED BY SURVEY. PROVIDE RESULT OF THIS INVESTIGATION AND SURVEY TO ENGINEER FOR REVIEW BEFORE WORK IS COMMENCED. ALLOW FIVE (5) WORKING DAYS FOR REVIEW. MORE TIME MAY BE REQUIRED DEPENDING ON COMPLETENESS OF INFORMATION PROVIDED AND ON EXTENT OF CONFLICTS, IF ANY.

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G. FOR CONCRETE PAVEMENTS, WALKWAYS, CURBS, GUTTERS AND WALLS, LAY OUT EXPANSION AND CONTROL JOINTS PER DRAWINGS AND SPECIFICATIONS AND MARK JOINT LOCATIONS ON FORMS FOR REVIEW BY OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO ORDERING CONCRETE.

H. WHETHER OR NOT SPECIFICALLY CALLED FOR ON THE DRAWINGS, PROTECT FROM DAMAGE ALL EXISTING FEATURES WITHIN AND IN THE VICINITY OF THE WORK AREA WHICH ARE NOT TO BE ALTERED BY PROPOSED WORK:

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10 PROTECT EXISTING PAVEMENT MARKINGS AND WHEEL STOPS TO REMAIN.

11-19 NOT USED.

SITE IMPROVEMENTS

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21 CONSTRUCT GRADED SWALE TO GRADES AND ELEVATIONS SHOWN ON PLAN.

22 CONSTRUCT SAWCUT LINE WHERE SHOWN ON PLAN PER DETAIL 1 / CD-1. PROTECT EXISTING EDGE OF A.C. OR CONCRETE IMPROVEMENTS TO REMAIN UNTIL CONSTRUCTION OF CONFORMING IMPROVEMENTS (TYPICAL).

23 CONSTRUCT CONCRETE PER DETAIL 2 / CD-1 (TYPICAL). MATCH EXISTING COLOR AND/OR FINISH.

24 CONSTRUCT JOINTS IN CONCRETE WALKWAY SURFACING PER DETAIL 3 / CD-1, WHERE SHOWN ON PLAN; ALL JOINTS SHOWN ARE CONSTRUCTION OR CONTROL JOINTS UNLESS DESIGNATED EXPANSION JOINT (EJ).

25 CONSTRUCT A.C. PAVEMENT STRUCTURAL SECTION PER DETAIL 4 / CD-1. PROVIDE TEMPORARY REDWOOD HEADER FOR PAVING WHERE EDGE IS NOT CONTAINED BY CONCRETE.

26 CONSTRUCT 6" CONCRETE PLANTER CURB PER DETAIL 5 / CD-1.

27 CONSTRUCT 6" CURB PER DETAIL 6 / CD-1.

28 CONSTRUCT CONCRETE RETAINING CURB TO ELEVATIONS SHOWN ON PLAN PER DETAIL 7 ON SHEET CD-1.

29 CONSTRUCT CONCRETE RAMP AS SHOWN ON PLAN AND PER DETAIL 2 / CD-1. CONSTRUCT HANDRAIL PER ARCHITECT'S PLANS AND SPECIFICATIONS.

30 CONSTRUCT GUARDRAIL PER ARCHITECT'S PLANS AND SPECIFICATIONS. SEE SHEET A3.0 FOR DETAILS.

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32 CONSTRUCT 3' WIDE DETECTABLE WARNING PAVERS PER SPECIFICATIONS AND DETAIL 9 / CD-1.

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34 INSTALL WHEEL STOP PER DETAIL 10 / CD-1.

35 INSTALL ADA ACCESSIBLE PARKING SIGNS PER DETAIL 11 / CD-2.

36 CONSTRUCT FENCE AND / OR GATE PER ARCHITECT'S PLANS AND SPECIFICATIONS.

37 CONSTRUCT D.G. PATH PER DETAIL 12 / CD-2.

38 CONSTRUCT BUILDING PER ARCHITECT'S PLANS AND SPECIFICATIONS.

39 CONSTRUCT 4" WIDE WHITE PAVEMENT STRIPING AS SHOWN ON PLANS.

40 CONSTRUCT CMU RETAINING WALL TO ELEVATIONS SHOWN ON PLAN AND PER STRUCTURAL ENGINEER'S PLANS AND SPECIFICATIONS. SEE ARCHITECT'S ELEVATIONS ON SHEET A3.0.

41 INSTALL WATER BOTTLE FILLER PER ARCHITECT'S PLANS AND SPECIFICATIONS.

42 CONSTRUCT 6" TO 0" CURB TRANSITION ACROSS 2 LINEAR FEET AS SHOWN ON PLAN.

43 CONSTRUCT CONCRETE PAD PER DETAIL 2 / CD-1 WITH EDGE STEMWALL PER DETAIL 16 / CD-2.

44 CONSTRUCT 6" BOLLARDS PER ARCHITECT'S PLANS AND SPECIFICATIONS.

45 CONSTRUCT PLANTER WALL PER ARCHITECT'S PLANS AND DETAIL 9 / A1.1.

46-49 NOT USED.

STORM DRAIN

50 CONSTRUCT ROOF DRAIN PER ARCHITECT'S PLANS AND SPECIFICATIONS. CONSTRUCT CONNECTION TO STORM DRAIN PER DETAIL 13 / CD-2.

51 CONSTRUCT 12" X 12" CAST-IN-PLACE CATCH BASIN TO ELEVATIONS SHOWN ON PLAN AND PER DETAIL 14 / CD-2. GRATE OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

52 CONSTRUCT 4" HDPE STORM DRAIN LINE WITH MINIMUM 0.5% SLOPE IN TRENCH PER DETAIL 15 / CD-2.

53 CONSTRUCT 6" HDPE STORM DRAIN LINE WITH MINIMUM 0.5% SLOPE IN TRENCH PER DETAIL 15 / CD-2.

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DATE:	08/26/2025
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CHECKED BY:	RS
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REVISIONS

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LICENSED ARCHITECT ROBERT ROBLES C-30795 REN. 12/31/25 STATE OF CALIFORNIA

SHEET TITLE:

SITE IMPROVEMENT PLAN

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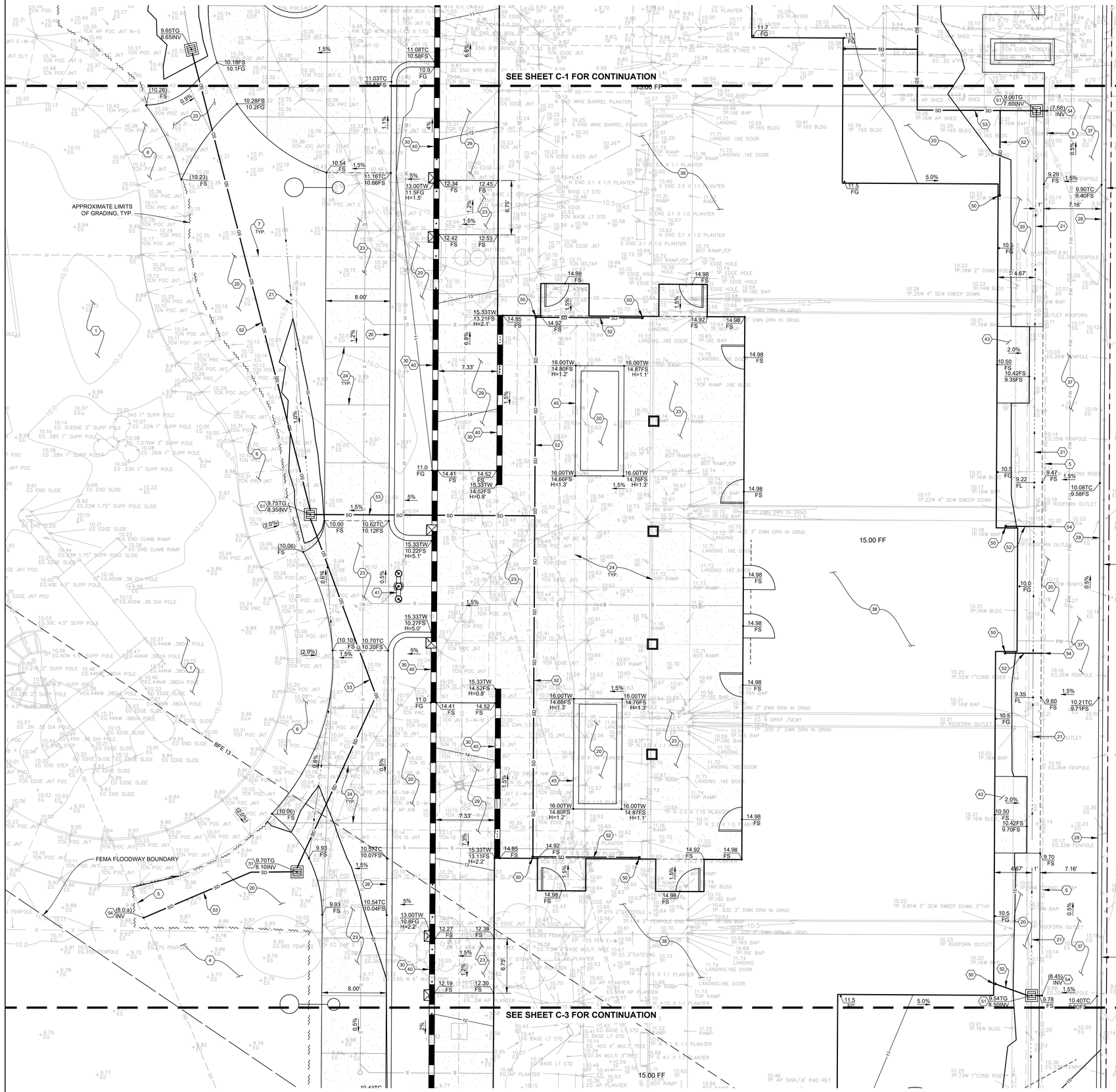
3 OF 9



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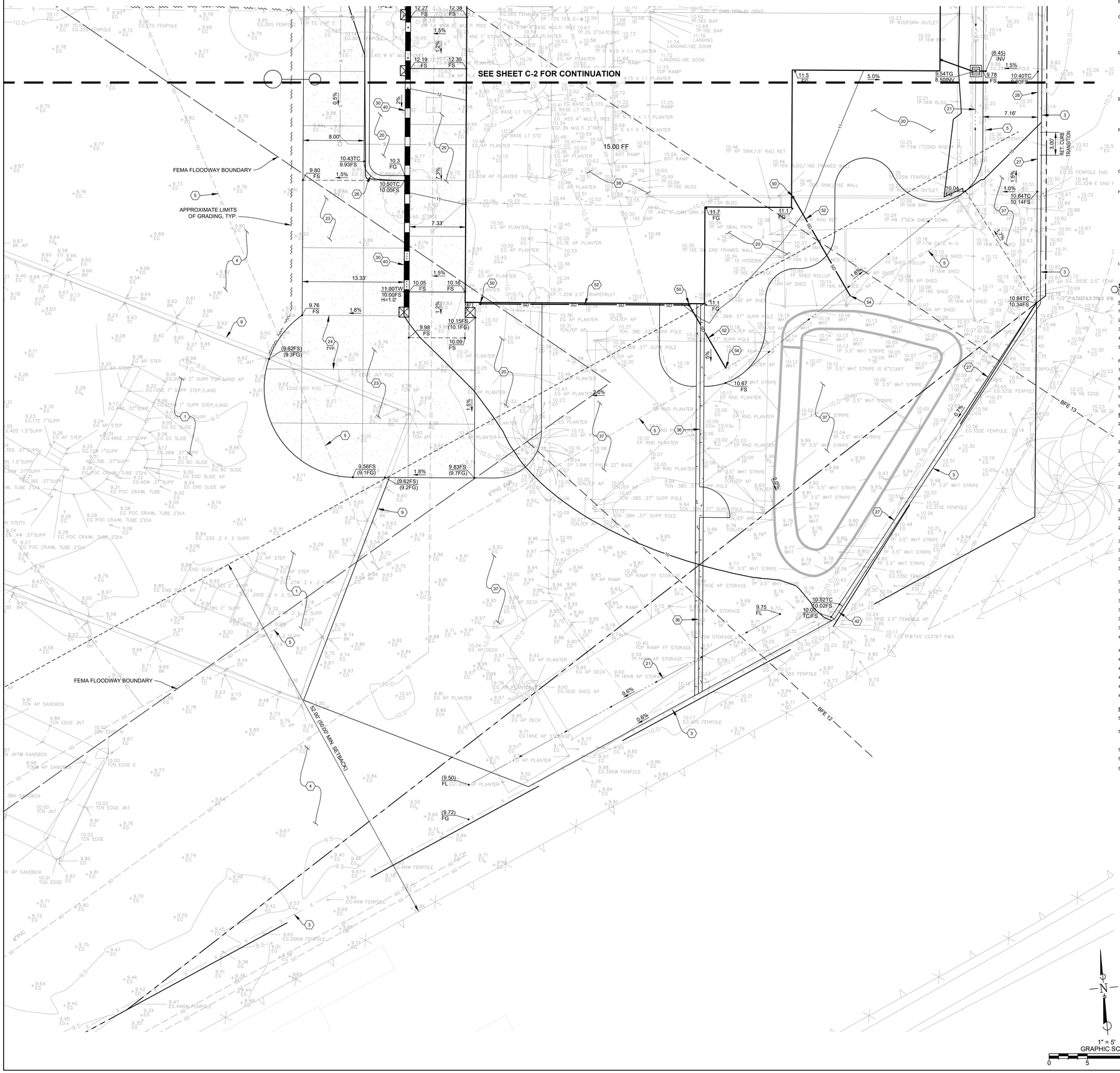

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A. PROTECT EXISTING SCHOOL IMPROVEMENTS AND INFRASTRUCTURE WITHIN WORK AREA.

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C. EXISTING BURIED CONDUITS/ PIPES / STRUCTURES KNOWN TO THE ENGINEER ARE SHOWN ON THE DRAWINGS BASED ON RECORD DRAWING INFORMATION OR INPUT FROM OTHERS. THE LOCATIONS OF THOSE SHOWN ARE APPROXIMATE (SCHEMATIC) ONLY AND, MOST LIKELY, OTHERS EXIST WHICH HAVE NOT BEEN SHOWN. INVESTIGATE, LOCATE AND MARK ALL EXISTING BURIED CONDUITS, PIPES AND STRUCTURES PRIOR TO START OF GRADING OR TRENCHING. PROTECT AND MAINTAIN IN SERVICE ALL SUCH FACILITIES UNTIL OTHERWISE APPROVED IN WRITING BY OWNER.

D. HORIZONTAL LOCATIONS OF EXISTING BURIED CONDUITS / PIPES / STRUCTURES AS SHOWN ON THE DRAWINGS OR AS MARKED IN THE FIELD ARE APPROXIMATE ONLY. VERTICAL LOCATIONS ARE NOT KNOWN. BEFORE BEGINNING TRENCHING OR GRADING, LOCATE AND EXPOSE ALL BURIED CONDUITS / PIPES / STRUCTURES WHICH CROSS OR OTHERWISE MAY CONFLICT WITH NEW IMPROVEMENTS OR WHICH ARE TO BE JOINED BY NEW CONSTRUCTION AND HAVE HORIZONTAL AND VERTICAL LOCATIONS DETERMINED BY SURVEY. PROVIDE RESULT OF THIS INVESTIGATION AND SURVEY TO ENGINEER FOR REVIEW BEFORE WORK IS COMMENCED. ALLOW FIVE (5) WORKING DAYS FOR REVIEW. MORE TIME MAY BE REQUIRED DEPENDING ON COMPLETENESS OF INFORMATION PROVIDED AND ON EXTENT OF CONFLICTS, IF ANY.

E. IF SCHOOL-OWNED ELECTRICAL CONDUITS ARE SUSPECTED OF BEING IN THE WORK AREA BUT CANNOT BE LOCATED, ATTEMPT TO HAVE SCHOOL OPERATIONS / MAINTENANCE STAFF SHUT OFF POWER TO THOSE CONDUITS DURING EXCAVATION. TIMING AND DURATION OF SHUT-OFFS MUST BE APPROVED IN ADVANCE BY SCHOOL ADMINISTRATION SO AS NOT TO ADVERSELY IMPACT SCHOOL AND EXTRA CURRICULAR ACTIVITIES.

F. RETAIN A LICENSED LAND SURVEYOR TO STAKE HORIZONTAL AND VERTICAL CONTROL FOR LAYOUT OF THE WORK, FOR SURVEYING LOCATIONS OF EXISTING BURIED PIPELINES, CONDUITS AND STRUCTURES, AND FOR GRADE CONFIRMATION WHERE REQUIRED DURING CONSTRUCTION.

CONFIRM CONTROL DATA WITH TOPOGRAPHIC MAPPING SURVEYOR (SIMPSON LAND SURVEYING COMPANY) PRIOR TO STAKING WORK. IN ADDITION, CHECK STAKING AT KEY LOCATIONS BY SCALING DISTANCES AND TAPING FROM EXISTING FEATURES SHOWN ON PLAN.

G. FOR CONCRETE PAVEMENTS, WALKWAYS, CURBS, GUTTERS AND WALLS, LAY OUT EXPANSION AND CONTROL JOINTS PER DRAWINGS AND SPECIFICATIONS AND MARK JOINT LOCATIONS ON FORMS FOR REVIEW BY OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO ORDERING CONCRETE.

H. WHETHER OR NOT SPECIFICALLY CALLED FOR ON THE DRAWINGS, PROTECT FROM DAMAGE ALL EXISTING FEATURES WITHIN AND IN THE VICINITY OF THE WORK AREA WHICH ARE NOT TO BE ALTERED BY PROPOSED WORK:

1. DOCUMENT THE EXISTING CONDITION AND PROVIDE SUCH DOCUMENTATION TO OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. PROTECT DURING CONSTRUCTION FROM PHYSICAL AND ESTHETIC DAMAGE INCLUDING CRACKING, SCRAPING, DEFORMING, SOILING, AND SPATTER FROM PAINT, CONCRETE OR ASPHALT EMULSION.
3. RESTORE TO PRE-CONSTRUCTION CONDITION AND APPEARANCE TO SATISFACTION OF DISTRICT AT NO ADDITIONAL COST TO DISTRICT.

I. REFER TO DEMOLITION SHEET D-1 FOR ALL EXISTING SITE REMOVALS AND PROTECTIONS.

SPECIFIC CONSTRUCTION NOTES THIS SHEET:

(NUMBERED ITEM BELOW CORRESPONDS TO NUMBER WITHIN HEXAGON ON DRAWING)

INVESTIGATIONS / PROTECTIONS

1 PROTECT PLAYGROUND STRUCTURE AND SURFACE TO REMAIN.

2 PROTECT EXISTING A.C. PAVEMENT TO REMAIN (TYPICAL).

3 PROTECT EXISTING CHAIN LINK FENCE AND/OR GATE (TYPICAL).

4 PROTECT EXISTING PLANTER AND IRRIGATION SYSTEM OUTSIDE OF DISTURBED AREA (TYPICAL).

5 PROTECT EXISTING STORM DRAIN; SURVEY INVERT ELEVATIONS OF STRUCTURES AND PROVIDE RESULTS TO ENGINEER PRIOR TO BEGINNING TRENCHING.

6 PROTECT EXISTING CONCRETE PAVEMENT TO REMAIN.

7 PROTECT EXISTING UTILITY TO REMAIN. RAISE LIDS TO PROPOSED FINISH SURFACE WHERE APPLICABLE.

8 PROTECT EXISTING LIGHT AND FOOTING TO REMAIN.

9 PROTECT EXISTING CONCRETE CURB TO REMAIN.

10 PROTECT EXISTING PAVEMENT MARKINGS AND WHEEL STOPS TO REMAIN.

11-19 NOT USED.

SITE IMPROVEMENTS

20 GRADE UNPAVED AREAS WITHIN LIMITS OF DISTURBANCE TO FINISH GRADES, FLOWLINES AND CONTOURS PER PLAN AND TO PROVIDE SMOOTH TRANSITION BETWEEN NEW AND EXISTING IMPROVEMENTS. SEE LANDSCAPE ARCHITECT'S PLANS FOR PLANTING PLAN.

21 CONSTRUCT GRADED SWALE TO GRADES AND ELEVATIONS SHOWN ON PLAN.

22 CONSTRUCT SAWCUT LINE WHERE SHOWN ON PLAN PER DETAIL 1 / CD-1. PROTECT EXISTING EDGE OF A.C. OR CONCRETE IMPROVEMENTS TO REMAIN UNTIL CONSTRUCTION OF CONFORMING IMPROVEMENTS (TYPICAL).

23 CONSTRUCT CONCRETE PER DETAIL 2 / CD-1 (TYPICAL). MATCH EXISTING COLOR AND/OR FINISH.

24 CONSTRUCT JOINTS IN CONCRETE WALKWAY SURFACING PER DETAIL 3 / CD-1, WHERE SHOWN ON PLAN; ALL JOINTS SHOWN ARE CONSTRUCTION OR CONTROL JOINTS UNLESS DESIGNATED EXPANSION JOINT (EJ).

25 CONSTRUCT A.C. PAVEMENT STRUCTURAL SECTION PER DETAIL 4 / CD-1. PROVIDE TEMPORARY REDWOOD HEADER FOR PAVING WHERE EDGE IS NOT CONTAINED BY CONCRETE.

26 CONSTRUCT 6" CONCRETE PLANTER CURB PER DETAIL 5 / CD-1.

27 CONSTRUCT 6" CURB PER DETAIL 6 / CD-1.

28 CONSTRUCT CONCRETE RETAINING CURB TO ELEVATIONS SHOWN ON PLAN PER DETAIL 7 ON SHEET CD-1.

29 CONSTRUCT CONCRETE RAMP AS SHOWN ON PLAN AND PER DETAIL 2 / CD-1. CONSTRUCT HANDRAIL PER ARCHITECT'S PLANS AND SPECIFICATIONS.

30 CONSTRUCT GUARDRAIL PER ARCHITECT'S PLANS AND SPECIFICATIONS. SEE SHEET A3.0 FOR DETAILS.

31 CONSTRUCT CONCRETE CURB RAMP PER DETAIL 8 / CD-1.

32 CONSTRUCT 3' WIDE DETECTABLE WARNING PAVERS PER SPECIFICATIONS AND DETAIL 9 / CD-1.

33 CONSTRUCT TYPICAL ACCESSIBLE PARKING STALL PAVEMENT MARKINGS AND STRIPING AS SHOWN ON PLAN AND PER DETAILS 10 & 11 / CD-1.

34 INSTALL WHEEL STOP PER DETAIL 10 / CD-1.

35 INSTALL ADA ACCESSIBLE PARKING SIGNS PER DETAIL 11 / CD-2.

36 CONSTRUCT FENCE AND / OR GATE PER ARCHITECT'S PLANS AND SPECIFICATIONS.

37 CONSTRUCT D.G. PATH PER DETAIL 12 / CD-2.

38 CONSTRUCT BUILDING PER ARCHITECT'S PLANS AND SPECIFICATIONS.

39 CONSTRUCT 4" WIDE WHITE PAVEMENT STRIPING AS SHOWN ON PLANS.

40 CONSTRUCT CMU RETAINING WALL TO ELEVATIONS SHOWN ON PLAN AND PER STRUCTURAL ENGINEER'S PLANS AND SPECIFICATIONS. SEE ARCHITECT'S ELEVATIONS ON SHEET A3.0.

41 INSTALL WATER BOTTLE FILLER PER ARCHITECT'S PLANS AND SPECIFICATIONS.

42 CONSTRUCT 6" TO 0" CURB TRANSITION ACROSS 2 LINEAR FEET AS SHOWN ON PLAN.

43 CONSTRUCT CONCRETE PAD PER DETAIL 2 / CD-1 WITH EDGE STEMWALL PER DETAIL 16 / CD-2.

44 CONSTRUCT 6" BOLLARDS PER ARCHITECT'S PLANS AND SPECIFICATIONS.

45 CONSTRUCT PLANTER WALL PER ARCHITECT'S PLANS AND DETAIL 9 / A1.1.

46-49 NOT USED.

STORM DRAIN

50 CONSTRUCT ROOF DRAIN PER ARCHITECT'S PLANS AND SPECIFICATIONS. CONSTRUCT CONNECTION TO STORM DRAIN PER DETAIL 13 / CD-2.

51 CONSTRUCT 12" X 12" CAST-IN-PLACE CATCH BASIN TO ELEVATIONS SHOWN ON PLAN AND PER DETAIL 14 / CD-2. GRATE OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

52 CONSTRUCT 4" HDPE STORM DRAIN LINE WITH MINIMUM 0.5% SLOPE IN TRENCH PER DETAIL 15 / CD-2.

53 CONSTRUCT 6" HDPE STORM DRAIN LINE WITH MINIMUM 0.5% SLOPE IN TRENCH PER DETAIL 15 / CD-2.

54 CONSTRUCT CONNECTION TO EXISTING STORM DRAIN PIPE WITH BITTINGS AS NECESSARY. VERIFY LOCATION OF EXISTING STORM DRAIN PIPE AND INVERT ELEVATIONS PRIOR TO CONNECTION. NOTIFY ENGINEER OF CONFLICTS (IF ANY).

N

1" = 5'
GRAPHIC SCALE
0 5 10 15

IMPORTANT NOTICE

ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

CALL TOLL FREE 1-800-422-4133

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FOR

CARPINTERIA UNIFIED SCHOOL DISTRICT

ROBERT ROBLES ARCHITECTURE INC
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DATE:	08/26/2025
DRAWN BY:	CY
CHECKED BY:	RS
PROJECT NUMBER:	2302

REVISIONS

NO.		DATE	BY

ENGINEER'S STAMP & SIGNATURE
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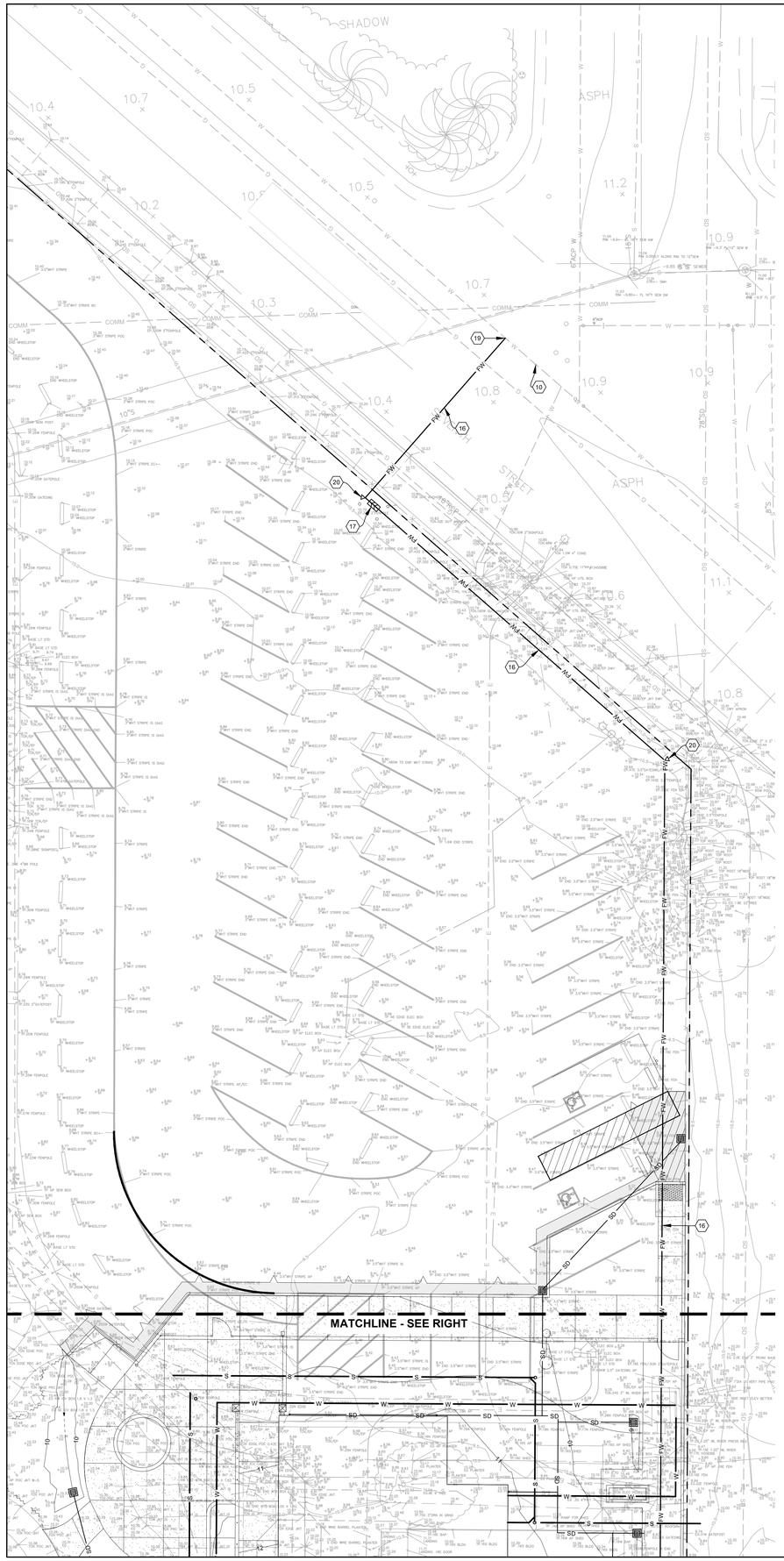
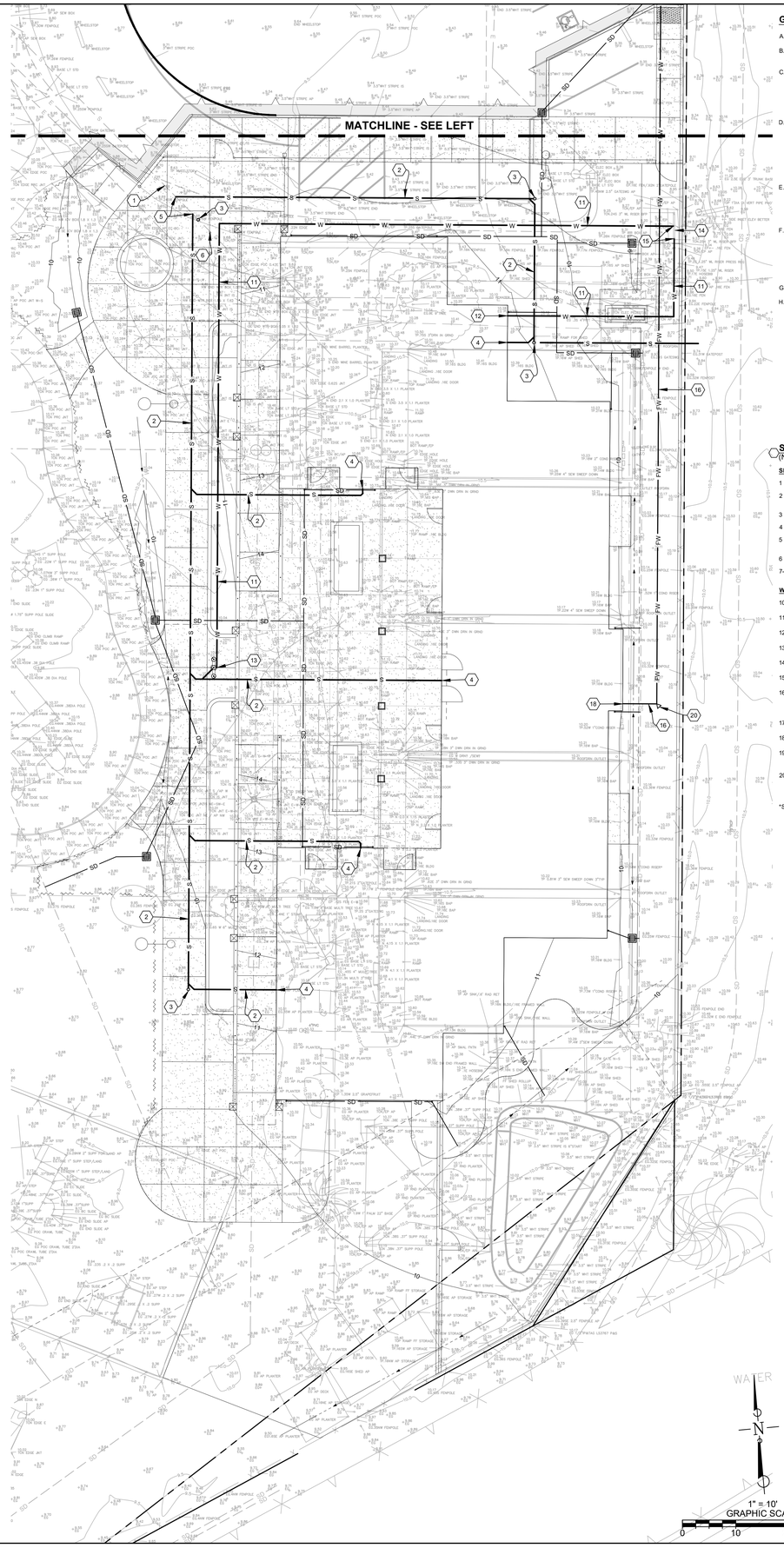
ARCHITECT'S STAMP & SIGNATURE
LICENSED ARCHITECT ROBERT ROBLES C-30795 REN. 12/31/25 STATE OF CALIFORNIA

SHEET TITLE:
SITE IMPROVEMENT PLAN

SHEET NUMBER:
C-3

5 OF 9





GENERAL CONSTRUCTION NOTES THIS SHEET:

A. REFER TO LEGEND, LIST OF SYMBOLS AND OTHER PLAN USE INFORMATION ON SHEET G-1.

B. PROTECT EXISTING UTILITIES WITHIN WORK AREA. NOTIFY UNDERGROUND SERVICE ALERT AT LEAST 2 WORKING DAYS IN ADVANCE OF BEGINNING EXCAVATION AT 1-800-422-4133.

