



City of Carpinteria
Architectural Review Board Agenda
Thursday, May 28, 2026
Council Chamber, 5775 Carpinteria Avenue,
Carpinteria, CA 93013

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

Attendance/Viewing Options:

- Attend the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave.)
- View the meeting live through the City's website (<https://carpinteriaca.gov/city-hall/agendas-meetings/>).
- View the meeting on Government Access Television Channel 21 (broadcast live).
- Call 669-900-9128 (and enter Webinar ID 847 8623 3577) to listen to the meeting.
- [Join the City's Zoom webinar by clicking here.](#) Alternatively, you can join the Zoom webinar by logging on to www.zoom.us, downloading the application, selecting "Join Meeting", and entering Webinar ID 847 8623 3577.

How to Provide Public Comments

- Provide a live public comment in City Council Chambers at City Hall (5775 Carpinteria Ave.). Please note the City has the discretion to limit the speaker's time for any meeting or agenda matter. Typically, the practice has been three minutes per speaker on each item.
- Provide a live comment through the City's Zoom webinar platform (through the link provided above). To make public comments through this platform, please use the "raise your hand" feature to notify staff that you would like to make a public comment during designated public comment times. Once it is your turn to provide a public comment, staff will unmute your microphone, and you will be given a designated amount of time to provide your comment. At the end of your comment, staff will once again mute your microphone.
- Submit a written comment (as either a general public comment or on a specific agenda item) to be distributed to Architectural Review Board by 12:00 P.M. on the day of the meeting by either submitting your comment via (1) email to PublicComment@carpinteriaca.gov, or (2) follow this link (<https://carpinteriaca.gov/city-hall/agendas-meetings>), select the meeting you want to provide a comment on, and click the Submit Comments button located on the left-hand side of the agenda portal. Please reference the agenda item to which your comment pertains. Note that written comments will not be read into the record during the meeting.

Architectural Review Board Members

Amy Blakemore
Richard Little
Patrick O'Connor
Lisa Woolf

Call to Order

Roll Call

Public Comment

This is a time for public comments on matters not otherwise on the agenda but within the subject matter jurisdiction of the Architectural Review Board. Comments shall be limited to 15 minutes, divided among those persons desiring to speak, but no person shall speak longer than five minutes. Persons wishing to speak on a specific item will be recognized at the time the agenda item is considered.

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

Project Review

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
- Applicant presentation
- Public comment
- Review by ARB
- Recommendation by ARB

1. Project: Mill's Corner Comprehensive Sign Program, Project 26-2384-ARB/SIGN
Address: 5030 Carpinteria Avenue
Applicant: Dan Morris, Freedom Signs for 5030 Carpinteria Avenue LLC, Owners
Planner: Marysol Smith

Request of Dan Morris, Freedom Signs, agent, for 5030 Carpinteria Avenue LLC, to consider Project 26-2384-ARB/SIGN for preliminary/final review of a comprehensive sign program for the existing multi-tenant commercial building. The property is cumulatively a 12,632 square feet and is zoned Central Business District (CB) with Visitor-serving Commercial Overlay (V) shown as APN 004-041-007 and -008, addressed 5030 Carpinteria Avenue (with tenant suites addressed as 5030-5040 Carpinteria Avenue).

2. Project: Agilent Tenant Improvements & Addition, Project #26-2377-DPR/CD/ARB
Address: 1005 Mark Avenue
Applicant: Esmeralda Anaya, Agilent Technologies, Inc.
Planner: Bret McNulty

Request of Douglas White, architect, for Park Lane Properties, LLC to consider Project 26-2377-DPR/CD/ARB for preliminary and final review of a proposal for construction of a new 166 square foot exterior equipment yard enclosure for a standby emergency generator and electrical panels on the street-facing side of an existing approximately 28,982 gross square foot industrial/office building located at 1005 Mark Avenue. The existing building is 23 feet, 4 inches above grade at its tallest point; the proposed equipment yard enclosure is proposed to be approximately 15 feet high. The site is zoned Industrial Research Park District (M-RP) and has a Research Development Industrial (RDI) land use designation and is shown as APN 001-190-068 on the County Assessor roll.

The project also includes a 2,578 square foot interior tenant improvement to accommodate a laboratory facility for Agilent that is not included in this design review analysis.