C. EXISTING BURIED CONDUITS/ PIPES / STRUCTURES KNOWN TO THE ENGINEER ARE SHOWN ON THE DRAWINGS BASED ON RECORD DRAWING INFORMATION OR INPUT FROM OTHERS. THE LOCATIONS OF THOSE SHOWN ARE APPROXIMATE (SCHEMATIC) ONLY AND, MOST LIKELY, OTHERS EXIST WHICH HAVE NOT BEEN SHOWN. INVESTIGATE, LOCATE AND MARK ALL EXISTING BURIED CONDUITS, PIPES AND STRUCTURES PRIOR TO START OF GRADING OR TRENCHING. PROTECT AND MAINTAIN IN SERVICE ALL SUCH FACILITIES UNTIL OTHERWISE APPROVED IN WRITING BY OWNER.

D. HORIZONTAL LOCATIONS OF EXISTING BURIED CONDUITS / PIPES / STRUCTURES AS SHOWN ON THE DRAWINGS OR AS MARKED IN THE FIELD ARE APPROXIMATE ONLY. VERTICAL LOCATIONS ARE NOT KNOWN. BEFORE BEGINNING TRENCHING OR GRADING, LOCATE AND EXPOSE ALL BURIED CONDUITS / PIPES / STRUCTURES WHICH CROSS OR OTHERWISE MAY CONFLICT WITH NEW IMPROVEMENTS OR WHICH ARE TO BE JOINED BY NEW CONSTRUCTION AND HAVE HORIZONTAL AND VERTICAL LOCATIONS DETERMINED BY SURVEY. PROVIDE RESULT OF THIS INVESTIGATION AND SURVEY TO ENGINEER FOR REVIEW BEFORE WORK IS COMMENCED. ALLOW FIVE (5) WORKING DAYS FOR REVIEW. MORE TIME MAY BE REQUIRED DEPENDING ON COMPLETENESS OF INFORMATION PROVIDED AND ON EXTENT OF CONFLICTS, IF ANY.

E. IF SCHOOL-OWNED ELECTRICAL CONDUITS ARE SUSPECTED OF BEING IN THE WORK AREA BUT CANNOT BE LOCATED, ATTEMPT TO HAVE SCHOOL OPERATIONS / MAINTENANCE STAFF SHUT OFF POWER TO THOSE CONDUITS DURING EXCAVATION. TIMING AND DURATION OF SHUT-OFFS MUST BE APPROVED IN ADVANCE BY SCHOOL ADMINISTRATION SO AS NOT TO ADVERSELY IMPACT SCHOOL AND EXTRA CURRICULAR ACTIVITIES.

F. RETAIN A LICENSED LAND SURVEYOR TO STAKE HORIZONTAL AND VERTICAL CONTROL FOR LAYOUT OF THE WORK, FOR SURVEYING LOCATIONS OF EXISTING BURIED PIPELINES, CONDUITS AND STRUCTURES, AND FOR GRADE CONFIRMATION WHERE REQUIRED DURING CONSTRUCTION.

CONFIRM CONTROL DATA WITH TOPOGRAPHIC MAPPING SURVEYOR (SIMPSON LAND SURVEYING COMPANY) PRIOR TO STAKING WORK. IN ADDITION, CHECK STAKING AT KEY LOCATIONS BY SCALING DISTANCES AND TAPING FROM EXISTING FEATURES SHOWN ON PLAN.

G. CONSTRUCT GRAVITY PIPELINES (SEWER, STORM DRAIN) AHEAD OF OTHER UNDERGROUND CONDUITS.

H. WHETHER OR NOT SPECIFICALLY CALLED FOR ON THE DRAWINGS, PROTECT FROM DAMAGE ALL EXISTING FEATURES WITHIN AND IN THE VICINITY OF THE WORK AREA WHICH ARE NOT TO BE ALTERED BY PROPOSED WORK:

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3. RESTORE TO PRE-CONSTRUCTION CONDITION AND APPEARANCE TO SATISFACTION OF DISTRICT AT NO ADDITIONAL COST TO DISTRICT.

SPECIFIC CONSTRUCTION NOTES THIS SHEET:

(NUMBERED ITEM BELOW CORRESPONDS TO NUMBER WITHIN HEXAGON ON DRAWING)

SEWER SYSTEM

1 PROTECT EXISTING SEWER LINE.

2 CONSTRUCT SDR 35 SEWER LINE WITH 1.0% MIN. SLOPE IN TRENCH PER DETAIL 15 / CD-2. SIZE PER PLUMBING PLANS.

3 CONSTRUCT SEWER CLEAN OUT PER PLUMBING PLANS.

4 CONNECT SEWER LINE TO BUILDING PER PLUMBING PLANS.

5 JOIN EXISTING SEWER LINE WITH APPROPRIATE FITTINGS AS NECESSARY. VERIFY LOCATION AND INVERT ELEVATION IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS.

6 REMOVE AND / OR ABANDON EXISTING SEWER LINE.

7-9 NOT USED.

WATER SYSTEM

10 PROTECT EXISTING WATER LINE.

11 CONSTRUCT PVC WATER LINE IN TRENCH PER DETAIL 17 / CD-2. SIZE PER PLUMBING PLANS.

12 CONNECT WATER LINE TO BUILDING PER PLUMBING PLANS.

13 CONNECT WATER LINE TO DRINKING FOUNTAIN PER PLUMBING PLANS.

14 PROTECT EXISTING PRV STATION TO REMAIN.

15 JOIN EXISTING WATER LINE AT PRV STATION WITH APPROPRIATE FITTINGS AS NECESSARY.

16 CONSTRUCT 4" PVC C900 DR18 FIRE WATER LINE IN TRENCH PER DETAIL 17 / CD-2. MINIMUM COVER 36". REMOVE AND REPLACE EXISTING IMPROVEMENTS IN KIND AS NECESSARY FOR FIRE WATER LINE CONSTRUCTION.

17 CONSTRUCT BACKFLOW PREVENTER PER DETAIL 18 / CD-2.

18 CONSTRUCT FIRE WATER LINE TO SPRINKLER RISER AT BUILDING PER FIRE WATER PLANS.

19 CONSTRUCT CONNECTION TO EXISTING WATER MAIN PER CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAILS.

20 CONSTRUCT BEND AS SHOWN ON PLAN WITH THRUST BLOCK PER DETAIL 19 / CD-2.

*SEE SHEETS C-1 THROUGH C-3 FOR STORM DRAIN IMPROVEMENTS.

WATER

N

1" = 10'
GRAPHIC SCALE
0 10 20 30

IMPORTANT NOTICE

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DATE:	08/26/2025
DRAWN BY:	CY
CHECKED BY:	RS
PROJECT NUMBER:	2302

REVISIONS

NO.		DATE	BY

ENGINEER'S STAMP & SIGNATURE

REGISTERED PROFESSIONAL ENGINEER ROBERT A. SCHMITZ No. 71335 CIVIL STATE OF CALIFORNIA

ARCHITECT'S STAMP & SIGNATURE

LICENSED ARCHITECT ROBERT ROBLES C-30795 REN. 12/31/25 STATE OF CALIFORNIA

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
U-1

6 OF 9

IRRIGATION SPECIFICATIONS

PART 1: GENERAL

1.01 SCOPE OF WORK

A. All labor, materials, tools and the transportation and performance of all the work required as indicated on the drawings and specifications and reasonably incidental to:

1. Connection to water supply.
2. Backflow device and gate valves.
3. Irrigation mains, laterals and couplings.
4. Automatic controllers, master valve, electric control valves and wiring.
5. Quick coupler valves.
6. Drip irrigation.
7. Pressure reducer.
8. All related trenching and backfilling.

1.02 REQUIREMENTS

A. **Examine all sections** of the specifications and drawings for work related to this section.

B. **Install irrigation system** in accordance with all applicable codes and regulations including the local agency Water Efficient Landscape Ordinance.

C. **Contractor shall check** static pressure at the irrigation point of connection to the water supply before beginning work and notify Landscape Architect in writing of the pressure available.

D. **Contractor shall notify** the Landscape Architect 48 hours in advance when each work phase is ready to be inspected. The Landscape Architect is not responsible for delay caused by failure of the Contractor to give prior notice for inspections.

E. **Contractor shall provide** two copies of an "As-Built" plan of the irrigation system prior to final acceptance of work. One copy shall be laminated with vinyl film, reduced in size if necessary and placed in controller box, and one copy shall be provided to the Owner or Landscape Architect as applicable.

F. **As-Built record drawing shall delineate hydrozones**. Using the notations on the valve stations callouts on the plan the contractor shall color code the As-Built Drawing to identify low, medium, and high plant factor hydrozones, before laminating and placing in controller.

G. **All work under this section** will be guaranteed for a period of one year from final approval of work. Any damages caused by the irrigation system shall be the responsibility of the Contractor.

H. **The Contractor shall maintain** continuous power and water supply to all facilities that are directly or indirectly affected by this construction, unless other arrangements are made with the Owner for temporary shut-offs.

I. **The Contractor shall protect** the public health, safety and welfare during all phases of the work.

PART 2: PRODUCTS

2.01 MATERIALS

A. **All materials shall be as indicated** on the plan, irrigation schedule and as specified herein.

B. **Plastic Fittings:** shall be schedule 40 PVC.

C. **Control wires:** shall be solid copper conductors, 600 volt AC, Type UF-AWG,UL approved for direct burial. Common wire to be #12 size; pilot wires to be #14 size.

D. **Tracer Wire:** All water pressure lines to be installed with #14 tracer wire except where control wires are located adjacent to pressure lines.

E. **Standards for emission devices:** All irrigation heads, orifices and nozzles shall meet the requirements of the ANSI standard, ASABE/ICC 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard", with a distribution uniformity low quarter of .65 or higher using the protocol defined in ASABE/ICC 802-2014.

PART 3: INSTALLATION

3.01 GENERAL

A. **All installation shall be** per plan, details and as specified herein.

B. **Landscape water meter:** Unless specified otherwise on the irrigation plans or related discipline plans, the irrigation system shall connect to a landscape water meter separate from the domestic water meter.

3.02 TRENCHING AND PIPING

A. **Trenching next to existing trees:** Hand dig all trenches within the canopy dripline of existing trees. Do not cut any roots 2 inches in diameter or over. All cuts shall be clean, using sharp cutting tools. Contractor shall observe and comply with any and all limitations on activities within the tree canopy of existing trees as stipulated by any Tree Protection Plan for the project.

B. **Piping under paving:** All mains and laterals required under paving shall be in PVC sleeves, on a minimum of 6-inch deep sandy base under pipe, prior to paving.

C. **Horizontal clearance:** All irrigation lines shall have 12 inches of horizontal clearance from lines of other trades.

D. **Trench depth:** Pressure line minimum depth to be 18 inches Under paving pressure line shall be 24-inch minimum depth. Lateral line minimum depth to be 12 inches. Under paving lateral line minimum depth shall be 24 inches.

E. **Joints:**

1. All pipe to be cut square.
2. Remove all burrs.
3. Remove all soil, grease, and moisture to form clean dry surface.
4. Apply primer per manufacturer's printed specifications to all piping.
5. Apply cement with correct applicator and quantity per manufacturer's specifications per pipe size.
6. Allow for minimum manufacturer's specifications for various pipe sizes.
7. Allow for minimum manufacturer's set before moving pipe.
8. Allow for minimum manufacturer's cure time before application of water pressure.

F. **Dissimilar materials:** Provide dielectric fittings between dissimilar materials.

G. **Threaded fittings:** Teflon tape or "Rectorseal" soft set pipe dope shall be used on all threaded fittings. Wrap threads no more than twice with teflon tape. Do not overtighten fittings.

H. **Mark capped ends of pressure lines** with a 4x4 redwood stake 18 inches long set directly in front of the end of the pipe. Top of stake to be one inch above grade.

3.03 WIRING AND MASTER VALVE

A. **Control wire placement:** Wires shall be placed under irrigation mains wherever practical and taped to main at 5 foot intervals. Where wires do not parallel pipes, they shall be buried a minimum of 12 inches, taped at 5 foot intervals, and should run along walks or building edges wherever practical. Control lines under paving shall be in PVC conduit 24 inches deep.

B. **Single wires:** All controller-to-valve runs shall be single, individual wires, one for each valve.

C. **Connection to valves:** Connect control wires to valves using Rainbird Model ST-03 wire connectors and PT-S5 sealer or equals. Wire should be installed so that a loop encircles the valve. Provide slack so that it can be cut and reconnected as necessary.

D. **Valve identification:** Attach a 2-inch diameter aluminum or plastic identification tag with the valve/station numbers shown on plans.

E. **Valve sequence:** Connect control wires to controller in sequential order according to valve/station numbers as shown on plans.

F. **Master valve:** Unless otherwise specified on the Irrigation Plans or details, install a master valve as a "normally closed" valve.

3.04 TESTING AND INSPECTION

A. **Pre-Construction**: An initial pre-construction meeting shall be initiated by the Contractor and shall be held on-site. The Contractor, Project Foreman, Landscape Architect and owner's representative shall be present.

B. **General:** The Contractor shall not allow nor cause any of his work to be covered or enclosed until it has been inspected and approved by the Landscape Architect. Should any of his work be enclosed or covered before such inspection or test, he shall uncover the work at his own expense, and after it has been inspected, tested and approved, shall make all repairs with like materials necessary to restore all his work and that of other Contractors to its original condition.

C. **Pressure test:** After completion of the piping system and prior to back-filling and installation of the sprinkler heads, the entire system shall be thoroughly flushed under pressure to remove dirt, scale or other material from the lines. The pressure lines shall then be tested at full pressure for 2 hours with couplings exposed and pipe sections center loaded. Provision shall be made to bleed the lines of air. Should any leaks develop, the system shall be retested following repair. The pressure test must be made in the presence of the Landscape Architect.

D. **Repairs:** The use of caulking or cement to repair leaks is prohibited.

3.05 HEAD LAYOUT AND OPERATION

A. **Layout:** Adjust layout as necessary to meet job conditions and to coordinate installation with work under other sections. Head locations and adjustments shall be set to achieve full and uniform coverage of the areas intended to be watered, with minimum overspray of walks and roadways. Add heads at no added cost as stipulated in notes on the Irrigation Schedule, to accomodate unforeseen conditons, providing head to head coverage of all areas.

B. **Head coverage:** After sprinkler heads are installed, the system shall be inspected for adequacy and even and complete distribution of water. Any defects discovered shall be immediately repaired.

C. **Operation:** No planting shall occur until the irrigation system and automatic controller are fully operative and have been inspected and approved by the Landscape Architect.

3.06 BACKFILLING

A. **Compaction:** After the work has been inspected and approved, backfill all trenches with fine earth materials and tamp to 90 percent compaction. All trenches shall be left flush with adjoining grade in a firm unyielding condition. Flooding of trenches shall not be permitted.

3.07 DRIP SYSTEM

A. **Inline Tubing Placement:** Netafim Techline CV tubing placment shall be in parallel rows spaced per plan designation for each valve circuit using the table on the plan to install the correct number of parallel rows for the width of planting area. Maximum tube run lengths shall not exceed the manufacturer's specified maximum lengths for tube type, pressure and flow rate. Install supply header, exhaust header and manual flush valves consistent with plans, details and manfacturer specification.

B. **Alternate layout:** In line tubing supply header configuration and lateral line connections are schematic. It is recognized that field conditions at time of installation may preclude strict conformity with the plan. Alternate layouts such as center feed grid layout, branching laterals & joining laterals illustrated in manufactuer literature may be employed to achive optimal function.

C. **Tubing in Small or Irregular Areas:** Netafim Techline "Lite" layout configuration (parallel meandering continuous tubing may be employed on planting area less than 100 sq ft in area.

D. **In Line Tubing on Slopes:** Install check valves per manufactuer's details to limit downslope drianage.

3.08 CLEANUP

A. Remove all excess materials and other debris from the site. Sweep all paved areas of soil, leaves and other material. Rake clean all landscaped areas.

PLANTING SPECIFICATIONS

PART 1: GENERAL

1.01 SCOPE OF WORK

A. All labor, materials, tools and the transportation and performance of all the work required as indicated on the drawings and specifications and reasonably incidental to:

1. Furnishing all plant material.
2. Soil preparation and finish grading.
3. Pre-emergent herbicide application.
4. Planting and fertilizing trees, shrubs and ground covers.
5. Staking trees.
6. Weed control.
7. Clean up
8. Establishment period.

1.02 REQUIREMENTS

A. **Related work:** Examine all sections of the specifications and drawings for work related to this section.

B. **Verification of job conditions:** Contractor shall verify actual job conditions and report any discrepancies between the plans and actual conditions immediately to the Landscape Architect, refraining from doing any work in said areas until given approval to do so. It is the responsibility of the Contractor to coordinate his work with other trades, and be familiar with the locations of drain lines, utility lines and other subsurface improvements that could affect the planting work.

C. **Obstruction to planting operations:** If rock, plaster, concrete debris, electrical cables, conduits or utility lines are encountered and cause conflict with planting operations, notify the job superintendent and Landscape Architect to arrange relocation or cleanup work.

D. **Materials receipts:** The Contractor shall submit materials receipts to the Landscape Architect to verify quantities of all materials used. Materials receipts shall include all soil amendments 2.02 C and D.

E. **Guarantee:** The Contractor shall repair or replace any or all work, together with any adjacent work which may be displaced by so doing, that may prove to be defective in its workmanship or material one year for all shrubs and trees, from the end of the establishment period, unusual abuse or neglect excepted.

F. **Inspection notice:** The Contractor must give 48 hour prior notice to the Landscape Architect when materials or work are ready to be inspected. The Landscape Architect is not responsible for delays if the Contractor fails to give advance notice for inspection.

G. The Contractor shall maintain continuous power and water supply to all facilities that are directly or indirectly affected by this construction, unless other arrangements are made with the Owner for temporary shut-offs.

H. The Contractor shall protect the public health, safety and welfare during all phases of the work.

PART 2: MATERIALS

2.01 PLANT MATERIAL

A. **Grade:** Quality and size shall conform to the State of California Grading Code of Nursery Stock, No. 1 grade. Nursery grown stock only shall be used.

B. **Unacceptable material:** All plant material overgrown and root bound, too recently canned, or damaged rootballs, diseased, unhealthy or badly shaped are considered unacceptable and shall be removed from the site.

C. **Inspection and Substitutions:** Plants shall be the varieties and sizes shown on the plan. No substitutions shall be used without the written approval of the Landscape Architect. The Landscape Architect shall inspect and approve or reject plant material prior to installation.

D. **Plant acclimatization:** All plants shall be nursery grown under climatic conditions similar to this project site.

E. **Care of plants:** Contractor shall adequately protect the plants on site from sun and wind damage before planting. Precautions shall be taken to protect plants newly installed or stored on site from frost damage.

2.02 SOIL AMENDMENTS

A. **Requirement for soil testing to determine soil amendment specification:** To comply with the State of California Model Water Efficient Landscape Ordinance, if required by local code, soil testing may be required to determine the appropriate level of soil amendments for the project. Because the site will be mass graded and/or import soil used to achieve finish grades, the specification below under 2.02-C and D is to be used for bidding purposes as a reasonable baseline applicable to most site conditions where mass grading occurs.

The contractorshall follow the agronomist recommendation in the soil test, using in no case less than 4 cu.yd amendment per 1,000 sq.ft, except if the site soils have 6% or greater organic matter by weight no amendment is required.

If applicable under local ordinance, the contractor shall perform soil testing in a minimum of three locations on the graded site in locations where planting area grades are finished. For residential tracts 15% or approximately 1 in 7 new lots shall be tested.

B. **Soil test requirements:** Sampling shall be done in accordance with testing lab protocol at the depth for intended plants. The soil analyis shall inlcude soil texture, infiltration rate based on soil texture, infiltration rate table, pH, total soluble salts, sodium, percent organic matter by weight, and agronomist amendment recommednations for "ornamental plants".

The contractor shall supply the Landscape Architect / Owner with two (2) copies of the soils analysis and recommendations.

C. **Fertilizers**

1. "Agriform" slow release 20-10-5 tablets in 21 gram size as shown on details.
2. 'GRO-POWER' slow release 12-8-8 fertilizer at 10 lbs./1000 sq. ft. for ground cover areas.
3. Planting Hole Backfill Mix: 'GRO-POWER' 5-3-1 fertilizer at 15 lbs./cu. yd. of mix in all planting hole backfill.

D. **Organic Amendments:**

1. 'Forest Humus' composted bark mixture by Sequoia Products, or equal, conforming to the following minimum certified test standards in all planting areas at 6.25 cu. yd. per 1000 sq. ft. (2" layer):

a. Free from herbicide residue
b. average nutrient content 2.0 to 5.0
c. average nutrient ratio 3.0 to 8.0
d. C/N ratio less than 13.0
e. Ammonium nitrate ratio less than 100, pH 6.5-7.5
f. Ash to organic matter ratio 35% OM minimum, 65% ash maximum
g. Soluble nutrients and salts (EC5 d.w.) less than 3.0 h. Particle size greater than 6.3mm: zero (0).

E. **Mulches:**

1. Bark Mulch: Products typically sold as "shredded walk-on bark" comprised of shredded and composted forest bark, or recycled wood product free from weeds and soil, plastic, metal, and paper debris, and certified free from levels of chlorine, salts or boron in levels that are harmful to ornamental plants, in 3 inch minimum layer in all ground cover and shrub planting areas. Fine shredded "gorilla hair " mulch is not acceptable.

PART 3: EXECUTION

3.01 COMBINATION OF MATERIALS

A. **Mixing:** All materials shall be thoroughly mixed for uniformity.

3.02 SOIL PREPARATION

A. **Finish grades:** Coordinate soil preparation work with the requirements for finish grading following in sub-section 3.03 - FINISH GRADING.

B. **Weed and debris removal:** All areas to be planted shall be cleared of all weeds and debris prior to soil preparation and finish grading. Dispose of weeds and debris legally off-site.

C. **Herbicide application:** Apply a systemic, translocative post-emergent herbicide approved of by the Landscape Architect to all weeds in planting areas prior to cultivation. Do not cultivate until all weeds are dead.

D. **Contaminated soil:** Do not perform any soil preparation work in areas where soil is contaminated with cement, plaster, paint or other construction substances. Notify job superintendent and Landscape Architect to arrange for clean up. Contractor shall be responsible for removing and replacing soil to a depth of 12 inches in any planting areas contaminated by soil sterilant applied prior to asphaltic concrete paving placement.

E. **Spreading amendments:** Soil amendments shall be applied to planting areas at specified rates and inspected and approved by Landscape Architect prior to cultivation, or the Contractor shall prepare a test plot under the supervision of the Landscape Architect using the specified amounts of amendment, which shall serve as an approved basis of comparison for the remainder of the soil preparation work.

F. **Cultivation:** Cultivate amendment into the soil using tilling method to a minimum depth of six inches . Cultivation shall produce a uniform, well-mixed, loose, friable planting soil. Rake smooth to conform to finish grading requirements.

3.03 FINISH GRADING

A. **Work by others:** Grades shall be established under work of other sections to within 1/10 foot, plus or minus, of required finish grades.

B. **Verify existing grades:** Contractor shall verify that grades are to within 1/10 foot, plus or minus, of finished grades before performing finish grading and planting. Notify the Landscape Architect prior to commencing soil preparation work if existing grades are not to within 1/10 foot by others, or assume responsibility for conditions as they exist.

C. **Conformance to site grading plan:** Finish grades shall conform to the site grading plan. The finish grades of all planting areas shall be 1" maximum and 1/2" minimum below sidewalk or curb grades. All planting areas shall have positive drainage.

D. **Finish grading approval:** Landscape Architect shall inspect the final grades for conformance to the design intent communicated on the drawings and give approval prior to any planting operations.

3.04 TREE AND SHRUB PLANTING

A. **General:** Do not plant until the irrigation system is fully operative and approved.

B. **Location:** Locate trees and shrubs in the field as shown on the plans. The Landscape Architect reserves the right to approve the locations of trees and shrubs prior to planting unless waived in writing to the Contractor. Any alterations to locations shown on the plan must be approved by the Landscape Architect.

C. **Planting holes:** Excavate holes of circular outline with vertical sides, per the planting details. Scarify sides of hole in clay soils.

D. **Impervious soils:** Where impervious soils are encountered in excavating planting holes, notify the Landscape Architect at once before continuing work.

E. **Placement of plants:**

1. Cans shall be removed carefully to avoid damaging the rootball.
2. Set shrubs and trees in holes so that the top of rootball is slightly higher (1/2" maximum) than grade.
3. Form neat and uniform circular basins around plants, conforming to contours of the ground. Basins shall be 2 feet in diameter for 1 gallon stock and 3 feet in diameter for 5 gallon stock and larger.
4. Backfill and stake per drawings and details. Top dress with 'GRO-POWER' 5-3-1 fertilizer.
5. Prune plants as directed by Landscape Architect to correct damage or awkward forms.
6. Water thoroughly after planting.

3.05 EXISTING PLANTING TO REMAIN

A. **Protection:** No storing of materials or equipment shall occur within the dripline of existing trees.

B. **Pruning:** Perform trimming and pruning to achieve attractive balanced forms as directed by Landscape Architect using standard arborist practices.

3.06 CLEAN UP

A. **Removal of debris:** Remove all cans, surplus material and other debris from the site. Flush or sweep all paved areas of soil, leaves or other material. Neatly rake and dress all planting areas.

B. **Dust removal:** Rinse foliage of plant materials as often as needed to remove dust generated by work.

3.07 ESTABLISHMENT PERIOD and WELO DOCUMENTATION

A. **Commencement of establishment period:** The establishment period shall begin after all work has been satisfactorily completed and granted final completion notice by the Owner. The establishment period shall be 120 days.

B. **Responsibility of Contractor**: During the establishment period, the Contractor shall maintain all planting areas in a weed free condition, performing pest control, pruning, fertilizing and replacement of dead or unhealthy plants as necessary to establish a healthy, vigorous and attractive planting.

C. **Replacement of dead plants:** All plants and ground covers that may die during the establishment period shall be replanted immediately. Waiting to replant until the end of the establishment period is not acceptable.

D. **MWELO Section 492**: Provide 8.5x 11 format written documents complying with CALGreen MWELO sections 492.10 and 492.11: Irrigation controller schedule for appropriate seasons, and schedule of tasks and frequency for ongoing maintenance of the the planting and irrigation.

END OF SECTION

WATER EFFICIENT LANDSCAPE COMPLIANCE STATEMENT

"I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the LANDSCAPE AND IRRIGATION design plans"

Lindsay Corica, Firma Consultants Inc.

ALISO ELEMENTARY SCHOOL
KINDERGARTEN CLASSROOM BUILDING
4545 CARPINTERIA AVE CARPINTERIA, CA 93013
FOR
CARPINTERIA UNIFIED SCHOOL DISTRICT

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DATE:	08/13/25
DRAWN BY:	FIRMA.
CHECKED BY:	LC
PROJECT NUMBER:	FIRMA 22407_##2302

REVISIONS

NO.		DATE	BY

ENGINEER'S STAMP & SIGNATURE

LICENSED LANDSCAPE ARCHITECT
LINDSAY A CORICA
No. 6359
June 30, 2026
8/18/25
STATE OF CALIFORNIA

ARCHITECT'S STAMP & SIGNATURE

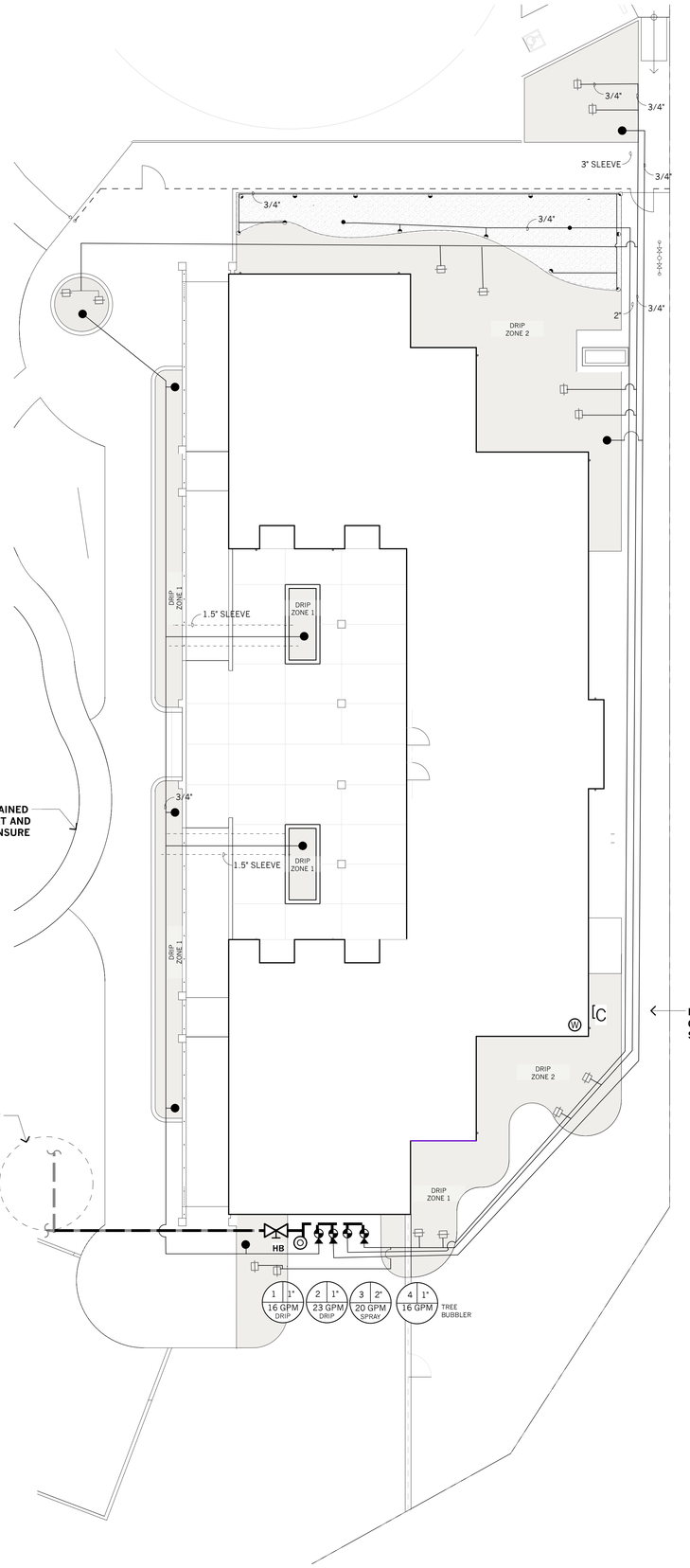
LICENSED ARCHITECT
ROBERT ROBLES
C-30795
REN. 12/31/25
STATE OF CALIFORNIA

SHEET TITLE:

LANDSCAPE SPECIFICATIONAS

SHEET NUMBER:

L0



DIGALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF CALIFORNIA

IRRIGATION SCHEDULE

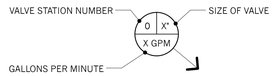
C	CONTROLLER	WEATHERTRAK	OptiFlow 6 station (1) KIT REMOTE	Dtl. 13, L4.0
W	WEATHER STATION	WEATHERTRAK	WS-100-WIRELESS	INSTALL PER SPECS AND MANUFACTURER
	ELECTRIC CONTROL VALVE	IRRITROL	700 SERIES ULTRAFLOW, size per plan	Dtl. 10, L4.0
	PRESSURE REGULATOR (DRIP)	WILKINS	500 YSBR SERIES	Dtl. 20, L4.0
	FILTER (DRIP)	AG PRODUCTS	#4E, Size to match Valve	Dtl. 20, L4.0
	DRIPLINE	NETAFIM	TECHLINE CV ON SURFACE DRIPLINE, TLCV6-24-05	Dtl. 30-32, L4.0
	TREE BUBBLER	HUNTER	DEEP ROOT WATERING SYSTEM	
	SHRUB SPRAY POP-UP	RAINBIRD	5006 SS 25'-50' w. 3/4 inlet	
	QUICK COUPLER VALVE	RAINBIRD	33DRC w/33K	Dtl. 21, L4.0
	SHUTOFF VALVE	NIBCO	T-FP-600A BRASS BALL VALVE	Dtl. 21 L4.0
	PVC BALL VALVE	SPEARS	TU2000-2-0408 TRUE UNION	
	PRESSURE LINE	SCHEDULE 40 PCV, 18" DEEP, 2" SIZE · contractor shall pothole to locate tie in to Existing		Dtl. 12, L4.0
	LATERAL LINE	CLASS 200 PVC, 12" DEEP		Dtl. 12, L4.0
	DRIP PVC LATERAL	CLASS 200 PVC W/ DRIP TUBE ADAPTER		Dtl. 31, L4.0
	PVC SLEEVE	SCHEDULE 40 PVC, 2x LINE SIZE, OR AS NOTED		
	HB	HOSE BIB POST MOUNT Locate: South Eastern Planter per plan		Dtl 1 Below

IRRIGATION OPERATING PRESSURE

1. MAXIMUM CIRCUIT FLOW: 32 GPM
2. MINIMUM CALCULATED OPERATING PRESSURE: 90 PSI

NOTIFY OWNER IN WRITING OF STATIC PRESSURE AT POINT OF CONNECTION BEFORE START OF CONSTRUCTION.

VALVE CALLOUT SYMBOL



GENERAL NOTES

1. SLEEVE UNDER ALL PAVING PER SPECIFICATIONS.

2. LATERAL & MAINLINE LOCATIONS ARE SCHEMATIC. LOCATE PIPING IN PLANTER ADJACENT TO PAVING EDGE.

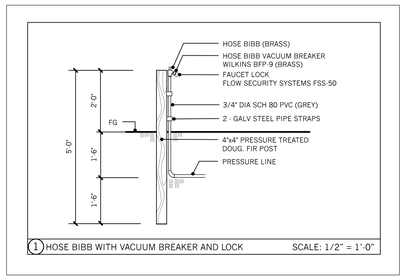
3. CONTRACTOR TO INSTALL APPROPRIATE SERIES NOZZLE AT EACH POP-UP HEAD FOR AREA TO BE COVERED. I.E. 15' AREA USE 15 NOZZLE; 12' AREA USE 12 NOZZLE; 10' AREA USE 10 NOZZLE.

4. ALL SURFACE DRIPLINE TO BE SPACED 18" ON CENTER OR PER MANUFACTURER'S SPECIFICATION.

LATERAL LINE PIPE SIZING CHART:

0 - 8 GPM: 3/4" DIA.
8-12 GPM: 1" DIA.
12-22 GPM: 1-1/4" DIA.
22-30 GPM 1-1/2" DIA.
30-50 GPM: 2" DIA.

LATERAL LINE PIPE SIZES TO BE DETERMINED BY CONTRACTOR USING MANUFACTURER'S PERFORMANCE FLOWS AT 30 PSI. SIZE PIPE SO AS NOT TO EXCEED 4 FEET PER SECOND VELOCITY IN ANY PIPE SEGMENT.



NORTH

SCALE: 1" = 10'-0"

10' 5' 0 10' 20' 30'

ALISO ELEMENTARY SCHOOL
KINDERGARTEN CLASSROOM BUILDING
4545 CARPINTERIA AVE CARPINTERIA, CA 93013
FOR
CARPINTERIA UNIFIED SCHOOL DISTRICT

ROBERT ROBLES ARCHITECTURE INC
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CONSULTANT NAME/ ADDRESS:
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DATE:	08/13/25
DRAWN BY:	FIRMA.
CHECKED BY:	LC.
PROJECT NUMBER:	FIRMA 22407_RR2302

REVISIONS

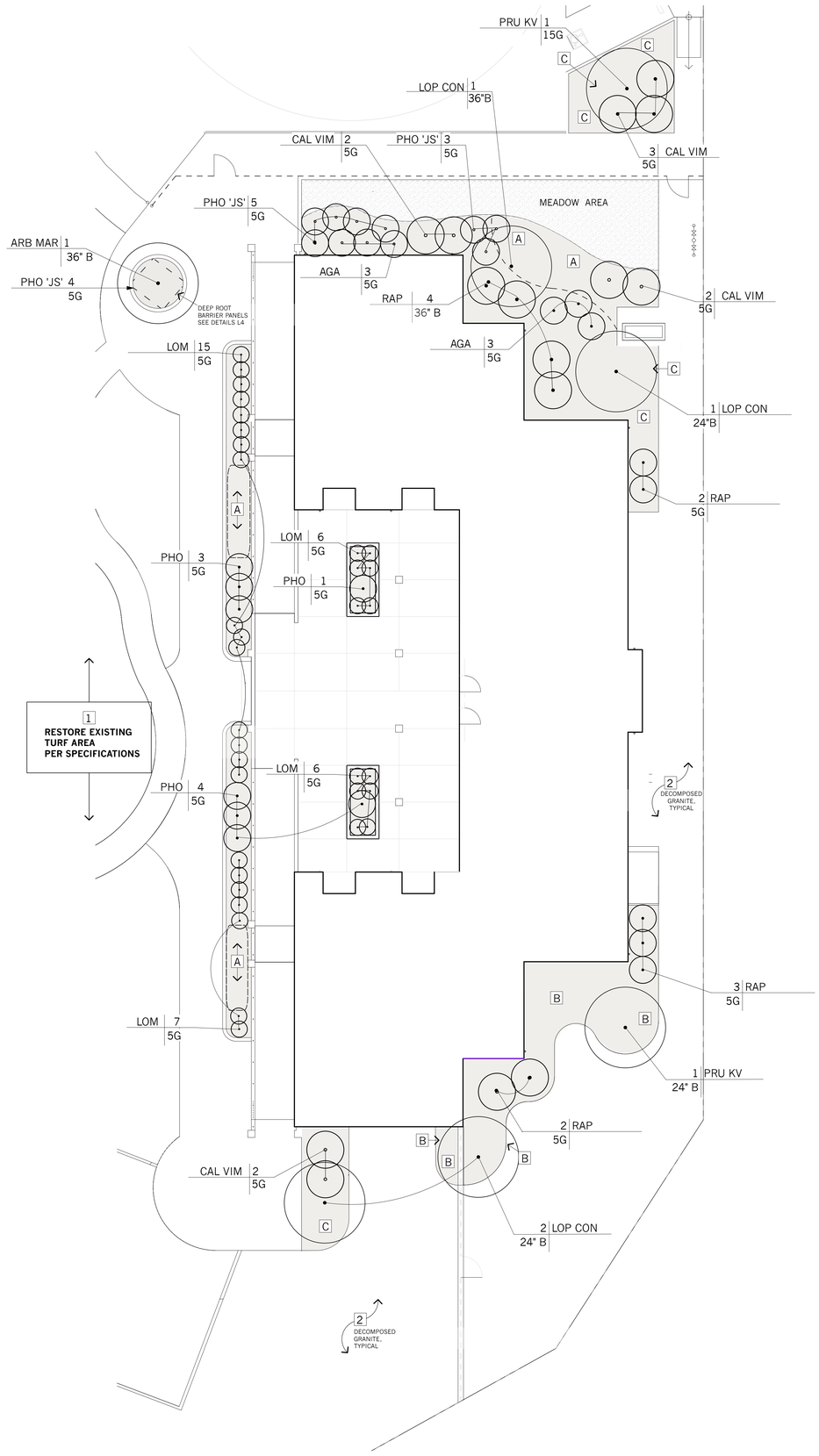
NO.		DATE	BY

ENGINEER'S STAMP & SIGNATURE
LICENSED LANDSCAPE ARCHITECT LINDSAY A CORICA No. 6359 June 30, 2026 Date 8/18/25 STATE OF CALIFORNIA

ARCHITECT'S STAMP & SIGNATURE
LICENSED ARCHITECT ROBERT ROBLES C-30795 REN. 12/31/25 STATE OF CALIFORNIA

SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
L1



PLANT LIST

ID	SIZE	BOTANICAL NAME	COMMON NAME
TREES			
LOP CON	24"BOX	LOPOHOSTEMON CONFERTA	BRISBANE BOX
PRU KV	15G	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	FLOWERING CHERRY
ARB MAR	36" BOX	ARBUTUS MARINA	MARINE ARBUTUS
SHRUBS			
AGA	5G	AGAPANTHUS AFRICANUS	LILY OF THE NILE
CAL VIM	5G	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLEBRUSH
LOM	5G	LOMONDRA LONGIFOLIA 'NYALLA'	NYALLA MAT RUSH
RAP	5G	RAHPIOLEPIS 'BALLERINA'	INDIAN HAWTHORNE
PHO	5G	PHORMIUM 'JACK SPRAT'	DWARF PHORMIUM
GROUNDCOVER			
'A'	1G 2 FT O.C.	HEUCHERA	CORAL BELLS
'B'	1G 2 FT O.C.	CISTUS SUNSET	SUNSET ROCKROSE
'C'	1G 1.5 FT O.C.	BOUTELOUA PENDULA	GRAMA GRASS

WALK ON BARK MULCH
MULCH ALL GROUND COVER AND PLANTER AREAS WITH 3" MINIMUM LAYER DECORATIVE ROCK
AIR VOL BLOCK: 3/4" CALIFORNIA GOLD

MEADOW GRASS - non mowable turf
NON-MOWABLE TURF : CREEPING RED FESCUE
SPECIES APPROVED BY DISTRICT AUGUST 2024

1 **EXISTING TURF RESTORATION ZONE**
RESTORATION OF EXISTING LANDSCAPE AREA SHALL OCCUR AT THE EXISTING LAWN AREA ADJACENT TO CLASSROOM 'J' AND THE PROPOSED PROJECT SITE. REMOVE ALL WEEDS. OVERSEED THE LAWN AREA WITH
TURF MIX: Kentucky Bluegrass 75% and Fescue Blend 20%
CONTRACTOR SHALL INSPECT THE AREA PRIOR TO BIDDING

2 **DECOMPOSED GRANITE**
3" MINIMUM LAYER DECOMPOSED GRANITE.

NOTES

1. PLANT LIST IS FOR CONVENIENCE ONLY; IN CASE OF DISCREPANCY BETWEEN THE PLAN AND THE SCHEDULE, THE PLAN SHALL PREVAIL.
2. DEEP ROOT BARRIER SHALL BE PLACED AT ALL TREE LOCATIONS IN RAISED PLANTER AND WHERE TRUNK IS WITHIN 7.5' FROM CURB OR WALK. SEE DETAIL 42, SHEET L3.0

LEGEND
G = GALLONS
B = BOX

LANDSCAPE AREA STATISTICS:
NEW LANDSCAPE AREA = 456 SF
RESTORATION OF EXISTING LANDSCAPE = 2,400 SF

NORTH

SCALE: 1" = 10'-0"

10' 5' 0 10' 20' 30'

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DATE:	08/13/25
DRAWN BY:	FIRMA.
CHECKED BY:	LC
PROJECT NUMBER:	FIRMA 22407_RR 2302

REVISIONS

NO.		DATE	BY

ENGINEER'S STAMP & SIGNATURE

LICENSED LANDSCAPE ARCHITECT — LINDSAY A CORICA — 6359 — June 30, 2026 — 8/18/25 — STATE OF CALIFORNIA

ARCHITECT'S STAMP & SIGNATURE

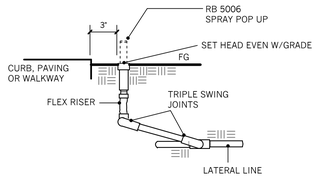
LICENSED ARCHITECT — ROBERT ROBLES — C-30795 — REN. 12/31/25 — STATE OF CALIFORNIA

SHEET TITLE:

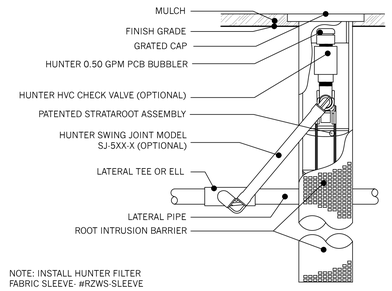
PLANTING PLAN

SHEET NUMBER:

L2

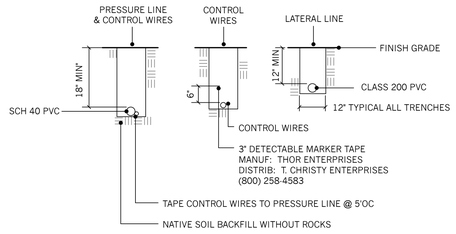


SHRUB POP-UP SCALE: N.T.S.



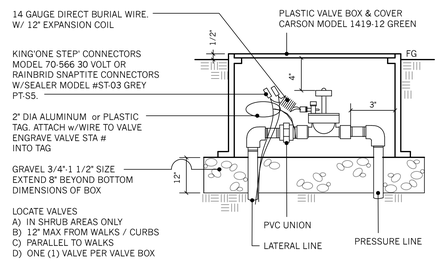
NOTE: INSTALL HUNTER FILTER
FABRIC SLEEVE- #RZWS-SLEEVE

(12) HUNTER TREE ROOT BUBBLER SCALE: N.T.S.

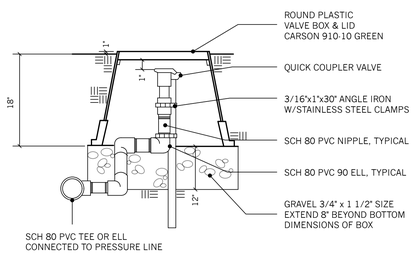


NOTE: COMPACT BACKFILL TO AVOID SETTLEMENT

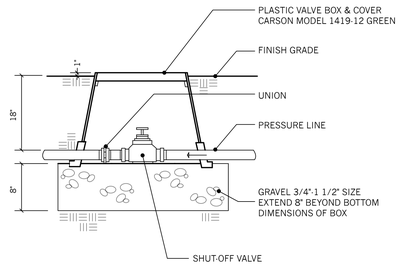
(11) TRENCHING SCALE: N.T.S.



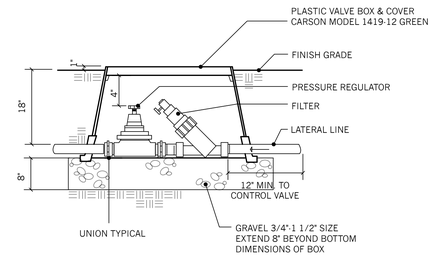
(10) ELECTRIC CONTROL VALVE SCALE: N.T.S.



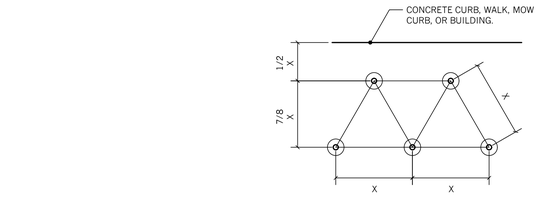
(22) QUICK COUPLER SCALE: N.T.S.



(21) SHUT OFF VALVE SCALE: N.T.S.



(20) FILTER & REGULATOR SCALE: N.T.S.



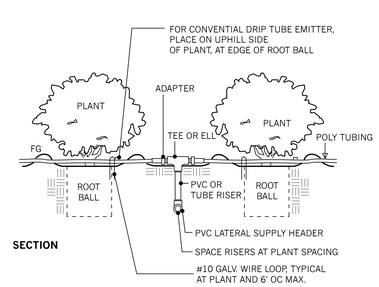
X = ON CENTER SPACING PER PLANT LIST.

NOTE: ALL PLANTS SHALL BE EQUIDISTANT. ON CENTER SPACING FOR GROUND COVER SHALL BE PER PLANT LIST.

REFERENCE SPACING MULTIPLIER:

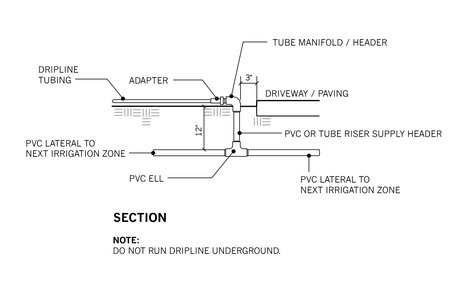
PLANT SPACING	PLANTS PER SQUARE FEET
1.5'	0.51
2'	0.29
3'	0.13
4'	0.07

(33) TRIANGULAR PLANT SPACING SCALE: N.T.S.



SECTION

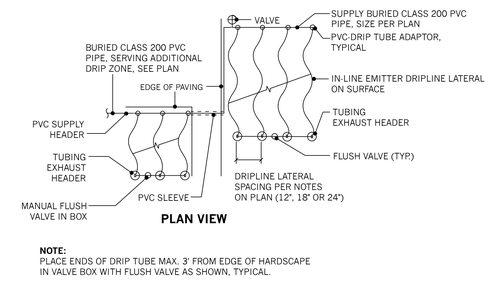
(32) DRIP RISER & TUBING SCHEMATIC SCALE: N.T.S.



SECTION

NOTE:
DO NOT RUN DRIPLINE UNDERGROUND.

(31) DRIP ZONE SCHEMATIC (INLINE EMITTER DRIPLINE) SCALE: N.T.S.

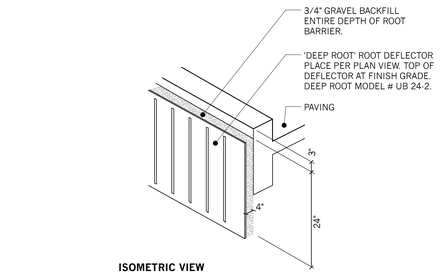


PLAN VIEW

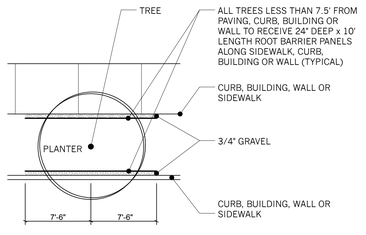
NOTE:
PLACE ENDS OF DRIP TUBE MAX. 3' FROM EDGE OF HARDSCAPE
IN VALVE BOX WITH FLUSH VALVE AS SHOWN, TYPICAL.

MAXIMUM DRIPLINE LATERAL LENGTH NOTED ON SPECS AND/OR PER MANUFACRTUERS SPECS

(30) DRIP TUBING LAYOUT SCHEMATIC SCALE: N.T.S.

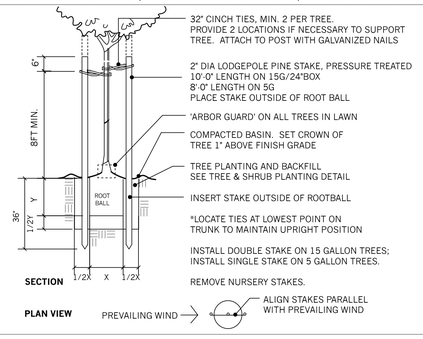


ISOMETRIC VIEW



PLAN VIEW

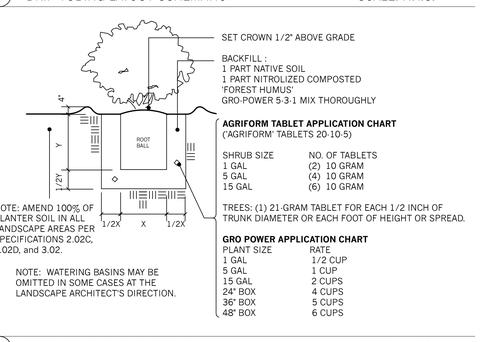
(42) TREE ROOT BARRIERS SCALE: N.T.S.



SECTION

PLAN VIEW

(41) TREE PLANTING & STAKING SCALE: N.T.S.



AGRIFORM TABLET APPLICATION CHART
('AGRIFORM' TABLETS 20-10-5)

SHRUB SIZE	NO. OF TABLETS
1 GAL	(2) 10 GRAM
5 GAL	(4) 10 GRAM
15 GAL	(6) 10 GRAM

TREES: (1) 21-GRAM TABLET FOR EACH 1/2 INCH OF TRUNK DIAMETER OR EACH FOOT OF HEIGHT OR SPREAD.

GRO POWER APPLICATION CHART

PLANT SIZE	RATE
1 GAL	1/2 CUP
5 GAL	1 CUP
15 GAL	2 CUPS
24" BOX	4 CUPS
36" BOX	5 CUPS
48" BOX	6 CUPS

(40) TREE AND SHRUB PLANTING SCALE: N.T.S.

ALISO ELEMENTARY SCHOOL
KINDERGARTEN CLASSROOM BUILDING
4545 CARPINTERIA AVE CARPINTERIA, CA 93013
FOR
CARPINTERIA UNIFIED SCHOOL DISTRICT

ROBERT ROBLES ARCHITECTURE INC
416 Ocean Drive
Oxnard, CA 93035
Tel 805.382.6700

CONSULTANT NAME/ ADDRESS:

FIRMA CONSULTANTS, INC
Landscape Architecture
Principal: Lindsay Corica ASLA
CA Registration No. 6359

Phone: 805.781.9800
PO BOX 4404
San Luis Obispo, CA 93403
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DATE:	12/3/24
DRAWN BY:	FIRMA
CHECKED BY:	LC
PROJECT NUMBER:	FIRMA 22407.89 2302

REVISIONS

NO.		DATE	BY

ENGINEER'S STAMP & SIGNATURE

LICENSED LANDSCAPE ARCHITECT
LINDSAY A. CORICA
NO. 6359
June 30, 2026
Renewal Date
STATE OF CALIFORNIA

ARCHITECT'S STAMP & SIGNATURE

LICENSED ARCHITECT
ROBERT ROBLES
C-30795
REN. 12/31/25
STATE OF CALIFORNIA

SHEET TITLE:

PLANTING & IRRIGATION DETAILS

SHEET NUMBER:

L3

Attachment A, Exhibit 3

Recommended Conditions of Approval

PLANNING COMMISSION HEARING
PROJECT 25-2329-DPR/CDP
ALISO SCHOOL KINDERGARTEN BUILDING
(APNs 003-230-018, 003-230-016, and 003-230-011)
OCTOBER 6, 2025

ATTACHMENT A, EXHIBIT 3: CONDITIONS OF APPROVAL

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 Revision and Coastal Development Permit are based upon and limited to compliance with the project description, the hearing exhibits (Attachment A, Exhibit 2 to the staff report dated July 7, 2025) 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 Revision to the previously approved Aliso School Master Plan and Coastal Development Permit to construct a new single-story, 6,467 square foot building on the eastern side of the Aliso Elementary School campus, consisting of four classrooms, a courtyard, five student restrooms, and one staff restroom. The maximum height would be 27' 10", at the top of the cupolas. The structure, including the courtyard, would be raised above the base flood elevation for the site, and access in to the building would be provided via two ramps on the western building elevation. The project would require approximately 700 cubic yards of cut, and 600 cubic yards of fill, with the net 100 cubic yards of cut to be exported. The building would be constructed in the location where five portable classroom structures were removed earlier this year pursuant to the previously-approved Aliso School Master Plan. The two remaining portable structures on the western side of campus would also be removed. The proposed building would be oriented to face west (inward to the campus and grass field) and would form a "C" shape. All classroom doors would face inward to the central courtyard. The two playground areas adjacent to the proposed building location would remain. New landscape and hardscape

would be installed on all sides of the building, and in two planters in the courtyard. Because the site is adjacent to Franklin Creek, the building would be set back 52 feet from the creek channel (additional creek discussion below).

Vehicle access to the project site would still be provided via the existing driveways off of Seventh St. Changes to the school campus' traffic flow would remain as proposed in the Aliso School Master Plan, but would not be included in this portion of the Master Plan implementation. Five net parking spaces from the eastern school parking lot would be removed to provide accessible parking spots, accommodate new landscape and paving, and meet fire access requirements. For school security purposes, public pedestrian access to the building would be moderated via entrance at the school's main office/entry; however, there would also be a gate at the northwestern corner of the building. New fence segments would be installed along the northern building façade and extending south from the southern building façade. Chain link fencing along the south and east property lines would remain as-is.