Other Business

Consent Calendar

Items on the consent calendar are considered to be routine and are normally enacted by one unanimous vote of the Architectural Review Board. If you wish to speak on a consent calendar item, please do so during the public comment period provided at the beginning of this item.

3. Approve the minutes of the meeting held February 26, 2026.

Matters Referred by the Planning Commission / City Council

Matters Presented by Staff

Matters Presented by Boardmembers

Attendance of Boardmembers for the Next Meeting

Adjournment

Notes

For those projects that do not require Planning Commission approval, recommendations for preliminary approval by the Architectural Review Board will be forwarded to the Community Development Director for a decision. Those Community Development Director decisions that are appealable pursuant to CMC §14.12.020(2) may be appealed to the Planning Commission. Appeals must be filed with the City Clerk within 10 calendar days of the Director's action.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in

this meeting, please contact Lorena Esparza in the Community Development Department at (805) 755-4410 (LorenaE@carpinteriaca.gov) or the California Relay Service at (866) 735-2929. Notification 2 business days prior to the meeting will enable the City to make reasonable arrangements for accessibility to this meeting.

This agenda was posted on May 21, 2026 in the Community Development Department, on the City Hall Public Notices Board, and on the City Website.

**CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of May 28, 2026**

Agenda Item #1

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 26-2384-ARB/SIGN **Planner:** Marysol Smith
Address: 5030 Carpinteria Avenue
APN: 004-041-007 and -008
Zoning: Central Business (“CB”) district
Visitor-serving Commercial (“V”) overlay district
Applicant: Dan Morris, Freedom Signs for 5030 Carpinteria Avenue LLC, Owners

Project Review: ☐ Conceptual
☒ Preliminary/Final

PROJECT DESCRIPTION

This is the preliminary/final review of a proposed comprehensive sign program for the existing single-story, multi-tenant commercial building located at 5030 Carpinteria Avenue (5030-5040), which is proposed to be branded as “MILL’S CORNER”. The existing building is currently configured for six tenant spaces. The proposed sign program provides specifications on the allowable sign types, locations, sizes and design for all current and future tenant signage. The sign program also includes specifications for building identification signage.

The proposed Planned Sign Program is included as Attachment A.

PROJECT BACKGROUND

Project Setting

The combined 0.26-acre (12,632 square feet) site is located in the City’s downtown on the corner of Linden Avenue and Carpinteria Avenue. The project site fronts Carpinteria Avenue on the south, residential properties on the north, a restaurant on the east, and its parking lot fronts Linden Avenue on the west.

The property has two parcels. One parcel (004-041-007) is occupied by the on-site parking lot and the other parcel (004-041-008) is occupied by the existing building. The property underwent a comprehensive remodel under Project 23-2236-ARB/CDP (Building Permit # 14279 & 14280). Presently, the building has six tenant spaces addressed as 5030-5040 Carpinteria Avenue. The property has an existing sign program that will be superseded by this new proposal. Aside from the requested Sign Program, no other exterior changes to the building are proposed as part of this request.

The subject property is bounded by a mix of building types and land uses that reflect the historically varied development of the City's downtown area over the decades. Most of the buildings are single-story in height and of a similar scale to one another, although some two-story or larger volume buildings are scattered throughout the downtown.

The project site is designated Visitor-serving Commercial ("VC") on the City's General Plan/Coastal Plan Land Use Map and is located within Community Design Subarea 2a: the Downtown Core District of the City's General Plan/Coastal Plan. The property is zoned Central Business ("CB"), and is subject to the requirements of the Visitor-serving Commercial ("V") Overlay District.

PROJECT ANALYSIS

Carpinteria Municipal Code

Sign Program

New tenant signs and planned sign programs are regulated by the provisions of Carpinteria Municipal Code ("CMC") Chapter 14.58- Sign Regulations. The applicable standards for planned sign programs are provided below:

14.58.100 - Planned sign program regulations. *The purpose of the planned sign program is to ensure comprehensively designed signage for certain commercial and industrial uses, and to provide for additional review by the architectural review board.*

1. *The following must be reviewed under a planned sign program:*
 - a. *Three or more (multitenant) uses which share either the same lot or the same building and which use common access and parking facilities.*
2. *The following signs are allowed in a planned sign program:*
 - a. *Ground (monument) signs, not to exceed eighty square feet or eight feet in height, located in a landscaped area twice or more than the square footage of the sign. Ground signs for multitenant uses may not list individual tenants, only the name of the center or complex;*
 - b. *Directory signs not exceeding an area of two square feet for each business;*
 - c. *Projecting signs;*
 - d. *Wall signs not exceeding eighty square feet;*
 - e. *Freeway signs as specified in Section 14.58.070(4);*
 - f. *Any other sign types approved by the architectural review board.*
3. *Standards. All planned sign program applications shall be subject to the architectural review board standards.*

Further, CMC 14.58.080, General Regulations for the CB zone district specifies that *“the total aggregate area of all signs per frontage permitted for a single use shall not exceed one square foot of sign area for each linear foot of street frontage, not to exceed 80 square feet for all signs on any frontage.”*

The following table summarizes the sign types, locations and sizes allowed for in the proposed comprehensive sign program relative to the above-listed standards:

Sign Program Sign Types	Requirement/Allowance	Proposal
Ground (monument) signs	- Maximum of 80 sq. ft. and 8' in height - Must be located in a landscaped area twice or more than the square footage of the sign - Must only list the name of the center or complex	Existing: None Proposed: None
Directory signs	Maximum of 2 sq. ft. for each business	Proposed: One directory sign is proposed in the breezeway. 3 feet by 2 feet (6.4 square feet) The sign would accommodate signage for all six tenants. The area assigned to individual tenant signage would each be less than 1 square foot (sign letters would be a maximum of approximately 1.5 inches high).
Projecting signs	None specified	None proposed.
Wall signs	No wall signs shall exceed 80 sq. ft.	Building ID: 12.82 sq. ft. (2 at 6.41 sq. ft.) Sign Cabinets: 64 sq. ft. (2 at 32 sq. ft.) Tenant Wall Signs: 29.77 sq. ft. (5 signs) No proposed wall signs would exceed the 80 square feet maximum, and therefore complies with the requirement.

Cumulative Signage per Use	Total area of all signs per frontage for a single use shall not exceed one square foot of sign area for each linear foot of street frontage, not to exceed 80 square feet.	
	Use 1 (5030 Carpinteria Ave.) 30 sq. ft. max	Wall Sign: 6.66 Sign Cabinet: 16 (2 at 8 sq. ft.) Window Sign: 3.1 sq. ft. Total = 25.76 sq. ft.
	Use 2 (5036 Carpinteria Ave.) 28 sq. ft. max	Wall Sign: 6.66 Sign Cabinet: 16 (2 at 8 sq. ft.) Window: 3.1 sq. ft. Total = 25.76 sq. ft.
	Use 3 (5032 Carpinteria Ave.) 20 sq. ft. max	Wall Sign: 6.66 Sign Cabinet: 16 (2 at 8 sq. ft.) Window: 3.1 sq. ft. Total: 25.76 sq.ft.*
	Use 4 (5034 Carpinteria Ave.) 27 sq. ft. max	Wall Sign: 6.66 Sign Cabinet: 16 (2 at 8 sq. ft.) Window: 3.1 sq. ft. Total: 25.76 sq. ft.
	Use 5 (5038 Carpinteria Ave.) 10 sq. ft. max	Wall Sign: 3.1 Window: 3.1 sq. ft. Total: 6.2 sq. ft.
Freeway signs	As specified in CMC 14.58.070(4)	No freeway signage is proposed
Other sign types to be approved by the architectural review board	Window signs	Window signs are proposed as an option for all tenants. Each tenant could have a maximum 3.124 square feet.
	Awning, hanging or projecting signs	None proposed
	Murals and similar graphics	None proposed

**Refer to the discussion below on modifications*

The intent of a sign program is to establish cohesive and comprehensive sign standards for a multi-tenant commercial development to ensure high quality design and consistent sign design throughout the development. Sign programs are also relied upon by staff as a means to potentially streamline the review and permitting of individual sign applications for tenant spaces covered under the sign program.