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

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT SPECIFIC CONDITIONS

2. The conditions contained herein shall be supplemental to the adopted project conditions, Attachment C to Resolution No. PC-17-014, for the Aliso School Master Plan. As described in greater detail in the October 6, 2025 Planning Commission staff report, the subject Revision amends the project description for Phase 1 of the approved Master Plan.

3. Following Planning Commission approval, the final plans for the project shall be referred to the Architectural Review Board (ARB) for final review and approval. **Plan Requirements:** Final plans shall include appropriate details and specifications for all constituent elements of the project, including drawings and details concerning lighting, colors and exterior materials, landscaping and irrigation. **Timing and Monitoring:** Final review and approval by the ARB shall occur prior to issuance of any permits for construction. Staff shall ensure ARB review and approval has been obtained prior to issuance of any construction permits.

4. An approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the Division of State Architect (DSA) must be obtained prior to constructing, enlarging, moving, converting, or demolishing any building or structure.

5. Following the completion of construction and all site improvements, Community Development Department (CDD) staff shall conduct a site inspection to ensure conditions of approval have been met and the project has been constructed (including approved landscaping) per the approved plans (Attachment A, Exhibit 2 to the Staff Report dated October 6, 2025). Once all conditions have been satisfactorily met and site improvements have been made pursuant to the approved plans, CDD shall issue a Letter of Completion acknowledging as such.

6. 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 CDD.

7. 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 into the creek and onto adjacent parcels. **Plan Requirements:** The locations of all exterior lighting fixtures shall be depicted on the plans prior to Final ARB review. **Monitoring**: CDD and ARB shall review the plans for compliance with this measure prior to approval of a building permit for structures. CDD shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the approved plans.

8. All mechanical equipment including 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. **Plan Requirements**: The locations of all exterior mechanical equipment shall be depicted in the final plans to be reviewed and approved by CDD with input from the ARB. **Monitoring**: CDD and ARB shall review the final plans for compliance with this measure prior to final ARB review. CDD shall confirm that mechanical equipment and screening materials have been positioned and installed as approved prior to issuance of the Letter of Completion.

9. 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. 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;
    b. 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;
    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 final plans submitted for ARB review and approval. **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.

10. 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. Any 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;

c. Construction Phase Requirements from the City's Water Quality Protection Regulations shall be implemented to minimize impacts related to runoff, erosion and water quality;

d. The use of herbicides shall be minimized by using manual removal methods to eliminate undesired vegetation whenever possible.

Post-Construction:

e. 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;

f. 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;

g. Loud, stationary equipment shall be located away from or provided with enclosures to minimize potential impacts to wildlife;

h. Post-Construction Requirements from the City's Water Quality Protection Regulations will be implemented to minimize impacts to runoff, erosion, and water quality;

Plan Requirements and Timing: Prior to Final ARB review, 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 in the final 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.

11. Applicant shall comply with all the conditions put forth by the Public Works Department, which include requirements for obtaining an Engineering Permit from the Public Works Department and meeting the construction standards of Carpinteria Municipal Code Chapter 15.50 – Flood Damage Protection. **Plan Requirements and Timing:** Prior to start of any grubbing, clearing, or earthwork, the applicant shall submit an Engineering Permit application and grading plan Public Works for review and approval. **Monitoring:** Public Works representatives shall site inspect during construction to ensure all earthwork complies with the approved plans.

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

13. 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.

    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 final plans. **Timing:** Condition shall be adhered to throughout all construction activities. **Monitoring:** CDD shall ensure measures are on plans prior to final ARB review. Engineering Inspector shall

spot check and ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

14. 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 offsite. 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. **Timing:** The dust monitor shall be designated prior to issuance of a Grading or Engineering Permit. **Monitoring:** CDD shall contact the designated monitor as necessary to ensure compliance with dust control measures.

15. If vegetation clearing, including but not limited to tree removals, or other project construction is to be initiated during the bird breeding season (March 1 through September 15 and December 1 through July 1 for raptors), a pre-construction survey shall be conducted by a qualified ornithologist or biological monitor approved by or working directly for the City. The survey shall include an area of 500 feet from the proposed construction. If raptors are observed nesting within 500 feet of construction/grading areas, or if other bird species are observed nesting within 300 feet of construction/grading areas, the breeding habitat/nest site shall be buffered from construction activities by a fence and the buffer area shall not be disturbed until the nest becomes inactive. **Plan Requirements:** The above measure shall be noted on all grading and construction plans. **Timing**: The survey shall occur no earlier than 14 days and no later than three days prior to initial construction or grading activity. **Monitoring:** Survey report to be provided to CDD prior to the initiation of construction.

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

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

to maintain facilities. **Monitoring:** Public Works shall site inspect prior to issuance of the Letter of Completion to ensure measures are constructed in accordance with the approved plan and periodically thereafter to ensure proper maintenance.

18. Best available erosion and sediment control measures shall be implemented before demolition or construction activities occur. 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 demolition, grading, and construction period and until graded areas have been stabilized by structures, long-term erosion control measures or landscaping. Construction 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. 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 offsite 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 CDD and Public Works prior to issuance of an Engineering Permit. **Timing:** The plan shall be implemented prior to the commencement of construction activities. **Monitoring:** City Inspectors shall perform site inspections throughout construction.

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

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

21. If construction activity or pre-construction staging is to occur during days that school is in session, prior to the commencement of construction or staging activities, a traffic and parking management plan shall be submitted to CDD. The plan shall include, but is not limited to, the following items/measures:

    a. The start and end times of construction activities, including when trucks or other equipment will arrive or leave the site, which shall be coordinated with Aliso School's daily bell schedule so as to not impede student drop-off or pick-up;
    b. Designation of a truck and equipment route within the immediate vicinity of Aliso School that does not endanger or significantly lengthen the route(s) pedestrians, cyclists, and motorists take to and from the school;
    c. Development of a construction vehicle parking plan depicting the location of onsite construction vehicle parking. If all construction vehicle parking on-site is not feasible throughout the construction phase, the applicant shall propose alternative offsite arrangements subject to review and approval by CDD;
    d. Development of a construction equipment, material staging and storage plan confirming that all construction equipment and materials will be located on-site and not within any City right-of-way, and will not significantly interfere with school operations, including but not limited to, student pick-up/drop-off, employee parking, or pedestrian/cyclist access to the school; and
    e. Development of a construction traffic management plan accounting for the temporary location and movement of construction delivery trucks, large equipment, cranes, and similar construction related activities.

22. 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 50-feet from occupied residences and, during days school is in session, from classroom buildings. **Plan Requirements**: The equipment area with appropriate acoustic shielding shall be designated on building and grading plans submitted for final ARB review. **Timing**: Equipment and shielding shall remain in the designated location throughout construction activities. **Monitoring**: CDD shall perform site inspections to ensure compliance.

23. 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:** CUSD staff shall notify the contractor of this requirement prior to construction and spot check in the field.

24. 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.

DEVELOPMENT PLAN CONDITIONS

25. This Development Plan Revision and Coastal Development Permit are not valid until a permit for construction for the development has been obtained. Failure to obtain said permit for construction shall render this Development Plan Revision and Coastal Development Permit null and void. Prior to the approval of the permit for construction, all of the conditions listed in this Development Plan Revision and Coastal Development Permit that are required to be satisfied prior to approval of a permit for construction must be satisfied. Upon issuance of the permit for construction, the Development Plan Revision and Coastal Development Permit shall be valid. The effective date of this Permit shall be the date of expiration of the appeal period, or if appealed, the date of final action following any appeals.

26. 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 Revision and Coastal Development Permit, or of the Municipal Code regulations, a public hearing may be held before the Planning Commission to review this permit. If the Planning Commission determines at a noticed public hearing that the permittee is not in compliance with any permit condition(s), pursuant to the provisions of Section 14.62.060 of the Carpinteria Municipal Code, the Planning Commission is empowered, in addition to revoking the permit pursuant to said section, to amend, alter, delete or add conditions to this permit.

27. Any use authorized by this Development Plan Revision and Coastal Development Permit shall immediately cease upon expiration or revocation of this Development Plan Revision and Coastal Development Permit. Any permit for construction issued pursuant to this Development Plan Revision and Coastal Development Permit shall expire upon expiration or revocation of the Development Plan Revision and Coastal Development Permit. Development Plan and Coastal Development Permit renewals must be applied for prior to expiration of the Development Plan and Coastal Development Permit.

28. 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.

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

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

31. 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.

32. If a subsequent Development Plan or Revision is approved for this site at a future date, any previously approved but unbuilt plans shall become null and void.

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

34. Prior to Final ARB review, the applicant shall provide a signed copy of the Conditions of Approval.

35. 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.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

36. No permit for construction 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 permit for construction or prior to final permit sign-off when allowed by the Community Development Director.

37. 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.

38. 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.

39. 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.

46. 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.

47. 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 kindergarten classroom building and adjacent parking lot improvements (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

48. Compliance with the attached Departmental and District letters is required as follows:
    a. City of Carpinteria Public Works Department, dated February 10, 2025
    b. Carpinteria Sanitary District, dated February 6, 2025
    c. Carpinteria Valley Water District, dated April 24, 2025
    d. Santa Barbara County Air Pollution Control District, dated February 11, 2025.

Approved by the Planning Commission on October 6, 2025

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

_____

Applicant/Property Owner Date

Attachment B, Exhibit 1

Draft minutes from July 31, 2025 ARB meeting

ACTION: Motion by Vice-Chair O'Conner, seconded by Chair Blakemore to recommend preliminary approval and that the applicant come back for final review with the architectural details addressed.in the Boardmember comments addressed.

VOTE: 5-0

3) Project: Aliso School Kindergarten Building, Project #25-2329-DP/CDP/ARB
Address: 4545 Carpinteria Ave
Applicant: Jason Kaff, CUSD Assistant Superintendent
Planner: Megan Musolf

Request of Jonathan Leech, Dudek agent on behalf of Carpinteria Unified School District (CUSD), to consider Project #25-2329-DP/CDP/ARB for preliminary/final review of a proposed new kindergarten building. All seven portable classroom structures on the Aliso School campus would be removed and the proposed kindergarten building would replace the five portable classroom structures currently used for kindergarten instruction. The proposed building would be 6,467 square feet and would consist of four classrooms, one staff and five student restrooms, and a raised courtyard area. The maximum height of the new building would be 27 feet, 4 inches above finished grade. Existing playgrounds would remain. The adjacent parking area would be partially re-striped to accommodate ADA-compliant parking spaces and the required fire truck turning radius, resulting in a net loss of five spaces. New landscape and hardscape would be installed around the proposed building. The project site, Aliso School campus, is 7.79 acres, zoned Community Facility (CF) and is addressed as 4545 Carpinteria Avenue, APNs 003-230-011, 003-230-018, and 003-230-016.

Ex Parte Communications Disclosure: O'Connor spoke to the representatives of the Aliso School about the School's Master Plan. He also reached out to Chair Blakemore about the school project.

Staff Comments:
Megan Musolf provided the staff presentation and described the site plan, floor plan, and zoning analysis for the project. Boardmember Little asked to confirm that the five portable buildings on the proposed project site had already been removed. Robert Robles, project architect, confirmed that they had been.

Vice Chair O'Connor noted that the proposed project was a significant departure from the 2017 Aliso School Master Plan, and asked why. He noted that combined preliminary/final approval of the project seemed like a reach and additional review is warranted. He wondered why the proposed shift to on-site traffic flow proposed in the 2017 Master Plan was not incorporated in the proposed project. Mr. Robles explained that since 2017, CUSD had implemented several of the modular structures included in the 2017 Master Plan at other campuses, and determined that a stick-built structure would be more valuable. He noted the proposed project comprises a separated kindergarten area because the youngest students benefit from some separation from the rest of the elementary students. Due to financial constraints, CUSD is unable to complete the traffic flow improvements at this time, but intends to in

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the future. Chair Blakemore commented that the traffic flow proposed in the Master Plan could still be implemented with the proposed project in place.

Chair Blakemore commented that questions and concerns about the proposed project may have been better suited for a conceptual review. Staff noted that the item was brought as a preliminary/final hearing to help move the project along swiftly, but that the project could be brought back for additional review at the Board's direction.

Applicant Comments:
Mr. Robles gave a presentation covering the architectural and design background for the project, including the addition of the proposed courtyard and cupolas. He provided some photos of architecture that inspired the project. He clarified that the proposed cupolas do not have windows and are for ventilation.

Boardmember Woolf remarked that the cupolas looked very different from the rest of the building and wondered why changing tables would be provided in the kindergarten classroom restrooms. Diana Rigby, CUSD Superintendent, responded that the school provides support for students with special needs. Boardmember Woolf asked if there are any federal or state requirements for design features that allow the building to be shut down/locked completely for safety reasons. Mr. Robles highlighted the voice-evac systems and noted that the fencing around the kindergarten site would have locked gates to prevent students from getting out or outsiders from entering.

Boardmember Little asked where the students previously accommodated in the portable structures will go to learn. Superintendent Rigby replied that due to declining enrollment, the students can be accommodated elsewhere on the Aliso campus. Boardmember Little inquired why a new classroom building is proposed if enrollment is currently declining. Superintendent Rigby replied that the Carpinteria population is expected to grow in the future, and the proposed project would serve the community for the next 50+ years. Mr. Robles added that the proposed project results in a net decrease in the number of classrooms on the campus.

Vice Chair O'Connor noted that the Division of the State Architect (DSA) reviews this project and asked for confirmation that the civil plans direct on-site drainage away from Franklin Creek. Ms. Musolf confirmed that Public Works reviewed the plans and found them adequate, and reiterated that DSA will also review the plans for stormwater compliance. Vice Chair O'Connor asked for confirmation that neighbors had received notice of the project. Ms. Musolf confirmed that the project had been properly noticed.

Chair Blakemore identified the existing perimeter chain-link fencing and asked if improved fencing could be included as part of the project. Mr. Robles said his team would discuss that option.

Public Comments: None.

Boardmember Discussion:

Boardmember Johnson commented that the proposed building looked institutional and sterile, and that adding some details would not greatly add to the construction cost. He said it was unfortunate the cupolas did not provide natural light into the building, and said their proportions should be studied, as

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they feel "heavy" and "cumbersome." Maybe two cupolas could be a different style to add "whimsy" to a building for children. He suggested the following improvements:

- Extend the exterior crown molding down further on the wall
- Recessing the windows more and adding trim or tile all the way around
- Extend roof cap tile over the gutters.
- Place a tile pattern on blank façade spaces, such as a boat or other decorative design.
- Additional landscaping to screen the building and break up massing
- Reduce overall scale/mass to make it less "institutional" feeling

Boardmember Woolf said the project is a great improvement for CUSD and that asking for too many changes would throw it over-budget.

Boardmember Little agreed with Boardmember Johnson's comments that the building felt heavy and massive. He likes the cupolas. He asked for softening elements, but overall likes the style. He asked for landscaping that requires little maintenance and will not die after a short time.

Vice Chair O'Connor agreed with the prior comments and felt that the project needed to return to the ARB for another review.

Chair Blakemore gave comments on the proposed landscaping:

- If Tipuana Tipus are used, they should not be near concrete/paving
- Chinese evergreen elms drop considerable litter, so place away from areas that must be kept clean
- Heuchera (coral bells) will be trampled easily, recommend removing
- Recommend finding an alternative to salvia, which look "leggy" after blooming; find a more self-cleaning plant

She noted that the landscaping plan was not ready for final approval. Architecturally, Chair Blakemore agreed with Boardmember Johnson's comments about the scale of the cupolas seeming off— they are "romantic" but seem "plopped on." Agrees that windows could be given more depth.

ACTION: Motion by Boardmember O'Connor, seconded by Boardmember Johnson, to recommend preliminary approval of the project with the Board's comments attached.

VOTE: 5-0

4) Project: Burgess-Birk Residence Remodel & Addition, Project 25-2328-CUP/CDP/ARB
Address: 748 Maple Avenue
Applicant: Dylan Chappell, architect, for Gordon Burgess and Selena Burgess-Birk
Planner: Syndi Souter

Request Dylan Chappell, architect, for Gordon Burgess and Selena Burgess-Birk, to consider Project 25-2328-CUP/CDP/ARB for preliminary review of a proposal to construct additions totaling 1,916 square-feet to an existing 997 square-foot single-family residence. The resultant residence would be 2,913 square-feet in size with a maximum height of 21.83 feet above

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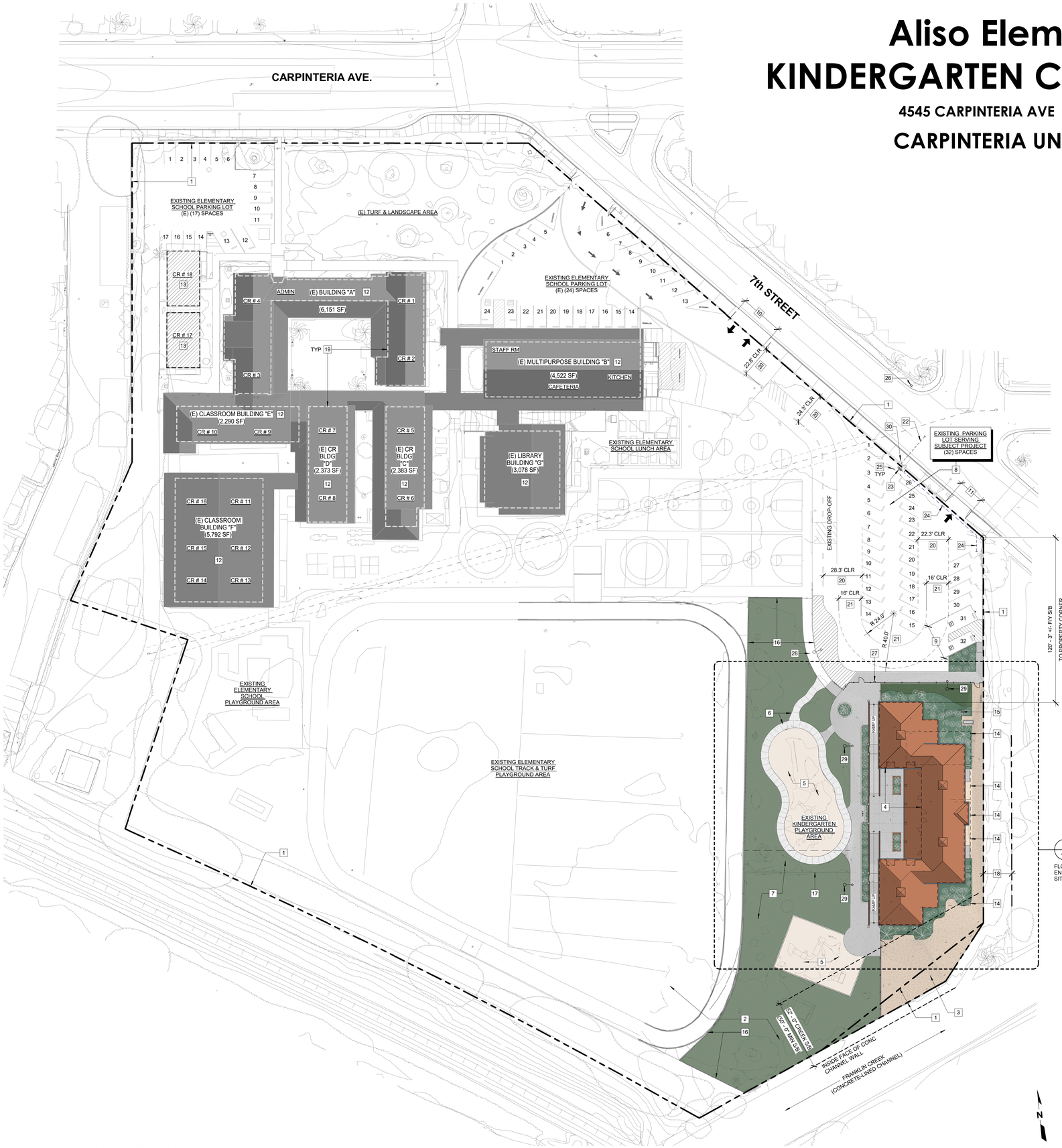
Attachment B, Exhibit 2

July 31, 2025 ARB meeting plan set

Aliso Elementary School
KINDERGARTEN CLASSROOM BUILDING

4545 CARPINTERIA AVE CARPINTERIA, CALIFORNIA 93013

CARPINTERIA UNIFIED SCHOOL DISTRICT



1 A2 FLOOR PLAN/ ENLARGED SITE PLAN

1 OVERALL CAMPUS SITE PLAN
1" = 30'-0"

PROJECT GENERAL INFORMATION

PROJECT OWNER: CARPINTERIA UNIFIED SCHOOL DISTRICT (1400 LINDEN AVE CARPINTERIA, CA 93013)

PROJECT LOCATION/ ADDRESS: ALISO ELEMENTARY SCHOOL (4545 CARPINTERIA AVE CARPINTERIA, CA 93013)

LOT SIZE: 339,332 SF (7.79 ACRES) PARCEL "A," & 1,742 SF (0.04 ACRES) PARCEL "B"

CITY OF CARPINTERIA ZONING: CF (COMMUNITY FACILITY DISTRICT)

NEW BUILDING NUMBER OF STORIES: 1

NEW BUILDING AREA: 6403 SF GROSS FLOOR AREA (6,467 SF EXTERIOR WALL FOOTPRINT)

NEW BUILDING SETBACKS:
FRONT YARD: 120' - 3" +/- (45' - 0" MIN TO CENTERLINE OF 7th STREET); SEE THIS SHEET FOR MORE INFO.
SIDE YARD: 14' - 0" (13' - 8" MIN), 11' - 4" (10' - 4 1/2" MIN); SEE SHEET A2 FOR MORE INFO.
REAR YARD: 26' - 7" (13' - 8" MIN); SEE SHEET A2 FOR MORE INFO.

NEW BUILDING HEIGHT: 27' - 4" ABOVE FINISH GRADE (AT MAXIMUM CONDITION); SEE SHEET A3 FOR MORE INFO.

PROJECT AREA CALCULATIONS

ITEM	DESCRIPTION	EXISTING	PROPOSED	
A	NO. OF BUILDINGS- TEMPORARY/ PORTABLE	7	0	(See Note #2)
B	NO. OF BUILDINGS- PERMANENT	7	8	(See Note #7)
C	BUILDING AREA- TEMPORARY/ PORTABLE- FOOTPRINT (SF)	6,720	-6,720	(See Notes #1 & #2)
D	BUILDING AREA- PERMANENT- FOOTPRINT (SF)	26,589	6,467	(See Notes #1 & #8)
E	OVERALL BUILDING COVERAGE- FOOTPRINT (SF)	33,309	33,056	(See Notes #1 & #6)
F	PAVED AREAS (PARKING/ WALKS/ HARDSCAPE PLAYGROUNDS)	155,238	146,711	(See Note #3)
G	NO. OF PARKING SPACES	78	73	(See Note #4)
H	LANDSCAPED & PLAYGROUND AREAS (SF)	150,785	159,565	(See Note #5)
	TOTAL LOT AREA (SF)/ ITEMS E + F + H	339,332	339,332	

Notes:
1. The word "Footprint" is the "Exterior Wall Footprint" (See "Campus Site Plan General Notes," Note #1, for more information).
2. 6,720 SF (E) portable building area removed/ demolished; (7) 960 SF portable buildings.
3. Area indicated is approximate **NET** paving at completion of project (overall paving on site reduced).
4. Parking space number is **NET** number of spaces at completion of project (decrease of 5 parking spaces).
5. Area indicated is approximate **NET** area at completion of project (overall landscaping increased).
6. Area indicated is approximate **NET** area at completion of project (overall building area reduced).
7. Number indicated is **NET** permanent buildings at completion of project (1 new permanent building added).
8. Building Gross Floor Area (GFA) is 6,403 SF (which is less than the footprint area due to 2 deep-recessed windows, see Sheets A2 and A3 for more information).

CAMPUS SITE PLAN GENERAL NOTES

1. ALL BUILDING AREAS (I.E., SQUARE FOOTAGES) INDICATED ON THIS SHEET ARE "EXTERIOR WALL FOOTPRINT" AREAS DEFINED AS THE AREA CALCULATED BY MEASURING TO THE OUTSIDE FACES OF EXTERIOR WALLS OF THE CONDITIONED BUILDING ENVELOPE, UNLESS OTHERWISE NOTED.

CAMPUS SITE PLAN KEYNOTES

1 PROPERTY LINE
2 PARCEL "A" OWNED BY CARPINTERIA UNIFIED SCHOOL DISTRICT (7.79 ACRES)
3 PARCEL "B" OWNED BY CARPINTERIA UNIFIED SCHOOL DISTRICT (0.04 ACRES)
4 BUILDING "EXTERIOR WALL FOOTPRINT" SHOWN DARK DASHED LINES
5 (E) EARLY-CHILDHOOD PLAYGROUND AREA TO REMAIN
6 (E) CONC PAVING TO REMAIN
7 (E) TURF PLAYGROUND TO REMAIN
8 (E) PARKING LOT REDUCED BY (5) SPACES TO ACCOMODATE NEW REQUIRED ACCESSIBLE PARKING SPACES & FIRE TRUCK SWITCHBACK DIMENSIONS.
9 ACCESSIBLE & VAN-ACCESSIBLE PARKING SPACES
10 (E) DRIVEWAY ENTRANCE TO PARKING LOT OF SUBJECT PROJECT (NO CHANGE)
11 (E) ONE-WAY DRIVEWAY EXIT FROM PARKING LOT OF SUBJECT PROJECT (NO CHANGE)
12 (E) ELEMENTARY SCHOOL BUILDING (NOT A PART OF PROJECT SCOPE)
13 (E) 960 SF ELEMENTARY SCHOOL RELOCATABLE CLASSROOM BUILDING TO BE REMOVED FROM CAMPUS AND/OR DEMOLISHED
14 (E) 960 SF EARLY-CHILDHOOD RELOCATABLE CLASSROOM BUILDING TO BE REMOVED FROM CAMPUS AND/OR DEMOLISHED
15 (E) STORAGE SHED TO BE REMOVED FROM CAMPUS AND/OR DEMOLISHED
16 (E) FENCE TO REMAIN
17 (E) FENCE TO BE DEMOLISHED
18 PARCEL OWNED BY SB COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT
19 (E) PERMANENT BUILDING "EXTERIOR WALL FOOTPRINT" SHOWN HEAVY DASHED LINES (TYP)
20 FIRE TRUCK ACCESS
21 FIRE TRUCK TURNING SWITCHBACK PER CARPINTERIA-SUMMERLAND FIRE PROTECTION DISTRICT STANDARDS
22 UNDERGROUND FIRE SERVICE SUPPLY PIPE TO WATER MAIN IN STREET
23 FIRE SPRINKLER BACKFLOW PREVENTION DEVICE AND FIRE DEPARTMENT CONNECTION
24 UNDERGROUND PIPE TO KINDERGARTEN BUILDING AUTOMATIC FIRE SPRINKLER SYSTEM
25 TYP CONC-FILLED STEEL PIPE BOLLARD (TO PROTECT BFPD ASSEMBLY)
26 (E) FIRE HYDRANT #182
27 KNOX-BOX FOR FIRE DEPARTMENT ACCESS THROUGH GATE
28 (E) POLE-MOUNTED LIGHT FIXTURE MANUFACTURED BY BEGA
29 POLE-MOUNTED LIGHT FIXTURE TO MATCH (E)
30 DBL-LEAF GATE TO BE PROVIDED IN (E) FENCE FOR FIRE DEPARTMENT ACCESS (PER THE REQUIREMENTS OF THE FIRE MARSHAL)

CAMPUS SITE PLAN LEGEND

2 = CAMPUS SITE PLAN KEYNOTE

= SECTION OR DETAIL CALLOUT:
DETAIL OR SECTION NUMBER
SHEET WHERE DETAIL APPEARS
1 / A101
SIM — IF DETAIL IS NOTED "SIM," THEN CONDITION IS SIMILAR TO THE REFERENCED DETAIL.
SIM OPP — IF DETAIL IS NOTED "SIM OPP," THEN CONDITION IS SIMILAR TO THE REFERENCED DETAIL, ONLY REVERSED OPPOSITE HAND.
TYP — IF DETAIL IS NOTED "TYP," THEN CONDITION IS TYPICAL (OCCURS THROUGHOUT PROJECT).