The proposed sign program would apply to the entire multi-tenant commercial building, and all future tenants. All future building and tenant signs require the submittal and City approval of a sign permit application (and building permit application) that specifies the detailed design, colors, size, location, materials, and construction/installation of their respective proposed signage. However, reviewing sign applications pursuant to an approved sign program can streamline this process if staff determines that the proposed sign(s) are consistent with what is allowed under the approved sign program. Typically, signs that are clearly consistent with the approved program can avoid needing to be referred to the ARB for further consideration. Signs that seek deviations or exceptions from the standards included in the approved sign program, or signs that pose a unique circumstance due to their particular design, size, location, visibility or other characteristic(s) may still be referred to the ARB on a case-by-case basis at staff's discretion. **Accordingly, the more detailed and specific a sign program is, the less discretion staff and/or the ARB need to exercise during subsequent reviews of tenant sign permit applications.**

The proposed Sign Program identifies the allowed sign types and sign sizes for each tenant space and for the building. The allowed locations for each of the four sign types are identified on the elevations of the building, clearly identifying the corresponding tenant. Details for each of the sign types are provided, including dimensions, materials, specifications and installation method. Site pictures are also included. In general, the proposed sign program provides an adequate level of detail and specificity on the various allowed sign types.

The table above also analyzes the cumulative sign area allowed per use. Use #3, located at 5032 Carpinteria Avenue, features a constrained street frontage of approximately 20 feet. This translates to a maximum allowable signage area of 20 square feet. The proposed signage for that tenant suite exceeds this limit by 5.76 square feet.

Pursuant to Carpinteria Municipal Code § 14.58.110, the Architectural Review Board and the Director may grant a modification to these requirements, provided at least one of the following findings is met (CMC):

1. *Modifications. The architectural review board or community development department may consider modifications to the requirements of this chapter if it determines that such modification is necessary in accommodating the objectives of the sign design standards, and if at least one of the following findings is made:*
 - a. *Modification is required to render the sign more compatible with the color, material, shape, scale and style of its surroundings;*
 - b. *Modification is required because the architectural features of a building or structure restrict signage placement and identification;*
 - c. *Modification is required because the unique location of a business or use restricts signage placement and identification;*
 - d. *Modification is required to preserve a significant environmental, architectural, neighborhood thematic or historical element;*

- e. *Negative aesthetic impacts as determined by the architectural review board or community development department are insignificant or outweighed by the public interest.*

Staff's evaluation indicates that a justification for a modification can be supported for Use #3 under findings (a) and (e). While the tenant space has a narrow frontage on the floor plan, it functions as part of a cohesive building facade. It visually reads as a much larger commercial space from the exterior because the adjacent suite (Use#1; 5030 Carpinteria Avenue) lacks a visible frontage on the Linden Avenue side. The proposed sign area is also consistent with the allowed sign area for Use #4 (5034 Carpinteria Avenue) creating a proportional and balanced layout. Consequently, the additional 5.76 square feet will not result in negative aesthetic impacts or contribute to "over-signage". **Staff recommends that the Board evaluate these findings and make a recommendation on the appropriateness of the modification.**

Overall, the proposed Sign Program would satisfy the intent of the CMC to create a consistent design theme for the multi-tenant property, and also reflects the history of the building. The allowed sign types and sizes appear to be generally consistent with the types and sign area maximums allowed by the municipal code. The sign program, once approved, would supersede the pre-existing sign program.

Design Review

In addition to the zoning criteria discussed above for a planned sign program, the Board should also consider the following architectural review standards (CMC §2.36.080) in their evaluation of the proposed signage:

- a. *Overall building shapes, as well as parts of any structure (buildings, walls, screens, towers or signs), in proportion to and in scale with the site and with other existing or permitted structures in the area;*
- b. *Harmonious relationship with existing and proposed adjoining developments avoiding excessive variety or monotonous repetition but allowing similarity of style and random location;*
- c. *Harmony of materials, colors and composition of all sides of a structure or building;*
- d. *Consistency and unity of composition and treatment of exterior elevations;*
- e. *A limited number of materials on the exterior face of the building or structure (wood, concrete, brick, stone). The use of natural materials is encouraged;*
- g. *Site layout, orientation and location of structures, buildings and signs in an appropriate and well-designed relationship to one another with consideration given to open spaces, topography, definition of pedestrian and vehicular areas, and exterior building lighting;*
- h. *Good design and appropriateness of structure to site; and*

- k. *Design of signs and lighting and other advertising media should harmonize with and be subordinate to the building it serves.*

The proposed sign program would establish a consistent set of sign criteria for the entirety of the building and rebrands the building as “MILL’S CORNER”. The new building name is a nod to the Mills store, owned by Margarat Mills, that was located immediately adjacent to 5030 Carpinteria Avenue along Linden Avenue. The proposed mix of sign types for individual tenants includes wall signs, window signs, a directory sign, and an illuminated sign cabinet (available to only four of the tenants). All signs would be non-illuminated except for the existing sign cabinet. In the past, the sign cabinet has only listed two tenants, horizontally divided. The proposed sign program sets out a general design theme to complement the architectural style, material and colors of the recently remodeled building and indicates that individual sign styles, designs, forms, material(s), fonts and similar characteristics should be in keeping with this design theme. The proposed tenant sign sizing and location allowances, allowed lettering sizes and other standards maintain a cohesive design theme across the entirety of the development.