(E) = EXISTING
F/Y = FRONT YARD
S/B = SETBACK
TYP = TYPICAL

CDP SUBMITTAL DOCUMENTS

05/30/2025

ALISO ELEMENTARY SCHOOL
KINDERGARTEN CLASSROOM BUILDING
4545 CARPINTERIA AVE CARPINTERIA, CA 93013
FOR
CARPINTERIA UNIFIED SCHOOL DISTRICT

ROBERT ROBLES ARCHITECTURE INC
416 Ocean Drive
Oxnard, CA 93035
Tel 805.382.6700

CONSULTANT NAME/ ADDRESS:

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DATE:	04/24/2024
DRAWN BY:	RR
CHECKED BY:	RR
PROJECT NUMBER:	2302

REVISIONS

NO.		DATE	BY

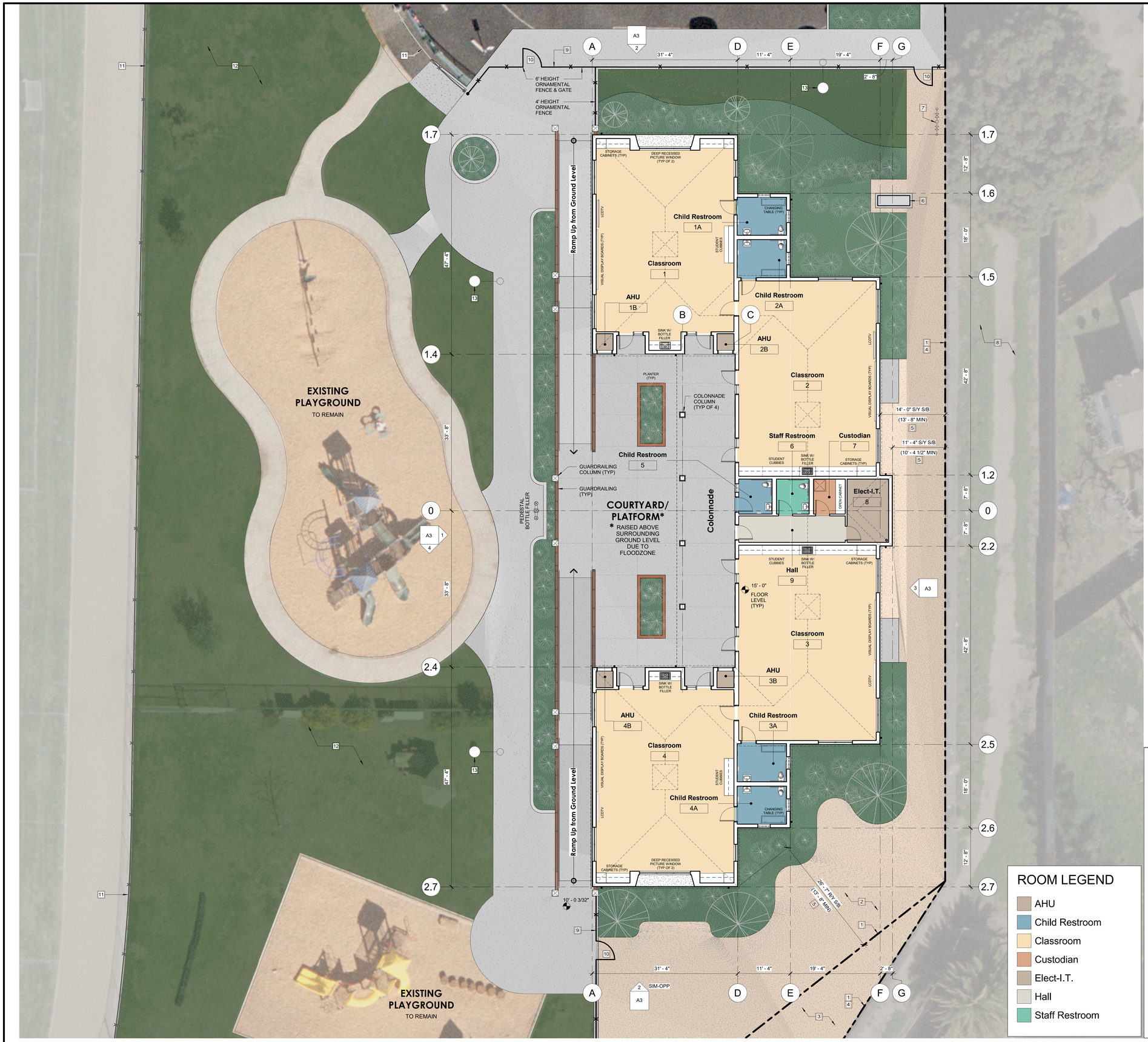
ENGINEER'S STAMP & SIGNATURE

ARCHITECT'S STAMP & SIGNATURE

LICENSED ARCHITECT ROBERT ROBLES C-30795 REN. 12/31/25 STATE OF CALIFORNIA

SHEET TITLE:
CAMPUS SITE PLAN/ GENERAL INFORMATION

SHEET NUMBER:
A1
OF



FLOOR PLAN KEYNOTES

1 PROPERTY LINE
2 PARCEL "A" OWNED BY CARPINTERIA UNIFIED SCHOOL DISTRICT (7.79 ACRES)
3 PARCEL "B" OWNED BY CARPINTERIA UNIFIED SCHOOL DISTRICT (0.04 ACRES)
4 (E) FENCE LINE TO REMAIN (OCCURS APPROXIMATELY AT PROPERTY LINE, ACTUAL LOCATION TO BE CONFIRMED BY LICENSED LAND SURVEYOR DURING CONSTRUCTION)
5 BUILDING SETBACK FROM PROPERTY LINE. MINIMUM SETBACK DETERMINED BY HEIGHT OF BUILDING AT SUCH PORTION OF BUILDING (REFERENCE CITY OF CARPINTERIA ZONING ORDINANCE 14.34.070.2)
6 (E) ELECTRICAL SERVICE SWITCHGEAR TO REMAIN
7 (E) DOMESTIC WATER SERVICE PRV STATION TO REMAIN
8 PARCEL OWNED BY SB COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT
9 FENCING (TYP)
10 GATE
11 (E) FENCING TO REMAIN
12 (E) TURF TO REMAIN
13 POLE-MOUNTED LIGHT FIXTURE TO MATCH (E) POLE-MOUNTED FIXTURES MANUFACTURED BY BEGA

FLOOR PLAN GENERAL NOTES

1. FLOOR LEVEL ELEVATION 15' - 0" IS THE PROJECT DATUM (ABSOLUTE ELEVATION), COORDINATED WITH THE CIVIL PLANS. FLOOR LEVEL ELEVATION ABOVE SURROUNDING GRADE EXCEEDS THE BASE FLOOD ELEVATION AS INDICATED IN CITY OF CARPINTERIA'S "FLOOD HAZARD DETERMINATION LETTER," DATED 02/26/2025. SEE EXHIBIT BY CIVIL ENGINEER FOR MORE INFORMATION.
2. DIMENSIONS INDICATED ON THIS PLAN ARE GIVEN TO ROUGH MATERIALS (I.E. FACE OF STUD, FACE OF CONCRETE, FACE OF MASONRY, ETC.) UNLESS OTHERWISE NOTED.

FLOOR PLAN LEGEND

101 = ROOM NUMBER
2 = FLOOR PLAN/ SITE PLAN KEYNOTE
0 = STRUCTURAL GRID LINE
= EXTERIOR ELEVATION CALLOUT:
EXTERIOR ELEVATION NUMBER
SHEET WHERE DETAIL APPEARS
= ELEVATION (DATUM = 15' - 0" AT FLOOR LEVEL) SEE "FLOOR PLAN GENERAL NOTES," NOTE #1 FOR MORE INFORMATION
DIMENSION IS **ABSOLUTE** ELEVATION COORDINATED W/ CIVIL PLANS

(E) = EXISTING
OPP = OPPOSITE
R/Y = REAR YARD
S/B = SETBACK
S/Y = SIDE YARD
SIM = SIMILAR
TYP = TYPICAL

ROOM LEGEND

- AHU
- Child Restroom
- Classroom
- Custodian
- Elect-I.T.
- Hall
- Staff Restroom

MATERIALS LEGEND

CONCRETE PAVING
GRAY CONCRETE W/ BROOM FINISH TO MATCH EXISTING ON CAMPUS

EXISTING CONC PAVING
TO REMAIN

AC PAVING
EXISTING OR NEW/ PATCHING

LANDSCAPE AREA
CONSISTING OF COMBINATIONS OF TREES, SHRUBS, GROUNDCOVER AND MULCH (SEE EXHIBIT BY LANDSCAPE ARCHITECT)

LANDSCAPE AREA
TURF (SEE EXHIBIT BY LANDSCAPE ARCHITECT)

LANDSCAPE AREA
DECOMPOSED GRANITE OR DECORATIVE ROCK (SEE EXHIBIT BY LANDSCAPE ARCHITECT)

1 SCHEMATIC FLOOR PLAN/ SITE PLAN (6,403 SF GROSS FLOOR AREA)
1/8" = 1'-0"

PLAN NORTH

CDP SUBMITTAL DOCUMENTS

05/30/2025

ALISO ELEMENTARY SCHOOL KINDERGARTEN CLASSROOM BUILDING

4545 CARPINTERIA AVE CARPINTERIA, CA 93013

FOR

CARPINTERIA UNIFIED SCHOOL DISTRICT

ROBERT ROBLES ARCHITECTURE INC
416 Ocean Drive
Oxnard, CA 93035
Tel 805.382.6700

CONSULTANT NAME/ ADDRESS:

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DATE:	04/24/2024
DRAWN BY:	RR
CHECKED BY:	RR
PROJECT NUMBER:	2302

REVISIONS

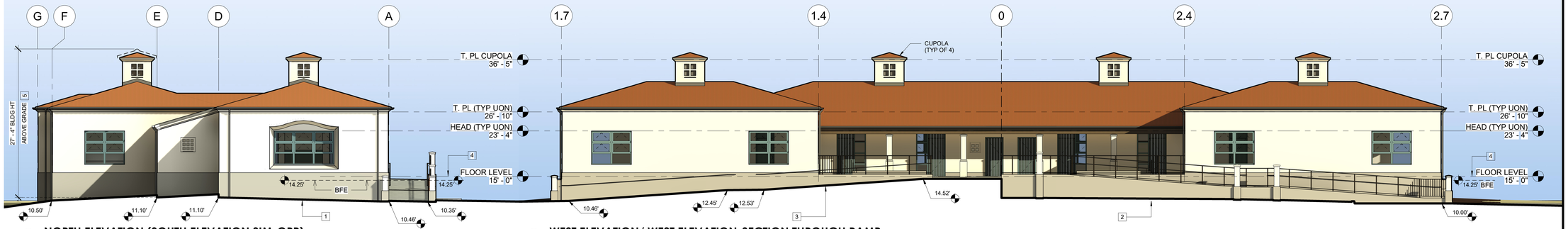
NO.		DATE	BY

ENGINEER'S STAMP & SIGNATURE

ARCHITECT'S STAMP & SIGNATURE
LICENSED ARCHITECT ROBERT ROBLES C-30795 REN. 12/31/25 STATE OF CALIFORNIA

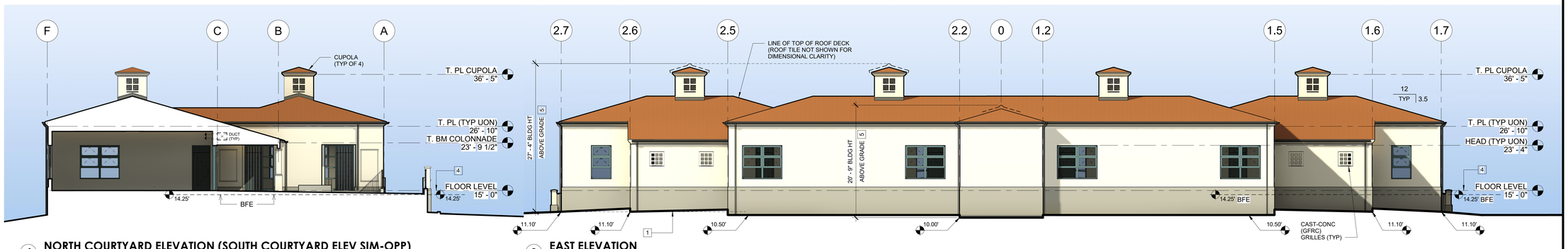
SHEET TITLE:
SCHEMATIC DESIGN FLOOR PLAN/ SITE PLAN

SHEET NUMBER:
A2
OF



2 NORTH ELEVATION (SOUTH ELEVATION SIM-OPP)
1/8" = 1'-0"

1 WEST ELEVATION/ WEST ELEVATION-SECTION THROUGH RAMP
1/8" = 1'-0"



4 NORTH COURTYARD ELEVATION (SOUTH COURTYARD ELEV SIM-OPP)
1/8" = 1'-0"

3 EAST ELEVATION
1/8" = 1'-0"

ILLUSTRATION OF FRONT FACE OF BUILDING

ILLUSTRATION OF FRONT & WEST FACES OF BUILDING

ILLUSTRATION OF WEST FACE OF BUILDING

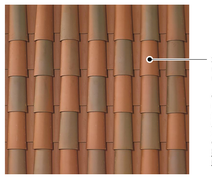
EXTERIOR ELEVATION KEYNOTES

1 LINE OF BUILDING FOOTPRINT AT GRADE LEVEL
2 LINE OF FRONT OF RAMP WALL AT GRADE LEVEL
3 LINE OF RAMP
4 SEE "FLOOR PLAN GENERAL NOTES," NOTE #1 (SHEET A2) FOR MORE INFORMATION
5 BUILDING HEIGHT AT SUCH PORTION OF BUILDING. DETERMINES MINIMUM SETBACK FROM PROPERTY LINES (REFERENCE CITY OF CARPINTERIA ZONING ORDINANCE 14.34.070.2) SEE SHEET A2 FOR MORE INFORMATION.

GUTTERS, DOWNSPOUTS & EXPOSED SHEET METAL:
20 OZ NATURAL PATINA COPPER OR 24 GA KYNAR 500 PREFINISHED METAL MATCHING *METAL SALES* "WEATHERED COPPER (W50)"
https://www.metalsales.us.com/color-charts-color-guides/

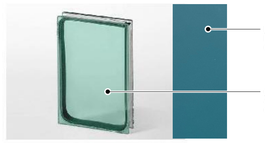
HANDRAILS, GUARDRAILS & FABRICATED STEEL FENCING/ GATES: POWDER-COATED HOT-DIP GALVANIZED STEEL W/ CUSTOM COLOR MATCHING EXISTING POWDER COATING COLOR PRESENT AT EXISTING FENCING/ GATES IN BETWEEN BUILDINGS "A" & "B": *METAL SALES* "WEATHERED COPPER (W50)"

6 METALWORK COLOR



2-PIECE CLAY MISSION TILE TO MATCH EXISTING PRESENT ON CAMPUS:
U.S. TILE (WESTLAKE ROOFING ROYAL SOLUTIONS) "EL CAMINO" BLEND
https://westlakeroyalroofing.com/us-tile/

5 CLAY TILE ROOFING COLOR



EXTERIOR DOORS, FRAMES & WINDOWS:
MATCHING EXISTING DOOR & WINDOW COLOR PRESENT ON CAMPUS: *BENJAMIN MOORE* 2049-20 "OASIS BLUE"

GLAZING:
AQUA-TINTED GLASS MATCHING EXISTING PRESENT ON CAMPUS: *VITRO ARCHITECTURAL GLASS* "SOLEXIA"

7 WINDOW & DOOR COLORS

MATERIALS LEGEND

CLAY TILE ROOFING
2-PIECE MISSION TILE TO MATCH EXISTING ON CAMPUS (TILES NOT RENDERED ON DRAWING FOR DIMENSIONAL CLARITY)
SEE 5/ A3 FOR MORE INFO.

METALWORK
GUTTERS, DOWNSPOUTS, GUARDRAILS, HANDRAILS (COPPER OR COPPER-COLORED PREFINISH)
SEE 6/ A3 FOR MORE INFO.

EXTERIOR LUMBER
BEAM AND ROUGH SAWN
RAFTER TAILS AT COLONNADE
EAVE CONDITION ONLY

CEMENT PLASTER (BODY COLOR)
MATCHING EXISTING CAMPUS PAINT COLOR/ DUNN-EDWARDS DET672 "INSTANT CLASSIC"

WINDOW & DOOR FRAMES, GLASS
BLUE-GREEN WINDOW/ DOOR FRAMES & AQUA TINTED GLASS TO MATCH EXISTING CAMPUS COLOR
SEE 7/ A3 FOR MORE INFO.

WOOD DOORS
EXTERIOR DOORS W/ BLUE-GREEN PAINT TO MATCH EXISTING CAMPUS COLOR
SEE 7/ A3 FOR MORE INFO.

CEMENT PLASTER (BASE COLOR)
PAINT COLOR: DUNN-EDWARDS DEC767 "RIVERBED"

EXTERIOR ELEVATION LEGEND

2 = EXTERIOR ELEVATION KEYNOTE
0 = STRUCTURAL GRID LINE
XXX' - X" = ELEVATION (DATUM = 15' - 0" AT FLOOR LEVEL) SEE "FLOOR PLAN GENERAL NOTES," NOTE #1 (SHEET A2) FOR MORE INFORMATION
DIMENSION IS **ABSOLUTE** ELEVATION COORDINATED W/ CIVIL PLAN

BFE = BASE FLOOD ELEVATION
OPP = OPPOSITE
SIM = SIMILAR

CDP SUBMITTAL DOCUMENTS

05/30/2025

ALISO ELEMENTARY SCHOOL
KINDERGARTEN CLASSROOM BUILDING

4545 CARPINTERIA AVE CARPINTERIA, CA 93013

FOR

CARPINTERIA UNIFIED SCHOOL DISTRICT

ROBERT ROBLES ARCHITECTURE INC
416 Ocean Drive
Oxnard, CA 93035
Tel 805.382.6700

CONSULTANT NAME/ ADDRESS:

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DATE:	04/24/2024
DRAWN BY:	RR
CHECKED BY:	RR
PROJECT NUMBER:	2302

REVISIONS

NO.		DATE	BY

ENGINEER'S STAMP & SIGNATURE

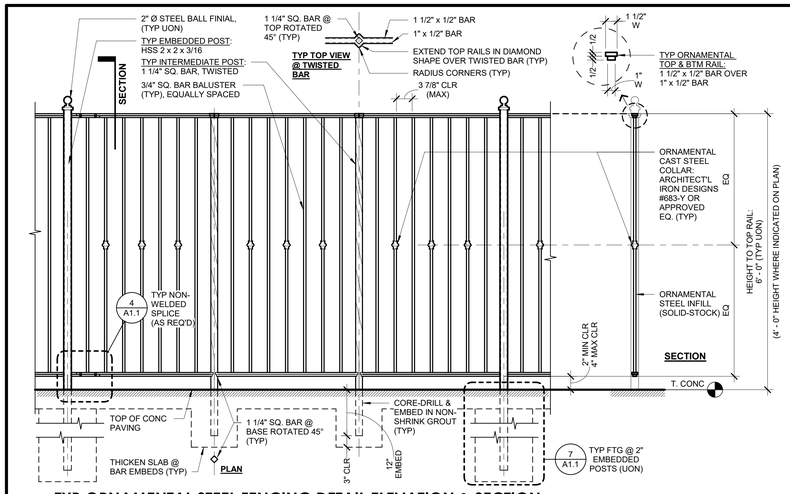
ARCHITECT'S STAMP & SIGNATURE

LICENSED ARCHITECT
ROBERT ROBLES
C-30795
REN. 12/31/25
STATE OF CALIFORNIA

SHEET TITLE:
SCHEMATIC DESIGN EXTERIOR VIEWS

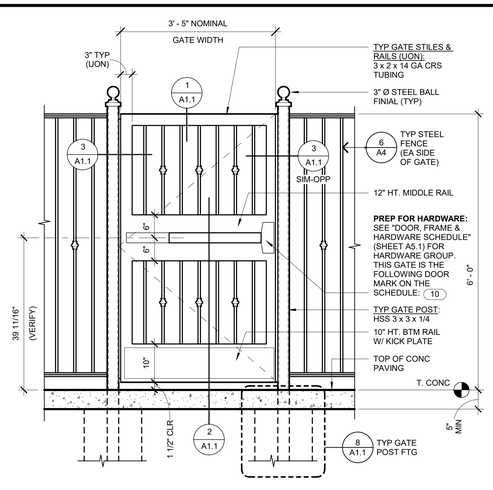
SHEET NUMBER:
A3

OF



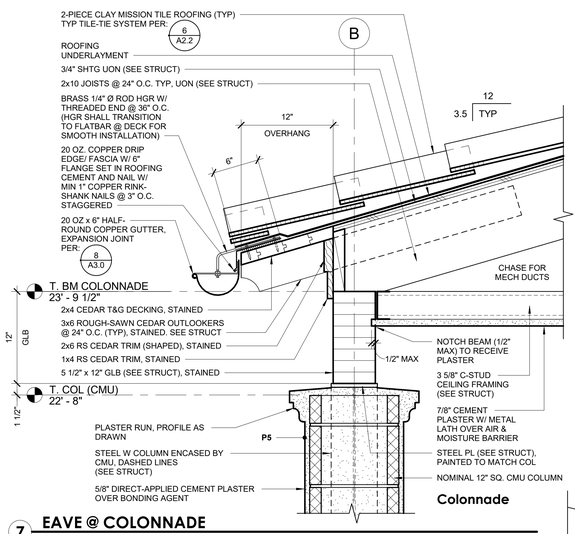
6 TYP ORNAMENTAL STEEL FENCING DETAIL ELEVATION & SECTION

3/4" = 1'-0"



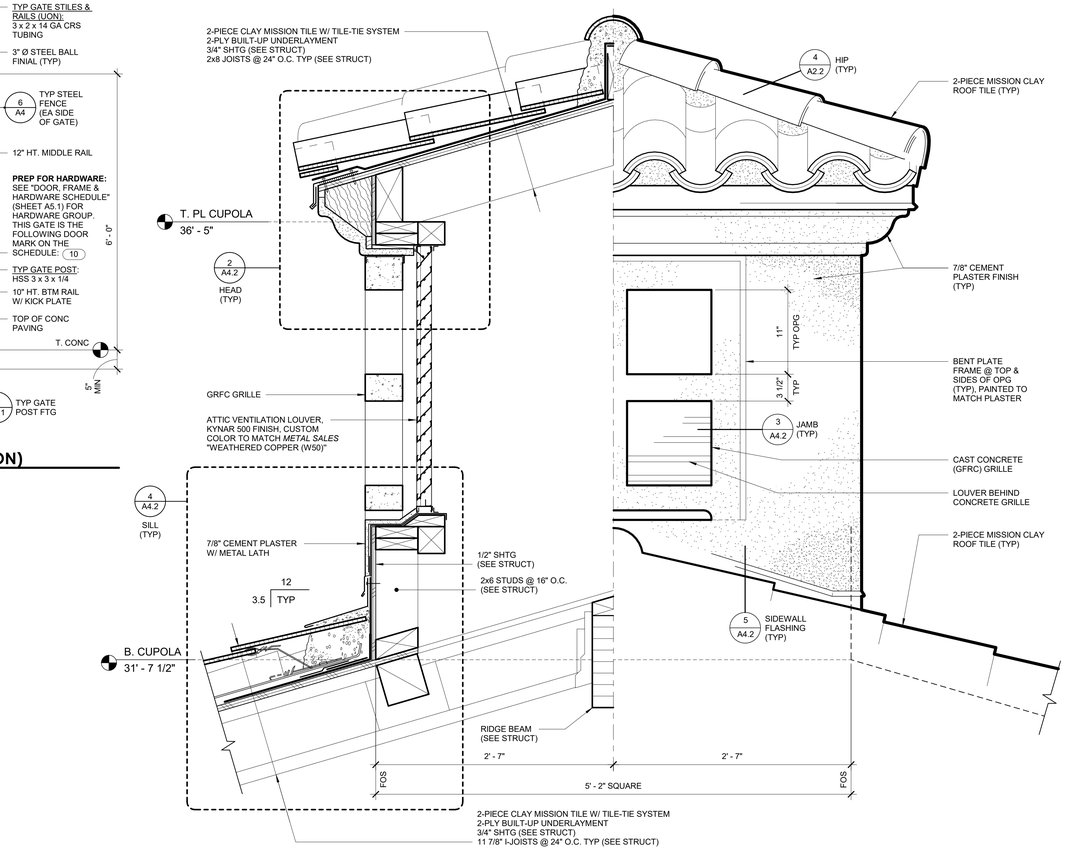
3 FRONT ORNAMENTAL GATE (INSIDE ELEVATION)

3/4" = 1'-0"



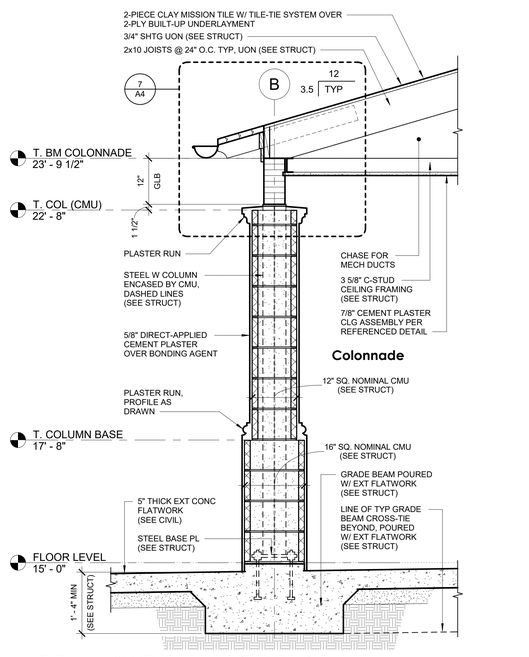
7 EAVE @ COLONNADE

1 1/2" = 1'-0"



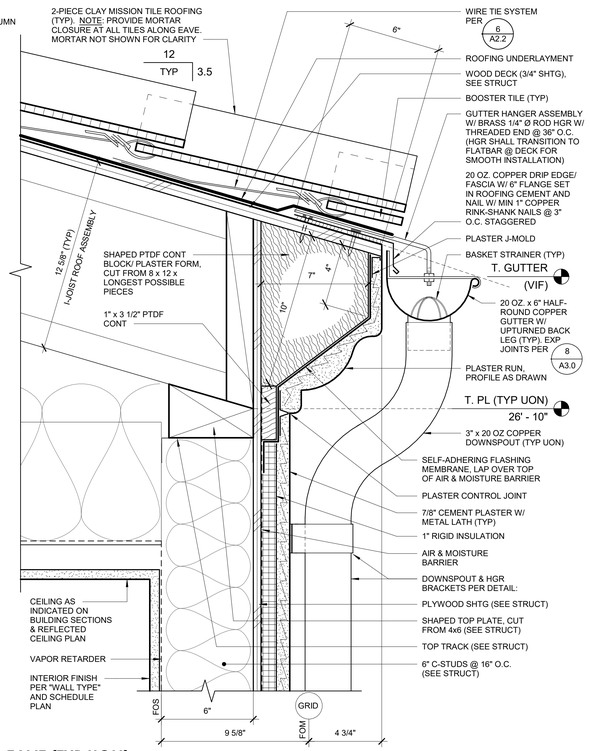
1 CUPOLA DETAIL SECTION/ ELEVATION (TYP OF 4)

1 1/2" = 1'-0"



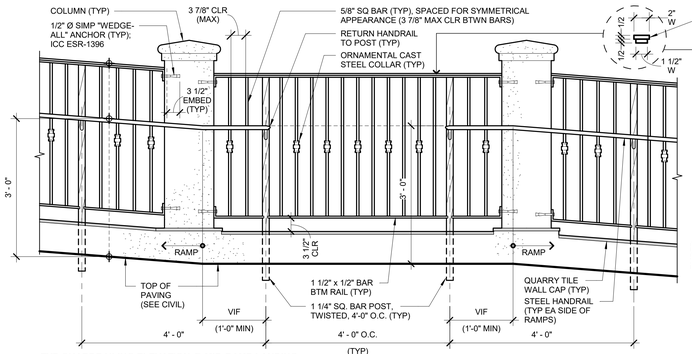
8 COLUMN @ COLONNADE (TYP OF 4)

3/4" = 1'-0"

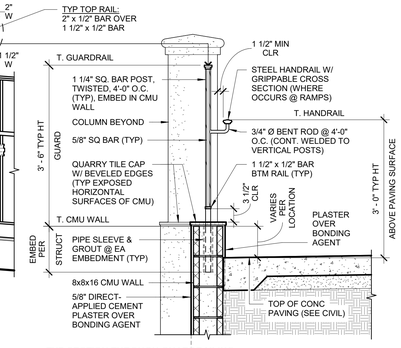


5 EAVE (TYP UON)

3" = 1'-0"



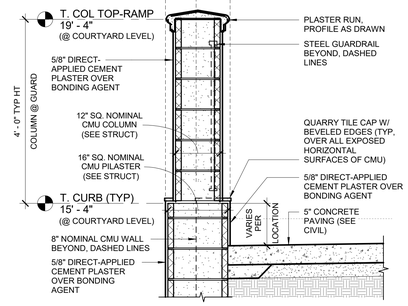
A TYP GUARDRAILING ELEVATION @ MID-RAMP LANDING



B TYP SECTION THROUGH GUARDRAILING

DETAIL GENERAL NOTES:

1. THE SPECIFICATION SECTION "ARCHITECTURAL METALWORK" SHALL APPLY TO THE METALWORK SHOWN IN THESE DETAILS.
2. ALL WELDS SHALL BE CONTINUOUS AND GROUND SMOOTH.
3. WELDING FOR GUARDRAILS & HANDRAILS IS EXEMPT FROM WELDING INSPECTION PER DSA-103.
4. STEEL SHALL BE FABRICATED FIRST, THEN HOT-DIP GALVANIZED, AND THEN POWDER-COATED.



C SECTION THROUGH GUARDRAILING COLUMN (TYP OF 10)

2 TYP ORNAMENTAL GUARDRAILING/ COLUMN DETAILS

3/4" = 1'-0"

This sheet contains a selection of details from the Construction Documents that are currently under review by DSA. These are provided in response to a request by the City of Carpinteria. (These details are provided for informational purposes only, because the review of construction details are under the jurisdiction of the Division of the State Architect).

CDP SUBMITTAL DOCUMENTS

05/30/2025

ALISO ELEMENTARY SCHOOL
KINDERGARTEN CLASSROOM BUILDING
4545 CARPINTERIA AVE CARPINTERIA, CA 93013
FOR
CARPINTERIA UNIFIED SCHOOL DISTRICT

ROBERT ROBLES ARCHITECTURE INC
416 Ocean Drive
Oxnard, CA 93035
Tel 805.382.6700

CONSULTANT NAME/ ADDRESS:

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DATE:	04/24/2024
DRAWN BY:	RR
CHECKED BY:	RR
PROJECT NUMBER:	2302

REVISIONS

NO.		DATE	BY

ENGINEER'S STAMP & SIGNATURE

ARCHITECT'S STAMP & SIGNATURE
LICENSED ARCHITECT ROBERT ROBLES C-30795 REN 12/31/25 STATE OF CALIFORNIA

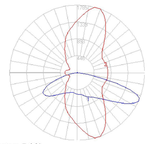
SHEET TITLE:
CONSTRUCTION DETAILS (FOR INFORMATION)

SHEET NUMBER:
A4
OF

BEGA

File: 77911_BEGA_IES.ies

TEST: BE_77911K4
TEST LAB: BEGA
DATE: 02/15/2019
LUMINAIRE: 77 911K4
LAMP: 23.6W LED



Characteristics

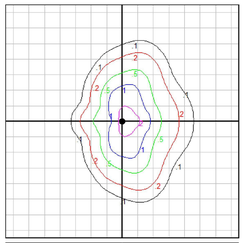
IES Classification	Type III
Longitudinal Classification	Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	3558
Downward Total Efficiency	N.A.
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	127
Total Luminaire Watts	28
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Max. Cd.	1785.3 (290H, 65V)
Max. Cd. (<90 Vert.)	1785.3 (290H, 65V)
Max. Cd. (At 90 Deg. Vert.)	8.1 (0.2%Lum)
Max. Cd. (80 to <90 Deg. Vert.)	337.7 (9.5%Lum)
Cutoff Classification (deprecated)	N.A. (absolute)

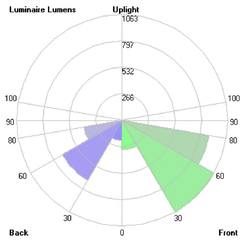
Lum. Classification System (LCS)

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	293.2	N.A.	8.2
FM (30-60)	1063.0	N.A.	29.9
FH (60-80)	885.1	N.A.	24.9
FVH (80-90)	22.7	N.A.	0.6
BL (0-30)	200.7	N.A.	5.6
BM (30-60)	691.3	N.A.	19.4
BH (60-80)	388.3	N.A.	10.9
BVH (80-90)	12.0	N.A.	0.3
UL (90-100)	1.7	N.A.	0.0
UH (100-180)	< 0.05	N.A.	0.0
Total	**3558.0**	**N.A.**	**100.0**

BUG Rating **B1-U0*-G1**

*Fixture has measured rating of U1 due to testing above 90 degrees and stray light from reflection off of the fixture body. Upon visual inspection of luminaire, there is no significant uplight (<0.5%), and it has therefore been assigned a value of U0. Consult factory for more information.

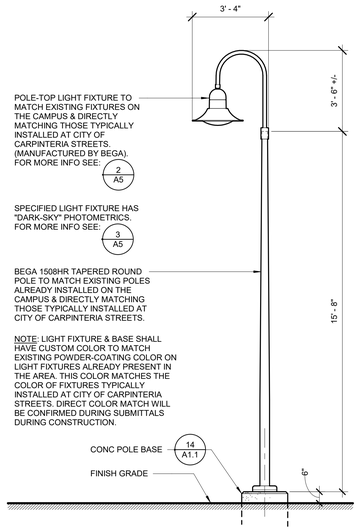




Mounting Height: 15 ft.	Grid Spacing:10 ft.

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

3 ARCHITECTURAL POLE-MTD LIGHT FIXTURE (PHOTOMETRICS)



1 ARCHITECTURAL POLE-MTD LIGHT FIXTURE (TYP OF 3)

3/8" = 1'-0"

Pole-top luminaire · Asymmetric wide beam **BEGA**

Application
Pole-top luminaire with asymmetric wide beam light distribution. These luminaires are designed to illuminate roadways, squares, driveways and pedestrian areas.

Materials
Optically textured UV-stabilized acrylic diffuser
Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Mechanically captive stainless steel fasteners
Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 27.6 lbs.

EPA (Effective projection area): 2.4 sq. ft.

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30°C
LED module wattage	23.6 W
System wattage	28.0 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	3558 lm
LED service life (L70)	60000 hrs

LED color temperature
☐ 4000K (K4)
☒ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
☐ Black (BLK)
☐ Silver (SLV)
☐ RAL:
☐ Bronze (BRZ)
☐ White (WHT)
☒ CUS: POWDER COATING TO MATCH COLOR OF (E) FIXTURES IN THE AREA

Type: "H"
BEGA Product: B7791-K35-CUS-MGU W/ 1508HR-CUS-MGU
Project: ALISO ES KINDERGARTEN CLASSROOM BLDG
Modified:

W/ BEGA 1508HR TAPERED ROUND HINGED POLE W/ CUSTOM POWDER COATING COLOR TO MATCH EXISTING FIXTURES IN THE AREA & "MGU" (MARINE GRADE UNDERCOAT)

Available options

☑ CUS	Custom finish
☐ DALI-2	Digital addressable lighting interface
☐ FSC	Fusing
☑ MGU	Marine grade undercoat
☐ RAL	RAL finish

Pole-top luminaire · Asymmetric wide beam

	LED	A	B	C
B7791	23.6W	26 1/2	46 1/4	40 1/4

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us .com
© copyright BEGA 2025 Updated 01/07/25

2 ARCHITECTURAL POLE-MTD LIGHT FIXTURE (SPEC SHEET)

This sheet contains a selection of details from the Construction Documents that are currently under review by DSA. These are provided in response to a request by the City of Carpinteria. (These details are provided for informational purposes only, because the review of construction details are under the jurisdiction of the Division of the State Architect).

CDP SUBMITTAL DOCUMENTS

05/30/2025

ALISO ELEMENTARY SCHOOL
KINDERGARTEN CLASSROOM BUILDING
4545 CARPINTERIA AVE CARPINTERIA, CA 93013
FOR
CARPINTERIA UNIFIED SCHOOL DISTRICT

ROBERT ROBLES ARCHITECTURE INC
416 Ocean Drive
Oxnard, CA 93035
Tel 805.382.6700

CONSULTANT NAME/ ADDRESS:

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DATE:	04/24/2024
DRAWN BY:	RR
CHECKED BY:	RR
PROJECT NUMBER:	2302

REVISIONS

NO.		DATE	BY

ENGINEER'S STAMP & SIGNATURE

ARCHITECT'S STAMP & SIGNATURE

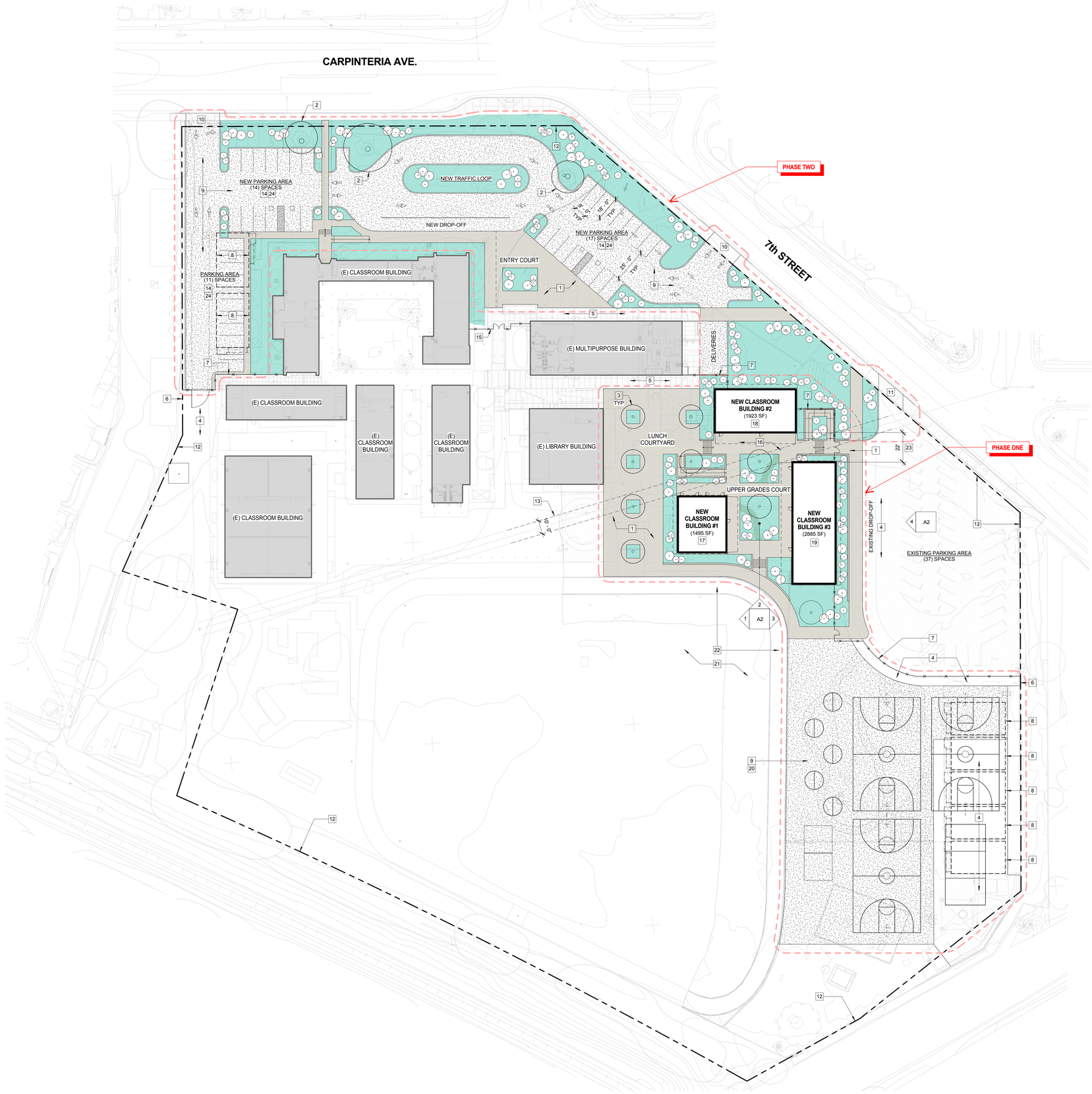
LICENSED ARCHITECT ROBERT ROBLES C-30795 REN. 12/31/25 STATE OF CALIFORNIA

SHEET TITLE:
CONSTRUCTION DETAILS (FOR INFORMATION)

SHEET NUMBER:
A5
OF

Attachment C

Site Plan for 2017 Aliso School Master Plan



SITE PLAN KEYNOTES

1 NEW CONCRETE PAVING.
2 (E) TREE TO REMAIN (TYP)
3 NEW TREE (TYP)
4 (E) AC PAVING SURFACE TO REMAIN (TYP)
5 (E) CONCRETE PAVING TO REMAIN OR BE REPLACED IN-KIND (TYP)
6 (E) FENCING AT PROPERTY LINE TO REMAIN.
7 NEW CHAIN-LINK FENCING.
8 (E) PORTABLE (RELOCATABLE) CLASSROOM BUILDING TO BE REMOVED UPON COMPLETION OF MEASURE U CONSTRUCTION PROJECTS.
9 NEW AC PAVING
10 REVISED DRIVEWAY LOCATION
11 NEW DRIVEWAY AT EXISTING PARKING LOT.
12 PROPERTY LINE
13 LINE OF 10' WIDTH SEWER EASEMENT
14 AGGREGATE OF NEW PROPOSED PARKING SPACES AT NORTH PARKING LOTS = 42 SPACES. (THESE LOTS REPLACE THE EXISTING NORTH PARKING LOTS CONTAINING 42 (E) SPACES, THEREFORE NO NET INCREASE)
15 NEW ORNAMENTAL STEEL FENCING AT CAMPUS FRONT ENTRANCE.
16 ELEVATION OF "UPPER GRADES COURT" TO BE SET BY FLOOD CONTROL REQUIREMENTS (TBD).
17 THIS BUILDING CONTAINS (1) COMPUTER SCIENCE ROOM & RESTROOM FACILITIES. (BUILDING IS A "GEN7" MODULAR CLASSROOM BLDG AS MANUFACTURED BY AMS CORPORATION).
18 THIS BUILDING CONTAINS (2) 4TH GRADE CLASSROOMS. (BUILDING IS A "GEN7" MODULAR CLASSROOM BLDG AS MANUFACTURED BY AMS CORPORATION).
19 THIS BUILDING CONTAINS (1) 4/5 COMBO CLASSROOM AND (2) 5TH GRADE CLASSROOMS (BUILDING IS A "GEN7" MODULAR CLASSROOM BLDG AS MANUFACTURED BY AMS CORPORATION).
20 RELOCATED HARDSCAPE PLAYGROUND USES (USES DISPLACED BY NEW CLASSROOM BUILDINGS AND ASSOCIATED SITE IMPROVEMENTS).
21 (E) TURF PLAYFIELD
22 (E) TRACK
23 MINIMUM DISTANCE BETWEEN BUILDINGS IS 7'-6" BASED UPON MAX HEIGHT OF GEN-7 BUILDINGS OF 15-FEET (REF. CITY OF CARPINTERIA ZONING SECTION 14.34.080)
24 TYP MINIMUM PARKING SPACE AND DRIVE-AISLE DIMENSIONS PER CITY OF CARPINTERIA ZONING SECTION 14.54.070.

SHEET LEGEND

(E) = EXISTING
SF = SQUARE FEET
TYP = TYPICAL
2 = SHEET KEYNOTE
= BUILDING EXTERIOR ELEVATION
A5 = SHEET WHERE APPEARS
7 = ELEVATION DRAWING NUMBER
= NEW **"GEN-7"** MODULAR BUILDING LOCATION
= EXISTING BUILDING (NOT A PART OF APPLICATION)
= EXISTING PORTABLE (RELOCATABLE) CLASSROOM (TO BE DEMOLISHED UPON COMPLETION OF MEASURE U CONSTRUCTION PROJECTS)
= NEW LANDSCAPING AREA (MAY CONSIST OF COMBINATIONS OF TREES, SHRUBS, GROUNDCOVER AND MULCH)
= NEW CONCRETE PAVING
= NEW AC PAVED AREA (PARKING LOTS, DRIVES & HARDSCAPE PLAYGROUND)

1 **SITE PLAN (MODULAR CLASSROOM BUILDINGS & SITE IMPROVEMENTS)**
1" = 30'-0"

ROBERT ROBLES ARCHITECTURE INC
416 Ocean Drive
Oxnard, CA 93035
Tel 805.382.6700

CONSULTANT NAME/ ADDRESS:

ALISO ELEMENTARY MODULAR CLASSROOMS & SITE IMPROVEMENTS

4545 CARPINTERIA AVE., CARPINTERIA, CA 93013

FOR

CARPINTERIA UNIFIED SCHOOL DISTRICT

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DATE:	07/14/2017
DRAWN BY:	HF
CHECKED BY:	RR
PROJECT NUMBER:	1706

IDENTIFICATION STAMP
DIVISION OF THE STATE ARCHITECT
FILE NUMBER: 42-9
A#
AC_____FLS_____SS_____
DATE

REVISIONS

NO.		DATE	BY

ENGINEER'S STAMP & SIGNATURE

ARCHITECT'S STAMP & SIGNATURE
LICENSED ARCHITECT
ROBERT ROBLES
C-30795
REN. 12/31/17
STATE OF CALIFORNIA

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A1
OF

Z:_RRA PROJECTS\1704_Aliso Modular Classrooms (SO# 6)_CAD\1704_Aliso_Modular CRs.rvt

Project Name:	
Catalog Number:	Fixture Type:
Volts / Watts:	Lamps / Boards:

SLIM PROFILE WALL PACK - 20W LED

OUTDOOR LIGHTING

REPLACES
150W-175W MH

FEATURES

- Die Cast Aluminum Housing with Hinged Driver Access
- Bronze Textured Architectural Powder Coat Finish
- ½" Coin Plugs with O-rings for Conduit or Optional Photocell
- Tempered Glass Lens
- 120° Beam Angle
- Cast-in Template for Wall or Junction Box Mounting (Std)
- 4000K (Std) & 5000K Color Options
- Rated for Outdoor Use
- 5 Year Warranty
- DesignLights Consortium® Qualified Luminaire[1]

LED SYSTEM

	20W System
Calculated L_{70} (TM-21)	150,000 hours
Delivered Lumens	1,579 lm
Total Input Watts	20.8 W
Luminaire Efficacy Rating (LER)	75.8 lm/W
Correlated Color Temperature (CCT)	4000 K
Color Rendering Index (CRI)	> 70
Max Ambient Temp	115° F
Universal Driver	120-277 V

LED System data above based on WPSP-20WLED-UNIV-40
LED Lumen Maintenance Estimates based on TM-21 projections for the light source at 25°C ambient
[1]Specific Configurations Listed on DLC.

SUITABLE APPLICATIONS

- Parking lots
- Buildings
- General area lighting

compliant with RoHS

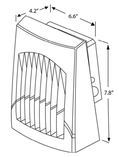
Ordering Guide

WPSP	20WLED	UNIV	4000K	eg: CORDx
Series	**LED**	**Driver**	**Color**	**Options**
☐ **WPSP** Slim Wall Pack	☐ **20WLED** 3 Boards	☐ **UNIV** 120-277 Driver	☐ **4000K** ☐ **5000K**	☐ **CORDX** Cord (X=ft) ☐ **PLUG** Plug (X = Type, eg. L715P) ☐ **PCxxx** Photocell (xxx = Voltage) ☐ **SD347*** 347V Step Down Transformer

*Not Currently DLC Listed w/ This Option

SLIM PROFILE WALL PACK - 20W LED

OUTDOOR LIGHTING



MOUNTING OPTIONS

These fixtures are extremely versatile and come with several mounting options, offering a stylish solution for a wide range of outdoor applications.

- Cast-in Template for Wall or Junction Box Mounting (Standard)

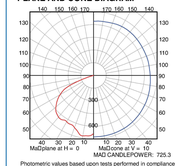
WPSP-20WLED-UNIV-4000K

LUMINAIRE OUTPUT: 1607 Lms.
120.0V 0.1644A 19.67W PF=0.997

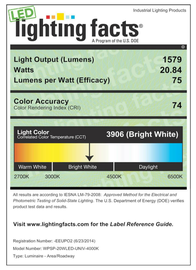
SUMMARY DATA

HEMISPHERES TESTED:	BOTH
EFFICIENCY (Total):	100.0 %
EFFICIENCY (Down / Up):	100.0 % / 0.0 %
EFFICIENCY (Street / House):	71.6 % / 28.4 %
ROADWAY CLASSIFICATION:	TYPE III, VERY SHORT
CUTOFF CLASSIFICATION:	FULL CUTOFF
LUMEN SUM:	1503-295
NO. OF LAMPS:	1
LUMINOUS OPENING: RECTANGULAR	
Width:	0.46 (Feet)
Length:	0.16
Height:	0.00
INPUT WATTS:	19.7

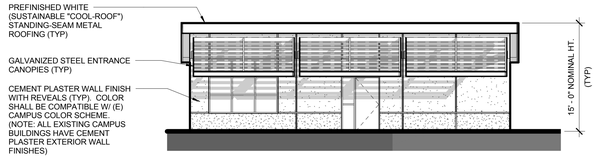
PLANE AND CONE DIAGRAM



Photometric values based upon tests performed in compliance with LM-79. IES files can be downloaded at www.ilp-inc.com

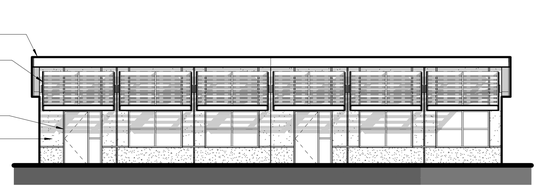


6 TYP "NIGHT-SKY FRIENDLY" LIGHTING FIXTURE



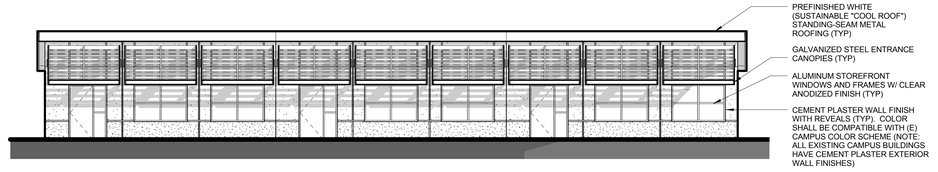
1 EAST ELEVATION (Gen7 MODULAR CLASSROOM BUILDING #1)

1/8" = 1'-0"



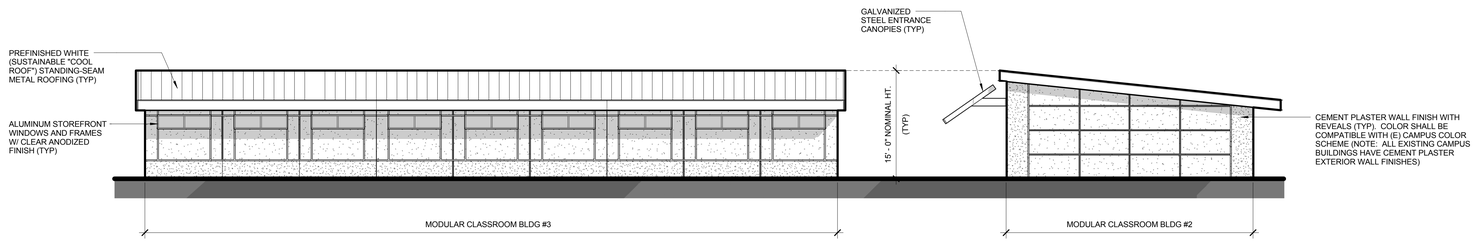
2 SOUTH ELEVATION (Gen7 MODULAR CLASSROOM BUILDING #2)

1/8" = 1'-0"



3 WEST ELEVATION (Gen7 MODULAR CLASSROOM BUILDING #3)

1/8" = 1'-0"



4 EAST ELEVATION (Gen7 MODULAR CLASSROOM BUILDINGS #2 & #3)

1/8" = 1'-0"

5 UPPER GRADES COURT (PERSPECTIVE VIEW TO THE NORTH)

CEMENT PLASTER AND DOOR COLOR WILL MATCH (E) CAMPUS PLASTER AND DOOR COLORS*
*Note: Colors may not render faithfully if printer and/or monitor is not properly calibrated.

ROBERT ROBLES ARCHITECTURE INC
416 Ocean Drive
Oxnard, CA 93035
Tel 805.382.6700

CONSULTANT NAME/ ADDRESS:

ALISO ELEMENTARY MODULAR CLASSROOMS & SITE IMPROVEMENTS

4545 CARPINTERIA AVE., CARPINTERIA, CA 93013

FOR

CARPINTERIA UNIFIED SCHOOL DISTRICT

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DATE:	07/14/2017
DRAWN BY:	HF
CHECKED BY:	RR
PROJECT NUMBER:	1706

IDENTIFICATION STAMP
DIVISION OF THE STATE ARCHITECT
FILE NUMBER: 42-9

A#

AC_____FLS_____SS_____

DATE

REVISIONS

NO.		DATE	BY

ENGINEER'S STAMP & SIGNATURE

ARCHITECT'S STAMP & SIGNATURE

LICENSED ARCHITECT ROBERT ROBLES C-30795 REN. 12/31/17 STATE OF CALIFORNIA

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A2

OF

Attachment D

CEQA Notice of Exemption

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 St.
Santa Barbara, CA 93101

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

Project Title: Aliso School Kindergarten Building

Project Applicant: Jason Kaff, Carpinteria Unified School District Assistant Superintendent

Project Location - Specific:

4545 Carpinteria Avenue, APN 003-230-018

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

Description of Nature, Purpose and Beneficiaries of Project:

Construct a new 6,467 square foot single-story building to serve Aliso Elementary School's kindergarten students. All kindergarten instruction would be located in this building. New building would be constructed in location where portable classroom structures were removed. Existing adjacent playground areas would remain. New paving, landscape, and hardscape would be installed around the new building.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Carpinteria Unified School District

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: 15302 (Replacement or Reconstruction); 15304 (Minor Alterations to Land); 15314 (Minor Additions to Schools).
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Sec. 15302: Proposed structure to replace portable classroom structures and would decrease site building coverage compared to portable structures by approx. 250 sf. Sec. 15304: 700 cy of cut and 600 cy of fill on site with slopes < 10%. No removal of mature, scenic trees. Sec. 15314: Removal of portable structures and construction of new classroom building would result in net decrease of one classroom across school site.

Lead Agency Contact Person: Megan Musolf Area Code/Telephone/Extension: 805-755-4438

If filed by applicant:

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

Signature: _____ Date: _____ Title: Assistant 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: _____

October 2025

October 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		

November 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

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Sep 29	30	Oct 1 5:00pm 7:00pm Fire District Board Meeting	2 8:30am 10:00am DTBAB Meeting (Council 8:30am 10:00am Canceled: All Staff 2:00pm 3:00pm PW Dept Staff Meeting	3	4	5
6 5:30pm 9:00pm Planning Commission Meeting - TELEVISED	7 2:00pm 3:00pm COSMAB October Meeting (City Hall - City Council Chambers) - Jeanette Gant	8 5:30pm 8:30pm Water Distrct Board Mtg - Televised (Council Chamber)	9 2:00pm 3:00pm PW Dept Staff Meeting (Council Chamber) - John Ilasin	10	11 9:00am 11:00am Carpinteria Beautiful Meeting 12:00pm 4:00pm Master Gardeners Class - Torrie	12
13 3:00pm 8:00pm City Council Meeting - Televised	14 5:30pm 7:30pm School District Board Regular Mtg (TV)	15	16 2:00pm 3:00pm PW Dept Staff Meeting (Council Chamber) - 3:00pm 4:30pm COSMAB (Council 5:30pm 8:00pm ARB	17	18 12:00pm 4:00pm Master Gardeners Class - Torrie	19
20 5:30pm 7:00pm General Plan Update Committee Meeting 5:30 Start Time	21 4:00pm 5:00pm Public Engagement Committee (Council Chambers) - Council Chamber	22 1:00pm 3:00pm MHPRSB 5:30pm 8:30pm Water District Board Meeting - Televised	23 2:00pm 3:00pm PW Dept Staff Meeting (Council Chamber) - John Ilasin	24	25	26
27 3:00pm 8:00pm City Council Meeting - Televised	28	29	30 2:00pm 3:00pm PW Dept Staff Meeting (Council Chamber) - John Ilasin 5:30pm 8:00pm ARB (Tentative)	31	Nov 1	2

City of Carpinteria
Planning Activity Summary

September 2025

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 09/30/2025

Project #	Owner / Applicant	Address	Street	Project Description	Activity	Planner	Status	Code Violation
25-2364-CDP/ADU	Leo Cruz	4996	Foothill Road	New detached 800sf ADU with a 223sf covered porch above new garage.	Submitted 8/12/2025. Incomplete 9/12/2025. Resubmittal 9/15/2025. Under review.	Syndi	1	
25-2363-CDP	Leo Cruz	4996	Foothill Road	New detached 1,337sf 4-car garage & storage bldg.	Submitted 8/12/2025. Incomplete 9/12/2025. Resubmittal 9/15/2025. Under review.	Syndi	1	
25-2352-DP/TTM/CDP/ARB	Nick Patterson for City Ventures	6380	Via Real	97 new townhomes & associated tract map improvements	Submitted 5/29/2025. Incomplete 6/25/2025. Resubmittal 9/2/2025.	Syndi	1	
25-2364-CDP/ADU	Jose Martinez	1061	Cramer Road	New detached 1000sf ADU with an attached 268sf one-car garage.	Submited 9/2/2025. Incomplete 9/25/2025.	Syndi	2	
25-2362-SIGN	Taco Bell	1045	Casitas Pass Road	1 illuminated wall sign (channel letters and logo)	Subimtted 8/6/2025. Comments back to applicant. Pending resubmittal.	Marysol	2	
25-2358-DP/CDP/TPM/ARB	Carpinteria Group LLC	5115	Ogan Road	Multifamily Residential SB 330 Submittal	Submitted 6/26/2025; Incompleteness letter sent to applicant 7/18/2025; Applicant provided a GC 65589.5(h)(6)(D)(ii) notice and City response filed with County Clerk, posted on City website on 8/11/2025.	Bret	2	
25-2356-DP/CDP/TTM	Spencer Kallick	5885	Carpinteria Ave.	191 housing units	Submitted 6/17/2025. Incomplete 7/17/25.	Mindy	2	
25-2353-SIGN	Dylan Chappell for the Nugget	892	Linden Avenue	1 hanging sign, 1 painted sign	Submitted 6/9/2025. Corrections sent to applicant. Pending resubmittal.	Marysol	2	
25-2331-DP/CDP	Surf Cottages, LLC	4716	Seventh St	Remodel (E) SFD, construct carport, construct 2 (N) 2-story residential units.	Submitted 2/24/25. Incomplete 3/12/25. Resubmittal 8/5/25. Incomplete 9/2/25.	Megan	2	
24-2317-TPM/CDP	Frontier California Inc.	5115	Ogan Road	Two Way Lot Split	Submitted 11/14/2024. Incomplete 12/12/2024.	Syndi	2	
24-2315-DPR/CDP/ARB	The Towbes Group	1001-1025	Casitas Pass Road	Site access improvements, modify trellis and central landscape area	Submitted 10/28/24. Under Review. Incomplete 11/15/24. Resubmittal 8/6/25 with reduced project scope. Waiting for additional applicant info.	Megan	2	
24-2304-SIGN	Santa Barbara Signs for OneLegacy	4180	Via Real	Wall mounted sign, 3 dimensional letters, non-illuminated.	Submitted 7/19/2024. Under review. Incomplete. Pending resubmittal.	Marysol	2	
24-2287-CDP/ARB	Samatha Anderson	5444	Cameo Road	Extensive int/ext remodel and 747sf of additions to existing SFD	Submitted 3/26/2024. Incomplete 4/18/2024.	Syndi	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
25-2355-FENCE/ARB	Karl & Diana Dempwolf	954	Concha Loma	New 6' tall front fence & gate	Submitted 6/12/2025. Complete 7/3/2025. Scheduled for ARB review on 9/25/2025.	Syndi	3	Yes
25-2339-CDP/ARB	Alan Smith	5560	Calle Ocho	Addition and remodel of an existing SFD	Submitted 3/17/2025. Under review. Incomplete 4/16/2025. Complete 6-5-2025. Schedule for ARB 7/31/2025.	Marysol	3	
25-2336-CUP/CDP/ARB	Verizon Wireless	912	Linden Ave	New Telecom Facility on roof	Submitted 3/06/25, under review. Incomplete 4/01/25. Phase II submittal 8/25/2025. Incomplete 9/16/2025. ARB scheduled for 10/16/2025 per Spectrum Act shot clock.	Bret	3	
25-2335-DP/CDP/ARB	4956 Fifth, LLC	4956	Fifth Street	Convert 7-unit apt bldg to 9-units with int/ext renovations	Submitted 3/6/2025. Incomplete 4/3/2025. Resubmittal 4/24/2025. 2nd Incomplete 5/23/2025. Resubmittal 6/23/2025. 3rd Incomplete 7/18/2025. Resubmittal 8/12/2025. Complete 9/11/20205. Scheduled for Prelim ARB review on 10/16/2025.	Syndi	3	
25-2334-DPR	Shepard Place Apts Improvements	1069	Casitas Pass Road	Exterior improvements	Submitted 2/24/25. Incomplete 3/25/2025. Complete on 6/23/25. Scheduled for Prelim ARB review on 10/16/2025.	Mindy	3	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	
23-2232-DP/CDP/ARB	Peter Coeler	333	Linden Avenue	New 2-story SFD on a vacant lot	Submitted 7/13/2023. Incomplete 8/10/2023. Resubmitted 3/15/24. 2nd Incomplete 4/15/24. Resubmitted 12/06/24. 3rd Incomplete 1/02/25. Resubmittal 1/16/2025. Complete 2/13/2025. Prelim ARB on 5/1/2025.	Syndi	3	
23-2207-DP/LCPA/TPM/CDP	Carp Bluff, LLC	5669 &5885	Carpinteria Avenue	New 99-room resort and 41-unit apartment building.	Submitted 2/3/2023. Incomplete 3/3/2023. Resubmitted 7/19/2023. 2nd Incomplete 8/18/2023. Resubmittal 10/12/2023. 3rd Incomplete 11/8/2023. Resubmittal 11/16/2023. Complete 11/21/2023. To ARB on 1/25/2024 for prelim review-continued with comments. RFP for EIR out for bids on 5/20/2024. Three bids received. Project on hold per agent.	Syndi	3	
25-2365-SIGN	Extra Mile at Cheveron	4290	Via Real	sign replacement (illumiated). Repainting.	Submitted 8/21/2025. Matters by Staff 9/25/2025.	Marysol	4	
25-2359-SIGN	Jaclyn Kucharski	5212	Carpinteria Avenue	(1) 3'x3' black metal wall sign. Non-illuminated	Submitted 7/7/2025. Director approved.	Marysol	4	

25-2357-CDP/ADU	Linda Hernandez	1471	Trenora Street	Demo (e) trellis and construct a new 600sf detached ADU	Submitted 6/17/2025. Director approved 7/17/2025.	Syndi	4	
25-2351-CDP	Santa Barbara County Flood Control District		5800 Via Real, 893 Concha Loma Drive, 615 Concha Loma Drive, 5400 6th Street, 447 Concha Loma Drive, and 5446 Eighth Street	Annual Routine Maintenance of Carpinteria Creek, Annual Routine Maintenance Plan Update 2025-2026, Sites 12-19	Submitted 6/2/2025. Director Review; Director Approval 7/2/2025; No Local Appeal; FLAN sent 7/18/25; Received CCC Notice of Appeal Rec 7/28/25; FLAN issued.CCC Appeal period ends 8/1/2025; No CCC Appeal filed. Project ready for annual implementation by County.	Bret	4	
25-2350-TUP	Reality Church/Adam Smith	5315	Foothill	Request for 1 year TUP extension for church use at existing Girls Inc. campus	Submitted 5/29/2025. Director review. TUP Approved with conditons 9/11/2025	Bret	4	
25-2349-CDP/ADU	Mark Gonzales	1159	Church Lane	New 554sf attached ADU	Submitted 5/22/2025. Incomplete 6/18/2025. Resubmittal 7/10/2025. Director approval 8/7/2025.	Syndi	4	
25-2348-SIGN/ARB	Front Signs for Seaside Apartments	4573	Carpintiera Avenue	1 non-illuminated wall sign, new design, new location	Submitted 5/22/2025. Schedule for ARB. Director Approval 8/13/2025. Building Permit in process.	Marysol	4	
25-2345-CDP/ADU	Jerry & Christi Anderson	5664	Calle Pacific	Convert (e) 443 garage to an ADU	Submitted 4/30/2025. Director approval 5/23/2025.	Syndi	4	
25-2341-CDP/ADU	Bernardo Cruz	1028	Cramer Road	New detached 573sf ADU	Submitted 3/25/2025. Director approval 4/29/2025.	Syndi	4	
24-2326-CDP/ADU	Sara Brito	1232	Vallecito Road	Convert 320sf garage and add 220sf for a new 540sf ADU	Submitted 12/18/2024. Director Approval 1/16/2025.	Syndi	4	
24-2321-CDP/ADU	Tim Finnigan	4213	Carpinteria Avenue	New 996sf ADU, 240sf deck, & 430sf garage	Submitted 11/21/2024. Director Approval 12/19/2024.	Syndi	4	
24-2305-DPR/CDP	Noormand and Sons, Inc.	5205	Carpinteria Ave	Private parklet	Submitted 7/23/24. Under review. Complete 8/14/24. Director approval 10/08/24. Awaiting BP submittal.	Bret	4	
23-2269-CDP/ARB	George & Marijo De Mattos	413	Calle Dia	290sf bedroom & kitchen addition and 900sf remodel, & new driveway	Submitted 12/7/2023. Incomplete 1/5/2024. Resubmitted 5/2/2024. Complete 5/14/2024. Revised project submitted 1/28/2025. To ARB for prelim review 3/27/2025. Awaiting revised plans w/ ARB comments.	Syndi	4	
21-2116-ARB	Motel 6	5550	Carpinteria Avenue	Lighting and landscaping	Submitted 7/14/2021. Incomplete 8/12/2021. Resubmitted 11/10/2021. Incomplete 12/9/2021. Resubmittal 12/20/2021. Incomplete 1/19/2022. Pending Resubmittal. ARB 4/28/2022. Director approved 7/5/22. Coastal Commission Appeal period ends 8/4/2022. Property ownership has changed. New property owner has been informed on next steps to clear violation 04/25/2023. New project team preparing resubmittal starting 5/2023. In progress.	Marysol	4	

21-2112-LCPA	City of Carpinteria		Citywide	Downtown Design Overlay Program	RRM Drafting DDO amendments. Edits and comments to Ch 14 resubmitted to RRM.	Nick/RRM	4	
19-1986-LCPA	City of Carpinteria		Citywide	Development Design and Housing Regulation Changes	See 21-2112 for Downtown Overlay.	Nick/Mindy	4	
25-2329-DP/CDP/ARB	CUSD	4545	Carpinteria Ave	New Kindergarten building at Aliso School	Submitted 1/17/25. Incomplete 2/12/25. Complete 4/30/25. ARB preliminary approval 7/31/25. Scheduled for 10/6/25 PC.	Megan	5	
25-2328-CUP/CDP/ARB	Gordon Burgess	748	Maple Avenue	Remodel, 726sf 1st floor addition, & 1190sf new 2nd story to a 997sf SFD	Submitted 1/28/2025. Incomplete 2/25/2025. Resubmittal 3/20/2025. Complete 4/11/2025. Prelim ARB review on 7/31/2025. Tentatively scheduled for PC review on 11/3/2025.	Syndi	5	
23-2254-DP/CUP/CDP/ARB	499 Linden Managers LLC	499 & 399	Linden Avenue	New 36-room two-story hotel with roof deck and new 83-space parking lot	Submitted 9/13/2023. Incomplete 10/13/2023. Resubmittal 5/9/24, under review. Incomplete 6/7/24. Resubmitted 7/18/24. Under review. Complete 8/15/24, ARB preliminary review 12/12/24. Preliminary ARB complete 12/12/24. EIR RFP distributed 1/22/25. EIR consultant selected and agreement approved 4/14/25. EIR Kickoff by 5/1/25. NOP 5/29/25 to 6/27/25. EIR being drafted.	Mindy	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 12/28/2023. Review in progress.	Marysol	5	
23-2231-ORD/LCPA	City of Carpinteria		Citywide	ADU Ordinance amendments to address changes to state law.	Initiated by CC 08/28/23. PC rec'd approval 3/4/24. CC approved first reading 7/8/24. Submitted to Coastal Commission 8/13/24. Postponed from September '24 CCC agenda. To be scheduled for PC in 2025 to review new changes.	Megan	5	
16-1810-LCPA	City of Carpinteria		Citywide	General Plan/Coastal Land Use Plan Update	kick off meeting April 27, 2016. Ongoing through 2025. GPUC reconvened 3.18.24. All draft elements reviewed by GPUC. Complete public draft released 6/8/25. Public Workshop held 7/8/25. GPUC on 9/15/25 to review public comments.	Nick/WSP	5	
05-1210-ZTA/LCPA	City of Carpinteria		Citywide	Zoning Code Update	Kick-off meeting 4/20/05. Joint Study Session 5/16/05. All administrative draft chapters delivered 5/12/06. Ongoing.	Nick	5	

23-2234-DP/CDP/ARB	Peter Coeler	4934	Dorrance Way	New 2-story SFD, demo existing SFD	Submitted 7/13/2023. Incomplete 8/11/2023. Resubmitted 12/1/23. 2nd Incomplete 12/27/23. Resubmitted 6/10/24. 3rd Incomplete 7/10/24. Resubmitted 12/18/24. 4th Incomplete 1/14/2025. Resubmittal 1/16/2025. 5th Incomplete 2/14/2025. Resubmittal 2/24/2025. Complete 3/24/ 2025. Prelim ARB on 5/1/2025. PC approved on 8/4/2025.	Syndi	6	
23-2233-DP/CDP/ARB	Peter Coeler	4949	Dorrance Way	New 2-story SFD, demo existing SFD	Submitted 7/13/2023. Incomplete 8/11/2023. Resubmitted 12/1/23. 2nd Incomplete 12/27/23. Resubmitted 6/10/24. 3rd Incomplete 7/10/24. Resubmitted 2/26/2025. 4th Incomplete 3/28/2025. Complete 4/11/2025. Prelim ARB on 5/1/2025. PC approved on 8/4/2025.	Syndi	6	
22-2194-DP/CDP	City of Carpinteria	5775	Carpinteria Avenue	New 1,500sf storage building	Submitted 10/12/2022. Incomplete 11/9/2022. Resubmittal 11/29/2022. Complete 12/28/2022. To ARB for prelim/final on 1/26/2023. Approved by PC on 5/1/2023.	Syndi	6	
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

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. PC Approved 12/02/24. FLAN sent 12/17/24. BP submitted 9/24/24, Planning corrections required on 11/4/24 and prior to routing for plan check. Applicant proceded with at risk plan check without addressing 11/4/24 comments.	Bret	6	
21-2111-LCPA	City of Carpinteria		Citywide	Density Bonus Program	PC rec'd approval 6/3/24. On hold pending legislative info and Coastal Commission collaboration.	Nick/Mindy/Megan	7	
19-2015-CUP/CDP	City of Carpinteria		Carpinteria Ave	Construct Carpinteria Rincon Trail	Submitted 10/17/19. AB52 Notification 10/29/19. Release of public draft MND 11/1/19. To ERC 11/14/19. PC acceptance & certification of MND 1/6/20. Appeal of PC filed 1/15/20. Appeal set aside. NOP Released for EIR 10/30/20. NOP Scoping Hearing 11/17/20. NOP Scoping Period closed 11/30/20. Draft EIR released for 45-day review period 3/12/21. To ERC 4/13/21. DEIR commented period ended 4/26/21. ARB Prelim Approval 10/28/21. Proposed Final EIR published 1/3/22. PC approved 1/18/22. Appeals filed 1/28/22. City Council conceptually upheld appeals 3/28/22. Stakeholder outreach underway. CC selected Alt 3 to proceed 5/15/23. Back to CC.	Nick	7	

19-1982-MCA	City of Carpinteria		Citywide	Seismic Retrofitting of Soft-Story Buildings	Initiated by the City Council on 5/13/19. To City Council for first read on 1/13/2020. Public Workshop held 2/22/2020. Revised first read to CC 1/8/24. Staff to hold public workshop & then return to CC.	Dan / Nick	7	
24-2313-CUP/CDP	Carpinteria Valley Water District	Various		Carpinteria Advanced Purification Project (CAPP)	Submitted 9/09/24. Under review. Incomplete 10/08/24. Resubmitted 2/07/25. 2nd Incomplete 3/6/2025. Complete 4/29/2025. ARB Final 5/15/2025. Tentatively scheduled for PC on 9/2/2025. Approved by PC on 9/2/2025. No City Council or Coastal Commission appeals filed. Awaiting BP submittal.	Bret	8	
24-2302-DPR/CDP	Ebbink/Little Dom's	686	Linden Ave	Private parklet	Submitted 7/03/24. Under review. Incomplete 7/23/24. Sent intent to close letter 1/02/25. Phone call with agent 1/09/25, intend to resubmit, keep open. Resubmitted 2/25/25, under review. Complete 3/06/25. ARB Prelim/Final 3/27/25.Director Review Approved 3/24/2025, no appeal. FLAN issued 5/20/2025. Awaiting BP submittal.	Bret	8	
24-2279-LCPA/ORD	City of Carpinteria		Citywide	Housing Element rezones and associated Title 14 amendments	Planning Commission 11/04/24, City Council first reading 11/25/24. City Council second reading 12/9/24. Coastal Commission Hearing with modification 3/14/25. City Council accepted mods 4/14/25. Now in effect.	Mindy/Megan	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. Outreach underway Spring 2025. Ordinance in effect 7/1/2025	Megan/Mindy/ David	8	
24-2281-DP/CDP/ARB	City of Carpinteria	Franklin	Creek Trail	Landscaping & hardscape improvements to trail b/t Carpinteria Avenue & Seventh Street	Submitted 2/26/2024. Incomplete 3/27/2024. Resubmittal 7/31/2024. 2nd Incomplete 8/30/2024. Resubmittal 9/9/2024. Complete 10/10/2024. Prelim review at ARB 4/17/2025. PC approved on 7/7/2025. Tentatively scheduled for Final ARB on 10/16/025.	Syndi	9	

23-2209-CDP/ARB	Mark & Megan Pfaff	5559	Calle Arena	New 2,631 sf 2-story SFD with a 401sf attached 2-car garage.	Submitted 2/8/2023. Incomplete 3/10/2023. Resubmittal 4/13/2023. Incomplete #2 5/12/2023. Resubmittal 5/24/2023. Complete 6/22/2023. To ARB on 8/17/2023 for prelim review-continued with comments. Resubmittal 4/18/2024. Cont'd prelim review at ARB on 7/11/2024. Director approval 9/17/2024. CCC appeal period ended 10/21/2024. Final ARB on 2/13/2025. Awaiting revised plans with ARB comments for BP submittal.	Syndi	10	
14-1719-CUP/CDP	City of Carpinteria		Carpinteria Ave Bridge	Replace Carpinteria Ave Bridge over Carpinteria Creek	NOP & Scoping Document released 7/3/14. Scoping Hearing 7/22/14. Project overview to PC 9/2/14. Project update to CC 11/10/14. ARB CON 2/12/15. EIR released for public comment 3/25/16. ERC 4-26-16. Public Comment Period closed 5-9-16. Prelim ARB approval 9/15/16. PC approved 11/7/16. Sent to CCC 11/18/16. PW completing 65% drawings 3/17. Utility relocation coordination underway 3/17. Construction easement acquisition underway Spring 2018. Entitlements expired, need CEQA Addendum to address CSD Siphon relocation. Final ARB 11/21/19. PC approval for reauthorization of CUP/CDP and acceptance of CEQA Addendum 6/01/20.	Nick	10	
21-2128-DP/CDP	Chevron	5675	Carpinteria Avenue	Decommissioning and Remediation of the Carpinteria Oil and Gas Processing Facilities	Submitted 10/25/2021. Labels Submitted 11/10/21. Complete 3/8/22. NOP Issued 8/1/2022. IS comment period extended to 9/30/2022. Draft EIR comment period underway until 1/31/24. ERC meeting held 12/18/23. PC approved 5/5/25. Appeal filed 5/15/25. CC approved 7/15/25. NOD & FLAN filed 7/18/25. Appeal filed with CCC 7/30/2025. SI Hearing w/ CCC scheduled 10/8/25.	Nick/Luis	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	

25-2361-CDP/ADU	Tom Burns	4819	Dorrance Way	Convert (e) 471sf detached garage/storage to a 471sf ADU	Submitted 7/24/2025. Director approval 6/21/2025. BP#14907 submitted 9/2/2025. In plan check.	Syndi	12	
25-2337-SIGN	Goleta Signs for 700 Linden	700	Linden	New signage for Linden Square and individual signs for each tenants	Submitted 3/7/2025. Under Review. Incomplete. Resubmitted 3/25/2025. Approved 3/27/2025. In Building Permit Plan Check.	Marysol	12	
24-2323	Carp-Summerland Fire	911	Walnut	Addition and interior remodel.	Submitted 11/27/24. Under Review. Incomplete 12/18/24. Complete 1/16/25. Director approval 3/04/25. Flan send 3/18/25. In plan check.	Brian	12	
24-2318-CUP/CDP	Mark Llamas	1082	Elm Avenue	Interior remodel to legal nonconforming SFD	Submitted 11/20/2024. Incomplete 12/20/2024. Resubmittal 1/21/2025. Complete 2/19/2025. PC approved on 4/7/2025. BP #14745 submitted 5/1/2025.	Syndi	12	
24-2303-DP/CDP/ARB	701 Linden LLC	701	Linden	Palms Restaurant Renovation	Submitted 7/15/24. Under review. Incomplete 8/14/24. Complete 9/24/24. Preliminary ARB approval 9/26/24. Scheduled for PC 12/02/24. PC Approved 12/02/24. Flan sent 12/17/24. Awaiting Final ARB plans. Scheduled for Final ARB 2/13/25. Final ARB approved 2/13/25. Application for Director Decision on Deli Annex Revision 4/16/25. Director Approval 5/27/25. No Appeals Filed on 6/9/25. FLAN 6/9/25. BP submittals on 6/12/2024 and 7/17/25.	Bret	12	
24-2300-CDP/VAR	City of Carpinteria Pubic Works	5775	Carpinteria Ave	Equipment Carport	Submitted 6/20/24. Complete 07/17/24. Scheduled for PC 10/7/24. PC approved, CCC appeal period expires 11/07/24. Awaiting BP submittal. BP 14624 submitted 1/15/24, in plan check.	Brian	12	
24-2297-DPR/CDP	Smigel/Sunburst Parklet	5080	Carpinteria Ave	Private parklet	Submitted 6/07/24. Under review. ARB Matters by Staff 7/11/24. Director approval 7/30/24. Waiting for Bldg permit submittal. BP 14520 submitted 9/20/24, ready to issue.	Brian	12	
24-2292-CUP	Dish Wireless	6267	Carpinteria Avenue	(N) Wireless Facility	Submitted 4/11/24. Incomplete 5/2/24. Resubmitted 7/05/24. Complete 7/10/24, preliminary ARB 8/15/24. Scheduled for PC 12/02/24. PC Approved 12/02/24. Flan send 12/17/24. Scheduled for Final ARB 1/16/25. Final ARB approval 1/16/25, awaiting BP submittal. BP 14660 submitted, in plan check. Awaiting revised plan set for plan compliance review.	Brian	12	

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	
23-2218-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	
22-2164-DPR/CDP	Parga Construction for The Spot	389	Linden Avenue	Patio Cover over steel structure and canvas shades	Submitted 6/23/2022. Incomplete 7/21/22. Resubmittal 12/22/2022. Incomplete 1/19/2023. ARB 3/16/2023. Pending resubmittal in response to comments. Resubmittal 7/17/2023. Director Approval 01/16/2024. Final ARB 02/29/2024. Building Permit submitted 11/7/2024, in plan check. Corrections back to applicant, pending response.	Marysol	12	
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. BP#14687 submitted 3/18/2025.	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	
18-1903-DP/CDP	Procore	6303	Carpinteria Ave	Renovation of exterior building facade, landscape and driveway/parking lot	Submitted 1/16/18. Incomplete 02/14/2018. Resubmitted 08/15/2018. Incomplete 9/14/2018. Concept ARB review 10/11/18. Continued Conceptual ARB review 11/15/2018. Complete 01/11/2018. Prelim ARB 02/13/2019. PC 07/01/2019. Final ARB 9/12/2019. In plan check, pending resubmittal. Proposal to proceed with partial relandscaping only under review. Project on hold at applicant's request.	Marysol	12	

15-1781-DP/CDP	Bernardo Cruz	4675	Carpinteria Ave	Construct (N) 2-story mixed use building	Submitted 07/09/2015. Incomplete 8/06/15. Concept ARB review 03/29/20. Resubmittal 07/22/20. Incomplete 8/21/20. Resubmitted 2/8/21. Incomplete 3/8/21. Resubmitted 5/17/21. Prelim ARB Approved 9/16/21. PC approved 2/6/23. In-Progress ARB 6/29/23. Scheduled for Final ARB 11/14/24. Final ARB approved 11/14/24. Awaiting BP submittal. In Plan check 4/1/25.	Brian	12	
25-2327-SIGN	Conejo Valley Signs	901-B	Linden	New signage for Haru Massage & Spa	Submitted 1/6/2025. Under review. Incomplete. Approved 3/10/2025. Building Permit Plan Check. Issued 3/19/2025, pending payment and pickup	Marysol	13	
24-2282-CDP/ADU	Mark Rolph	4715	Aragon Drive	New 749sf ADU attached above (e) garage.	Submitted 2/26/2024. Incomplete 3/27/2024. Resubmitted 3/28/2024. Director approved 4/26/2024. TEX requested 4/24/2025 and approved 5/9/2025. BP #14533 issued 4/28/2025, BP TEX until 2/25/2026.	Syndi	13	
23-2262-CDP/ADU	Jonathan Paola	730	Olive Avenue	Convert (e) 957sf acc. bldg. to a 744sf ADU and 213sf craft room.	Submitted 11/6/2023. Incomplete 12/6/2023. Resubmittal 12/18/2023. Director approval 1/24/2024. CDP TEX approved thru 1/24/2026. BP#14364 issued 2/24/2025; with BP TEX expires 12/16/2025 w/o inspection prior.	Syndi	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	
23-2221-DPR/CDP	Justin Klentner	4745	Carpinteria Ave	Revision to 4,304 sq.ft.commercial space to keep 3,404 sq. ft. commercial and change 2,807 sq.ft. to 6 hotel rooms.	Submitted 5/5/2025. Complete 5/20/2025. Director Decision Approved 6/6/2025. Appeals filed 6/16/2025. PC scheduled 8/4/2025. PC Denied Appeals 8/4/25. BP issued 9/26/25.	Bret/Nick	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	
19-1985-ARB	Brian Pera, HLW for Procore	6303	Carpinteria Ave	Renovation of exterior facade of an existing 1,315 accessory structure	Submitted 5/15/2019. Complete 6/12/2019. Substantial Conformity Determination 8/1/2019. Building Permit Application submitted 9/4/2019. BP issued.	Marysol	13	
25-2343-SIGN	Saurabh Bajaj, Fastsigns for Aloha Dental	1145	Eugenia	1 non-illuminated 47" x 6" tenant sign on existing directory ground monument. Aloha Dental Care	Submitted 4/7/2025. Director approved 4/21/2025.	Marysol	14	
25-2342-CDP/ADU	Robert Burlison	5035	Seventh Street	New 480sf detached ADU (City Prototype Plan #2)	Submitted 4/1/2025. Resubmittal 4/30/2025. Director approval 5/9/2025. BP #14751 issued 7/31/2025.	Syndi	14	
25-2340-CDP/ADU	Robert & Sandra Duncan	1413	Sterling Avenue	Convert a detached 305sf storage bldg to a 305sf ADU	Submitted 3/24/2025. Director approval 4/28/2025. BP #14739 issued 6/23/2025.	Syndi	14	
24-2325-CDP/ARB	Tom Brown	600	Arbol Verde Street	New 127sf addition & exterior alterations	Submitted 12/11/2024. Incomplete 1/9/2025. Resubmittal 2/11/2025. 2nd Incomplete 3/13/2025. Resubmittal 3/17/2025. Complete 4/10/2025. Prelim ARB on 5/15/2025. Director approval 5/23/2025. BP #14791 issued 7/8/2025.	Syndi	14	
24-2324-CDP/ADU	Chris & Renee Jaimes	588	Elm Avenue	New 527sf attached ADU & 219sf covered deck	Submitted 12/11/2024. Incomplete 1/8/2025. Director Approval 1/16/2025. BP #14676 issued 5/19/2025.	Syndi	14	
24-2322-SIGN	Fastsigns Ventura for Edward Jones	1145	Eugenia	Non-illuminated sign plate on an existing directory ground sign	Under review 11/25/2024. Approved 12/18/2024.	Marysol	14	
24-2320-CDP/ADU	Barbara McNally	5511	Calle Ocho	Garage conversion and addition to create attached ADU.	Submitted 11/21/24. Under Review. Complete 12/19/24. Approved 1/07/25. BP 14590 submitted 12/05/24, in plan check. BP Issued 2/27/25.	Syndi	14	
24-2319-CDP	Barbara McNally	5521	Calle Ocho	Addition to SFD	Submitted 11/21/24. Under Review. Complete 12/17/24. Approved 1/07/25. BP 14591 submitted 12/05/24, in plan check. BP Issued 2/27/25.	Syndi	14	
24-2316-SIGN	Sutter-Sansum Clinic	4806	Carpinteria Avenue	Replace existing signs with new signs, updated business name	Under review 11/7/2024. Incomplete. Approved 12/24/2024. Building Permit Plan Check. Building Permit Issued 2/18/2025.	Marysol	14	
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 issued 2/14/2025.	Syndi	14	
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	
24-2306-DP/CDP/ARB	Jeffrey Becker, Seaside Apartment Investors, LLC	141-155	Holly Avenue	New landscaping & exterior paint colors for 4 apartment buildings (Driftwood Apts.)	Submitted 7/24/2024. Incomplete 8/15/2024. Partial resubmittal 8/28/2024. To ARB for Prelim/Final review with conditions 9/26/2024. Director Approval 3/5/2025. BP #14755 issued 7/23/2025.	Syndi	14	

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 issued 1/28/2025.	Syndi	14	
24-2286-CDP/ADU	Aaron Johnson	4975	Sawyer Ave	New 747 sf detached ADU	Submitted 3/26/24. Under review. Incomplete 4/23/24. Resubmittal 5/22/24, under review. Complete 6/18/24. Director approved 7/23/24, waiting for Bldg. permit submittal. Bldg. permit submitted 9/30/24, in plan check. BP issued 2/13/25. Under construction.	Syndi	14	
24-2285-CDP/ARB	Aaron Johnson	4975	Sawyer Ave	Demo unpermitted acc. Structures, new attached garage, new spa	Submitted 3/15/24. Under review. Incomplete 4/15/24. Resubmittal 5/28/14, under review. Complete 6/18/24, preliminary/final ARB 7/11/24. Director approved 7/23/24, waiting for Bldg. permit submittal. Bldg. permit submitted 9/30/24, in plan check. BP issued 2/13/25. Under construction.	Syndi	14	Yes
24-2283-ARB	Eric Nystrom	1477	Manzanita	Exterior Remodel	Submitted 2/26/24, under review. Complete 3/26/24. Scheduled for 4/11 ARB. ARB Approved 4/11/24. In plan check. BP issued 7/24/24, under construction.	Brian	14	
24-2276-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	
24-2273-CDP/ADU	Rafael Hernandez	4954	Fifth Street	Convert (e) 496sf detached garage with a 110sf add'n to a 606sf ADU.	Submitted 1/9/2024. Incomplete 2/5/2024. Resubmittal 2/20/2024. Director approved 3/21/2024. BP#14270 issued 2/19/2025.	Syndi	14	
23-2347-SIGN	Kasey Clark for T Mobile	1006	Casitas Pass Road	illumianted wall sign and non illuminated hanging sign	Submitted 5/13/2025. Corrections. Resubmittals. Director approved 6/3/2025. BP issued.	Marysol	14	
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. Final map submitted 11/26/24, under review. BP #14592 issued 5/6/2025. Map to CC for acceptance 9/22/2025.	Syndi	14	
23-2263-CUP	Sanchez Rebuild CUP	5091	Foothill Road	Rebuild Residence	Submitted 11/20/2023, under review. Incomplete 12/18/23. Complete 1/25/24. Scheduled for PC on 3/4/24. PC approved, waiting for Bldg. permit submittal. Bldg. permit submitted 9/26/24, in plan check. BP issued 2/01/25, under construction.	Syndi	14	

23-2257-DPR	Carp Business Park	4185 & 4195	Carpinteria Avenue	Landscape Improvements	Submitted 10/09/2023. Incomplete 11/3/2023. Resubmittal 11/13/2023. Complete 11/21/2023. Prelim ARB complete. Director approved 1/9/24. Final ARB 02/29/24. In plan check. BP Issued 1/30/25, under construction.	Brian	14	
23-2238-SIGN	Super Springs International	5251	6th Street	New signage	Submitted 7/21/2023. Incomplete. Resubmitted 8/22/2023. Under review. Approved 9/21/2023. Building Permit issued 12/04/2023.	Marysol	14	
23-2237-CUP/CDP/ARB	Brandon Bono & Lorraine Pulido	4788 &4792	Dorrance Way	New 371sf 2nd-story addition to duplex & remodel	Submitted 7/21/2023. Incomplete 8/17/2023. Resubmittal 9/22/2023. Complete 10/17/2023. To ARB for prelim on 12/14/2023. Approved by PC on 4/1/2024. Final ARB on 7/11/2024. BP#14347 issued 3/13/2025.	Syndi	14	
23-2236-ARB/CDP	Schlobohm	5030	Carpinteria Avenue	Facade improvements to the building	Submitted 7/18/2023. Incomplete 8/17/2023. Prelim/Final ARB 8/31/2023. Resubmittal 11/28/2023. Director Approved 03/29/2024. Building Permit in Plan Check. Building Permit issued 11/2024. Under construction.	Marysol	14	
23-2221-DPR/CDP	Justin Klentner	4745	Carpinteria Ave	Mixed Use development: 24 apartments & 4,304 sq. ft. commercial space. Applying State Density Bonus provisions. DPR for conversion of commercial to hotel use (6) units.	Submitted 4/14/23. Incomplete 5/12/23. Conceptual ARB Review 5/25/23. Resubmittal 6/22/23. Incomplete 7/21/23. To Prelim ARB 8/31/23. Cont'd to Prelim ARB 10/26/23. Prelim ARB Approval 10/26/23. Awaiting submittal of final incomplete item. Complete 11/28/23. PC approved 2/5/24. CC appealed, schedule for CC. CC approved 3/26/24. Demo permit issued. Grading permit under review. Final ARB 8/15/24. Building permit in Plan Check review. Grading permit issued. Pre-Con meeting 9/26/24. Demo/Grading in progress. BP Issued 12/12/24, under construction. DPR for commerical to hotel use (6 units). Complete letter issued 5/5/25, CCD approval 6/6/2025, PC appeals filed 6/16/2025, PC appeal denied 8/4/2025.BP issued for 6 hotel units 9/23/2025, under construction.	Bret	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	

22-2184-DP/CDP/ARB	Gregg & Beth Scerni	4610	Fourth Street	New 2,257sf 2-story SFD with 504sf detached 2-car garage	Submitted 9/13/2022. Incomplete 10/13/2022. Resubmittal 3/6/2023. Complete 3/21/2023. To ARB on 4/27/2023. Approved by PC on 9/5/2023. VM recorded 9/15/2023. Final ARB on 12/14/2023. BP#14198 issued 8/26/2024. Under construction.	Syndi	14	
22-2183-ARB/CDP	Tyler Mayer	5557	Calle Arena	Addition to SFD	Submitted 9/12/2022. On hold pending project redesign. Resubmittal 12/14/2022. Incomplete 1/11/2023. Resubmittal 5/26/2023. 2nd Incomplete 6/23/2023. Resubmittal 7/27/2023. 3rd Incomplete 8/15/2023. Resubmittal 8/25/2023. Complete 8/28/2023. To ARB on 9/14/2023 for prelim review-continued with comments. Resubmittal 2/26/2024. To ARB for cont'd prelim review on 5/16/2024. Approved by PC on 8/5/2024. Final ARB 3/27/2025. BP #14682 issued 5/14/2025.	Syndi	14	
22-2182-ARB/CDP	Mark Rolph	4715	Aragon Drive	1,375sf two-story addition to (e) SFD	Submitted 9/6/2022. Incomplete 10/6/2022. Resubmittal 11/6/2022. 2nd Incomplete 12/7/2022. Resubmittal 12/12/2022. Complete 1/3/2023. Prelim review at ARB on 2/16/2023. Continued prelim review at ARB on 5/25/2023. Director approval 6/20/2023. TEX requested 4/9/2024 and approved on 5/7/2024; new expiration date is 6/20/2025. BP #14532 issued 4/28/2025.	Syndi	14	
22-2180-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	
22-2163-SIGN	City of Carpinteria	5141	Carpinteria Ave	New ground sign for the Carpinteria Community Library	Submitted 6/10/2022. Approved. Building Permit issued	Marysol	14	

22-2162-DP/CDP/ARB	John Howard	4818	Dorrance Way	New 1,895sf 2-story SFD and a detached 471sf garage with a 408sf workshop above.	Submitted 6/9/2022. Incomplete 7/8/2022. Resubmitted 9/8/2022. 2nd Incomplete 10/3/2022. Resubmittal 12/7/2022. Complete 12/28/2022. To ARB on 3/16/2023. Resubmittal 6/8/2023. To PC on 8/7/2023- continued due to lack of a quorum. Approved by PC on 9/5/2023. Final ARB on 5/16/2024. BP#14261 submitted 3/19/2024. TEX submitted on 8/27/2024, to PC on 10/7/2024. BP#14261 issued 12/19/2024.	Syndi	14	
22-2161-SIGN	Ben Mascari / Carpinteria	873	Linden Avenue	Redesign and reinstall previous hanging sign	Submitted 6/1/2022. Approved. Pending inspection.	Marysol	14	
22-2152-SIGN	Reese Corp Signs / Carp Physio	5432-34	Carpinteria Avenue	New signage	Under review. Complete. Director approved 6/28/2022. Building permit issued, pending inspections. Building Permit expired.	Marysol	14	
22-2143-DPR	Bega	1000	Bega Way	Energy storage system & sound wall	Submitted 2/7/2022. Complete 3/8/2022. Approved 4/5/2022. Building Permits issued 7/2022 (Phase 1 and 2). Phase 1 signed off. Pending Phase 2.	Marysol	14	
21-2107-CUP/CDP/ARB	City of Carpinteria/S&S Seeds	6155	Carpinteria Avenue	Coastal Vista Trail Segment	Submitted 4/28/2021. Incomplete 5/27/2021. Resubmitted 12/28/2021. Complete 1/13/2022. Prelim/Final review at ARB on 3/31/2022. Approved by PC 5/2/2022. CCC appeal period ended 5/31/2022. Demo permit BP#13860 issued 1/9/2023.	Syndi	14	
21-2092-SDU/CDP	J. Bradley Stein	1315	Casitas Pass Road	Validate (E) guest house as SDU & permit remodel of SDU & attached accessory structures	Submitted 2/26/2021. Complete 3/19/21. Prelim ARB approved 3/25/21. Director approved 6/1/21. BP issued 6/23/21. Under construction. BP extension granted. Revision approved 10/10/24, under construction.	Brian	14	
21-2087-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	

21-2083-DP/TPM/CDP/ARB	Jerry & Lisa Zins	4905	Eighth Street	New condominium triplex	Submitted 1/13/2021. Incomplete 2/12/2021. Owners have decided to do condos instead of apts. Resubmitted 9/17/2021. 2nd Incomplete 10/11/2021. Revised duplex apt. project submitted 2/4/2022. Complete 3/7/2022. To ARB for prelim 4/28/2022. Revised plans for 3 condos submitted 6/27/2022. Revised plans submitted 8/30/2022. To ARB for cont'd prelim review on 9/15/2022. Revised plans submitted 11/15/2022. Approved by PC on 2/6/2023. PM to City Surveyor for review 10/12/2023. BP#14159 submitted 10/19/2023. Final ARB on 12/14/2023. CC accepted map 12/9/2024. Map recorded 12/26/2024. BP issued 9/9/2025.	Syndi	14	
20-2066-SIGN	Singing Springs	5455	Eighth Street	New monument sign	Submitted 8/17/2020. Director approval 9/15/2020. Building Permit issued 1/2021. Under construction, pending landscaping re-installation.	Marysol	14	
20-2061-ARB/CDP	Brandon and Julia Wheatley	1150	Vallecito Road	Master bedroom addition	Submitted 7/31/2020. Under review. Incomplete 8/25/2020. Incomplete 10/9/2020. Prelim/Final 10/29/2020 ARB. Incomplete 11/16/2020. Complete 01/14/2021. Director Approval 2/2/2021. BP issued. Under construction. Revision 1 issued.	Marysol	14	
20-2057-DP/CUP/CDP	Martha Marquez	4684	Seventh Street	Construct a 258 SF addition and new entry porch to Unit A on the existing duplex.	Submitted 7/22/2020. Incomplete 8/21/2020. Resubmittal 3/23/2021. Incomplete 4/21/2021. Resubmittal 3/16/2022. Complete 4/15/2022. To ARB for preliminary review on 5/26/2022. Approved by PC on 12/5/2022. Final ARB on 4/27/2023. BP#14153 submitted 10/16/2023. TEX for Planning & BP submitted 6/20/2024. TEX to PC on 10/7/2024. BP#14153 issued 9/4/2025.	Syndi	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	

19-2012-DPR	Mac Partners / Jeremy Rogers	6384	Via real	Building facade renovation, addition of new patio areas, new permeable area for future parking area.	Submitted 10/7/2109. Incomplete 11/6/19. Partial resubmittal 12/4/19; under review. Incomplete 12/16/2019. Resubmitted 01/14/2020. Incomplete 02/13/2020. Complete 06/03/2020. Prelim ARB 06/25/2020. In Progress ARB 10/29/2020. PC 12/7/2020. Final ARB 5/13/2021. Building Issued. Under construction. Exterior light demonstration under review ARB matters by staff 3/3/2022. Minor revision pending.	Marysol	14	
19-1965-DPR/CDP	Carpinteria Business Park	4185-4195	Carpinteria Ave	Exterior architectural façade improvements to five of the buildings within the Flood Hazard and Coastal Appeals Overlay.	Submitted 2/5/2018.Incomplete 3/19/2019. Resubmitted 3/28/2019. Incomplete 4/25/2019. Prelim ARB 06/13/2019. Complete 6/21/2019. Resubmittal 8/23/2019. Director Approval 9/26/2019. Final ARB 10/31/2019. Building Permit application submitted 12/17/2019. Building Permit issued. Under construction. Revision to lights approved by ARB 1/14/2021. Minor awning revision 8/2021. Monument sign revision 11/2021. Final Building Permit revisions submitted for review 04/2023.	Marysol	14	
18-1938-CDP	CA State Parks	205	Palm Avenue	Sewer replacement, Santa Rosa Campground	Submitted 9/25/2018. Complete 10/23/2018. NOE submitted. Approved 3/1/2019. Conditions of Approval and final plans received. Under construction.	Marysol	14	
17-1850-CDP	CA Dept. of Parks and Recreation	205	Palm Avenue	State Beach Phase II ADA Improvements	Submitted 1/3/2017. Incomplete 1/31/2017. Resubmittal 5/22/2017. Complete 6/15/2107. Director Approval 9/13/2017. Pending resubmittal of minor modifications and signed Conditions of Approval. Received 9/6/2018. Time Extension approved 7/31/2019. Under construction.	Marysol	14	

15-1804-CDP	Hawkins	5567	Calle Arena	Construct (N) SFD w/ attached two-car garage	Submitted 12/29/15. Incomplete 1/28/16. Meeting w/ new agent 6/26/17. Concept ARB 8/17/17. Revised submittal 12/13/17. Incomplete 1/12/18. Concept ARB 2/15/18. Resubmitted 4/13/18. Incomplete 5/3/18. Resubmitted 5/9/18. Scheduled for Prelim ARB Review 5/31/18. Cont'd to Prelim 7/12/18. Cont'd to Prelim 7/26/18. ARB Prelim Approval 7/26/18. Complete 9/27/18. Revised ARB Prelim Approval 11/15/18. Director approval issued 12/18/18. Appeal filed 12/28/18. PC denied appeals 3/4/19. Appeal of PC decision filed 3/14/19. CC denied acceptance of appeal 4/22/19. FLAN sent to CCC 4/24/19. Appeal filed with CCC 5/9/19. CCC Appeal hearing 7/10/19, CCC found no substantial issue. City approvals stand. Final ARB approval 8/29/19. BP submitted 4/2/19. BP issued 12/19/19, under construction.	Brian	14	
04-1172-DP/CDP	Franssen	750	Palm Avenue	Construct one new SFD and create two condominiums	Revised plans submitted 9/15/06. Incomplete 10/9/06. Resubmitted 10/30/06. Prelim ARB 11/30/06. Complete 12/21/06. To PC 1/2/07. Revised Prelim ARB 1/25/07. PC approved 2/5/07. CC approved map clearance 12/10/07. PC approved one year TEX 2/4/08. Grading Permit issued 2/4/09. Final ARB for Unit 2 10/1/09. BP issued, under construction. CofO issued on rear unit.	Nick	14	
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. BP#14589 issued 2/5/2025. Final inspection 8/4/2025.	Syndi	15	Yes
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. CofO issued 9/3/2025.	Syndi	15	
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. Final inspection 9/15/2025.	Syndi	15	
14-1722-TPM/CDP	Godfrey	1056	Eugenia Place	Subdivide (e) mixed use building into three condominiums	Submitted 6/19/14. Incomplete 7/17/14. Resubmitted 10/20/14. Complete 10/29/14. PC approved 11/3/14. FLAN sent 11/18/14. Expired.	Nick	X	
				Last updated	10/2/2025 12:19			

BUILDING PERMIT REPORT

09/01/2025 - 09/30/2025

Permit #	Application Submittal Date	Permit Issued Date	Parcel #	Site Address	Owner Name	Project Description	Valuation	Status	Code Compliance Violation	Fire Permit Required
14953	9/29/2025	7/8/2025	004-105-010	5203, 5205 & 5207 Sixth Street (5201 Sixth Street)	CALDWELL CHILD'S TRUST	EXISTING LARGE WAREHOUSE TENANT TO BE DIVIDED INTO 3 SMALLER TENANTS. IMPROVEMENTS INCLUDE: - NEW TENANT DEMISING WALLS TO SEPARATED NEW SUITES - DOORS AND WINDOWS TO BE INSTALLED IN EXTERIOR WALLS - NEW RESTROOMS FOR EACH SUITE - NEW ELECTRICAL SWITCHGEAR AND PANELS **No work in the City Right-of-Way is permitted until a Public Works Encroachment Permit has been issued**	136,760	Issued		
14952	9/25/2025		004-036-016	1028 Cramer Rd	Bernardo Cruz	Construct new 573 SF one story ADU. No paving or landscaping is proposed all is existing.	60,000	In Review Planning		
14951	9/25/2025	9/25/2025	004-027-065	1377 Tomol	GONZALEZ MANUEL J/BELINDA	Tear off (e) composition roof. Install 1/2" OSB Plywood. Install new CertainTeed presidential composition roofing. Color and material like for like. 24 squares total.	22,895	Issued		
14950	9/25/2025	9/29/2025	003-103-012	1245 Cramer Cir	Melissa H. Ambrosio	Re-Roof: Asphalt Shingle, Charcoal color. Replace with new Asphalt Shingle Charcoal color. Like for Like. 22 Squares total. House	14,375	Issued		
14949	9/25/2025	9/29/2025	003-440-018	4843 Dorrance Way	O'NEIL TRUST 5/6/16	RE-ROOF FOR FRONT, MAIN HOUSE ONLY: REMOVE EXISTING ROOF CHARCOAL COLOR COMP SHINGLES, OVER EXISTING SOLID SHEATHING, INSTALL NEW UNDERLAYMENT, INSTALL NEW CERTAINTEED LANDMARK ASPHALT SHINGLES MOIRE BLACK COLOR. 13 SQURAES TOTAL.	5,650	Issued		
14948	9/25/2025	9/23/2025	001-251-026	1263 La Brea Lane	BAKER, JOHN KELLEY	Solar App SA20250923-7273-40-7-A: • SYSTEM SIZE: 9.72KW DC, 11.5KW AC• MODULES: (24) JA SOLAR: JAM54S31-405/MR• INVERTERS: (2) TESLA: POWERWALL 3 1707000-XX-Y• POWER CONTROLLED SYSTEM (PCS) ENABLED EQUIPMENT INSTALLED, SEE PV-4.0 FOR INTERCONNECTION DETAILS	0	Issued		
14947	9/22/2025		004-010-019	1474 Manzanita St	PEPPER FAMILY TRUST 11/6/18	Replace (e) fixtures in bathroom with new in the same location. Subject to Filed inspector verification and approval	15,000	Pending - Incomplete App		
14946	9/22/2025		003-314-006	5096 6th Street	Clare Ann Westfall and James E Colson	Replacing damaged non-working the two main garage doors at the front of the building, by framing in the opening slightly (reduction) to be more uniform. Remove eave above both garage doors for consistency with the building.	15,000	In Review Building		
14945	9/22/2025		003-552-030	1330 Post Ave	VAL THAYER, LAURETTA	CODE ENFORCEMENT: Abatement of violations CE CASE #: CE-25-0053: Demo carport, new doors and windows, upgrade (e) interior kitchen and bathrooms, pavers/fence.	80,000	Pending - Incomplete App		

14944	9/22/2025		003-322-003	5161 Seventh Street	SHERMAN FAMILY RESIDUAL TRUST 4/22/93	CODE ENORCEMENT: New pavers, fixture finishes and equipment, demo, of non-load bearing walls, fence, exterior lighting, retrofit doors and windows, painting outside of house, new garage door, replaced patio cover, raised deck, like for like, new HVAC.	70,000	Pending - Incomplete App		
14943	9/22/2025		001-180-070	6267 Carpinteria Ave	6267 CARP AVE LLC	Interior TI of (e) two story office building. New interior nonbearing partitions, new doors, minor modifications to Plumbing, mechanical and Electrical.	1,000,000	In Review Building - TN		
14942	9/19/2025		003-890-CA1	4836 Sawyer Avenue	Beachwalk Condominium HOA	Remove and replace existing conrete pool patio deck area. Work will be "Like for Like".	33,000	Pending - Incomplete App		
14941	9/19/2025	9/19/2025	004-010-008	1485 Manzanita Street	GOYTIA, SONIA 2018 REVOCABLE TRUST	Reroof removing existing roofing down to sheathing. Installing synthetic underlayment & installing composite shingles. 27 squares. Same material, slight color change (closest match based on available selection from manufacturer).	13,000	Issued		
14940	9/18/2025		003-242-036	Carpinteria Av to 7th Street	COUNTY FLOOD CONTROL/WATER CONS DIST/SB	Franklin Creek Trail: Construction of multi-use trail over several parcels: 003-242-036, 003-23-032, 003-251-020, 003-252-018, 003-301-021, 003-301-025	1,294,082	In Review Planning		
14939	9/18/2025	9/18/2025	001-400-038	1368 El Portal	BYRON, JAMES F	Remove (e) layer of Brown GAF shingles. Install new underlayment and new Charcoal color GAF shingles. 25 squares total.	18,000	Issued		
14938	9/18/2025	9/22/2025	003-552-039	1324 June Street	SUAREZ, ALFREDO	Tear-off and replacement of the existing roof system. All old roofing materials will be removed and properly disposed of. A new roofing system will be installed, and a new drip edge will be installed around the perimeter of the house, along with new metal valleys. A synthetic underlayment will be applied to ensure durability and weather protection. (E) color Weather wood. (N) Color Oakridge Onyx Black Laminate Comp shingles. Replace Dry rotted plywood as needed with new OSB. 33 squares total.	19,000	Issued		
14937	9/17/2025	9/19/2025	001-400-070	1357 El Portal Street	BALLARD, LARRY ROGER TRUST 8/29/13	Tear off existing brown shing roof and dispose of. Install new class A fiberglass Shingles over a Dimond Deck underlayment in color brown. 25 squares	32,740	Issued		
14936	9/17/2025		001-380-CA1	1010 Via Real, Units G & H	Villa Del Mar HOA - Rebecca Barnhardt	Remove existing wooden shingle shake on garage Mansards, replace plywood sheathing as necessary install 42# felt waterproofing paper and replace with Cedarlite in Ironwood color 2.5 squares.	7,000	Ready for Pickup		
14935	9/17/2025		001-380-CA1	1010 Via Real, Units C & D	Villa Del Mar HOA - Rebecca Barnhardt	Remove existing wooden shingle shake on garage Mansards, replace plywood sheathing as necessary install 42# felt waterproofing paper and replace with Cedarlite in Ironwood color 2.5 squares.	7,000	Ready for Pickup		
14934	9/17/2025		001-380-CA1	1092 Palmetto Way, Units G & H	Villa Del Mar HOA - Rebecca Barnhardt	Remove existing wooden shingle shake on garage Mansards, replace plywood sheathing as necessary install 42# felt waterproofing paper and replace with Cedarlite in Ironwood color 2.5 squares.	7,000	Ready for Pickup		
14933	9/17/2025		001-380-CA1	1092 Palmetto Way, Units C & D	Villa Del Mar HOA - Rebecca Barnhardt	Remove existing wooden shingle shake on garage Mansards, replace plywood sheathing as necessary install 42# felt waterproofing paper and replace with Cedarlite in Ironwood color 2.5 squares.	7,000	Ready for Pickup		

14932	9/17/2025		001-380-CA1	1062 Palmetto Way, Units C & D	Villa Del Mar HOA - Rebecca Barnhardt	Remove existing wooden shingle shake on garage Mansards, replace plywood sheathing as necessary install 42# felt waterproofing paper and replace with Cedarlite in Ironwood color 2.5 squares.	7,000	Ready for Pickup		
14931	9/17/2025		001-380-CA1	1054 Palmetto Way, Units C & D	Villa Del Mar HOA - Rebecca Barnhardt	Remove existing wooden shingle shake on garage Mansards, replace plywood sheathing as necessary install 42# felt waterproofing paper and replace with Cedarlite in Ironwood color 2.5 squares.	7,000	Ready for Pickup		
14930	9/17/2025		001-380-CA1	1035 Palmetto Way, Units G & H	Villa Del Mar HOA - Rebecca Barnhardt	Remove existing wooden shingle shake on garage Mansards, replace plywood sheathing as necessary install 42# felt waterproofing paper and replace with Cedarlite in Ironwood color 2.5 squares.	7,000	Ready for Pickup		
14929	9/17/2025		001-380-CA1	1035 Palmetto Way, Units C & D	Villa Del Mar HOA - Rebecca Barnhardt	Remove existing wooden shingle shake on garage Mansards, replace plywood sheathing as necessary install 42# felt waterproofing paper and replace with Cedarlite in Ironwood color 2.5 squares.	7,000	Ready for Pickup		
14928	9/17/2025		001-380-CA1	1024 Palmetto Way, Units C & D	Villa Del Mar HOA - Rebecca Barnhardt	Remove existing wooden shingle shake on garage Mansards, replace plywood sheathing as necessary install 42# felt waterproofing paper and replace with Cedarlite in Ironwood color 2.5 squares.	7,000	Ready for Pickup		
14927	9/17/2025		001-380-CA1	1015 Palmetto Way, Units C & D	Villa Del Mar HOA - Rebecca Barnhardt	Remove existing wooden shingle shake on garage Mansards, replace plywood sheathing as necessary install 42# felt waterproofing paper and replace with Cedarlite in Ironwood color 2.5 squares.	7,000	Ready for Pickup		
14926	9/17/2025		001-380-CA1	6075 Jacaranda Way, Units C & D	Villa Del Mar HOA - Rebecca Barnhardt	Remove existing wooden shingle shake on garage Mansards, replace plywood sheathing as necessary install 42# felt waterproofing paper and replace with Cedarlite in Ironwood color 2.5 squares.	7,000	Ready for Pickup		
14925	9/17/2025		001-380-CA1	6063 Jacaranda Way, Units C & D	Villa Del Mar HOA - Rebecca Barnhardt	Remove existing wooden shingle shake on garage Mansards, replace plywood sheathing as necessary install 42# felt waterproofing paper and replace with Cedarlite in Ironwood color 2.5 squares.	7,000	Ready for Pickup		
14924	9/17/2025		001-380-CA1	6039 Jacaranda Way, Units C & D	Villa Del Mar HOA - Rebecca Barnhardt	Remove existing wooden shingle shake on garage Mansards, replace plywood sheathing as necessary install 42# felt waterproofing paper and replace with Cedarlite in Ironwood color 2.5 squares.	7,000	Ready for Pickup		
14923	9/17/2025		001-380-CA1	6027 Jacaranda Way, Units G & H	Villa Del Mar HOA - Rebecca Barnhardt	Remove existing wooden shingle shake on garage Mansards, replace plywood sheathing as necessary install 42# felt waterproofing paper and replace with Cedarlite in Ironwood color 2.5 squares.	7,000	Ready for Pickup		
14922	9/17/2025		001-380-CA1	6027 Jacaranda Way, Units C & D	Villa Del Mar HOA - Rebecca Barnhardt	Remove existing wooden shingle shake on garage Mansards, replace plywood sheathing as necessary install 42# felt waterproofing paper and replace with Cedarlite in Ironwood color 2.5 squares.	7,000	Ready for Pickup		
14921	9/17/2025		001-380-CA1	6015 Jacaranda Way, Units G & H	Villa Del Mar HOA - Rebecca Barnhardt	Remove existing wooden shingle shake on garage Mansards, replace plywood sheathing as necessary install 42# felt waterproofing paper and replace with Cedarlite in Ironwood color 2.5 squares.	7,000	Ready for Pickup		
14920	9/17/2025		001-380-CA1	6015 Jacaranda Way, Units C & D	Villa Del Mar HOA - Rebecca Barnhardt	Remove existing wooden shingle shake on garage Mansards, replace plywood sheathing as necessary install 42# felt waterproofing paper and replace with Cedarlite in Ironwood color 2.5 squares.	7,000	Ready for Pickup		
14917	9/15/2025		003-770-001	4709 Sandyland Rd #3	ROUGHAN, FRANCIS T	Misc spot replaceent of soffit, guardrail top cap, stair replacement, 4x4 post and wood treads.	27,971	Pending - Incomplete App		
14916	9/15/2025		003-460-CA1	4755 Sandyland #4	Los Meganos HOA	Unit #4: Remove and replace entry stairs, Remove and replace weather damaged support posts at balcony. Remove and replace balcony rail top cap and misc. 2x rail pickets	78,997	Pending - Incomplete App		
14915	9/11/2025		001-070-058	5320 Carpinteria Avenue	SHEPARD PLACE LTD	Demise of electrical metering to Suites C and D-F to reconfigure distribution and panel locations. No electrical loads are changing. This project is simply shifting how the suites are metered.	15,000	In Review Building - BV		

14914	9/10/2025		004-047-017	941 Walnut Avenue	COUNTY OF SANTA BARBARA	Minor demo and repair of existing conduit and wiring. Remove (e)water heaters in both restrooms and replace with new ones of the same type. Add new circuits to accommodate instant hot water heaters in both restrooms. Remove and replace the damaged tile. Additional Contractors: Isaac Electric Company and T. Moreno Tile. No Fees Applicable.	35,399	Final Processing		
14913	9/9/2025	9/17/2025	001-262-003	5398 El Carro Lane	William Grokenberger	Replace old 50 gallon water heater with new unit and required upgrades. Like for lie in same location	3,200	Issued		
14912	9/9/2025		004-047-014	855 Walnut Avenue	MARTINEZ FAMILY LIVING TRUST 9/17/02	Replace existing 100 amp electrical panel with a new 100 amp panel. Same location and service feed to remain overhead	2,500	Ready for Pickup		
14911	9/9/2025		004-010-019	1474 Manzanita Street	PEPPER FAMILY TRUST 11/6/18	Replace damaged garage door, same location and size.	3,800	Final Processing		
14910	9/9/2025		003-325-012	690 Palm Avenue	LEONARD CLIFTON/HEIKE	Tear off existing composition. Install Certainteed Landmark 30 year composition. Color like for like, 19 squares.	17,885	Final		
14909	9/4/2025		003-352-011	5618 Calle Pacific	MASSE FAMILY DECEDENTS TRUST B 3/18/11	As built: 7' x 9' 9" Pergola and Art shed with electrical 14' x 7' 8"	25,000	Pending - Incomplete App		
14908	9/2/2025	9/2/2025	003-353-003	560 Arbol Verde	SHERMAN, CINDY	Solar App: SA20250902-7273-39-7-A SYSTEM SIZE: 9.02KW DC, 11.5KW AC• MODULES: (22) ELIN ENERGY (SIRIUS PV): ELNSM54M-HC-410• RAPID SHUTDOWN: (8) TESLA MID CIRCUIT INTERRUPTER (MCI) ROOFTOP MODULE LEVEL RAPID SHUTDOWN DEVICEENERGY STORAGE SYSTEM WITH INTEGRATED INVERTER: (1) TESLA: POWERWALL 3 1707000-XX-Y, 13.5KWH, 11.5KW INVERTER OUTPUT, LITHIUM-ION BATTERY (WEIGHT: 272.5 LB EACH) TOTAL ENERGY CAPACITY (IN KWH): 13.5KWHBACKUP GATEWAY: (1) TESLA, 1841000-X1-Y, ENERGY GATEWAY 3• RACKING: ULTRAFOOT RAIL TO FRAMING SNR-DC-01507 NOTE: CEC 2022: 705.12(B)(3)(3):THIS EQUIPMENT FED BY MULTIPLE SOURCES.TOTAL RATING OF ALL OVERCURRENT DEVICES EXCLUDING MAIN SUPPLY OVERCURRENT DEVICE SHALL NOT EXCEED AMPACITY OF BUSBAR.	0	Issued SolarApp		
14907	9/2/2025		003-440-016	4819 Dorrance Way	BURNS, THOMAS SEAN	Convert (e) garage into ADU Studio 417 SF	30,000	In Review Planning		
14906	9/2/2025	8/29/2025	004-007-052	5235 Cambridge	O'HARA, G KEVIN	Solar App: SA20250829-7273-38-7-A • SYSTEM SIZE: 4.51KW DC, 11.5KW AC• MODULES: (11) ELIN ENERGY (SIRIUS PV): ELNSM54M-HC-410• RAPID SHUTDOWN: (4) TESLA MID CIRCUIT INTERRUPTER(MCI) ROOFTOP MODULE LEVEL RAPID SHUTDOWN DEVICE• ENERGY STORAGE SYSTEM W/ INTEGRATED PV INVERTER:(1) TESLA: POWERWALL 3 1707000-XX-Y, 13.5KWH, 11.5KWINVERTER OUTPUT, LITHIUM-ION BATTERY (WEIGHT: 272.5 LBEACH) TOTAL ENERGY CAPACITY: (IN kWh): 13.5 kWh• RACKING: ULTRAFOOT RAIL TO FRAMING SNR-DC-01507• POWER CONTROLLED SYSTEM (PCS) ENABLED EQUIPMENT INSTALLED, SEE PV-4.0 FOR INTERCONNECTION DETAILSNEW 200 AMP SUB PANEL TO BE INSTALLED.	0	Issued SolarApp		

Total Records: 47

10/2/2025