Proposed total sign area by sign type

Sign Type	Total Square Footage	Quantity
Building Identification	12.82	2 signs at 6.41 square feet each
Sign Cabinets	64	double-sided cabinet 8 square feet per tenant (4 tenants max.) 32 square feet per face
Tenant Wall Signs	29.77	4 signs at 6.66 square feet 1 sign at 3.13
Tenant Window Signs	18.75	6 signs at 3.13 square feet each

Proposed total sign area per tenant

Tenant Space	Square Footage per Tenant
5030, 5032, 5034, 5036	25.76 square footage (each)
5038	6.25
5040	3.13

Overall, staff believes the proposed sign program represents a well thought-out, detailed and comprehensive plan for future tenant signage. There are however a few design considerations that staff asks the Board to consider in their review of the proposed sign program:

- The Board should consider the overall design scheme and individual tenant sign style, color, and material in context with the building to ensure that the Sign Program is compatible with and does not detract from the building’s character.

- The Board should also review and consider aggregate allowed signage areas, lettering/logo sizes, and related design standards to ensure they are of an appropriate scale to the building and would not result in signs that are out of scale with their allotted spaces and/or creating the potential for excessive signage.

The Board's comments on the proposed sign program and its appropriateness for the buildings' aesthetics and character would be appreciated.

General Plan/Coastal Plan Neighborhood Policies

The City's Community Design Element of the General Plan contains both general over-arching policies and specific subarea policies. The project site is within the Downtown Core District (Design Subarea 2a). The following objectives and policies are relevant to the review of the proposed sign program.

CITYWIDE COMMUNITY DESIGN OBJECTIVES

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

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

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

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

Policy CD-7b: *Buildings should be designed to incorporate signs that conform to the city's sign ordinance. Signs should be integrated with building architecture and adequately identify businesses. Freestanding monument signs are discouraged.*

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

Consistent with the above objectives and policies, the proposed sign program has been designed to establish a cohesive and comprehensive set of sign type, size, location, materials/construction, colors, and standards that are consistent with City sign regulations and that architecturally relate to the characteristics of the building. The allowed mix of sign types for individual tenants may include wall signs and window signs, and, depending upon the particular tenant space, they may

be eligible for a location on the illuminated sign cabinet. Additional building identification signs are also proposed on the building to reinforce the prominence of the building as one of the anchors to the downtown core. In general, all contemplated signage types are located and scaled to relate to the pedestrian character of the downtown. Consistent with Policy CD-7b, no freestanding monument signs are proposed.

As discussed, the Board should consider the overall design scheme and individual tenant sign style, color, and material in context with the character of the building to ensure that the Sign Program is compatible. The Board should also review and consider the aggregate allowed signage areas, lettering/logo sizes, and related design standards to ensure they are of an appropriate scale to the building and would not result in signs that are out of scale with their allotted spaces and/or creating the potential for excessive signage.

Objective CD-13: *Ensure that lighting of new development is sensitive to the character and natural resources of the City and minimizes photopollution 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.*

Lighting associated with signage would be limited to the two existing sign cabinets facing Carpinteria Avenue. No modifications to the existing illumination of the cabinet are proposed as part of this project. No complaints have been received regarding the illumination of the sign cabinets. Future modifications or updates would require incorporation of a dimmer and the intensity of the illumination would be reviewed by staff. Any sign lighting or illumination proposed in the future would also be required to feature dimming controls so lighting intensity can be adjusted down, if needed. Other existing exterior lighting on site was reviewed as part of the remodel project and was deemed compliant with these policies.

Subarea 2a. The Downtown Core District

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

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

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

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

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

As discussed elsewhere, the proposed sign program reflects a cohesive and quality design aesthetic that architecturally relates to the character of the building and generally places an emphasis on pedestrian-scaled signage types appropriate for a small downtown setting. The existing illuminated sign cabinet relates to Carpinteria Avenue's past character as a "highway commercial strip," however the incorporation of other signage types that are more pedestrian-scaled (e.g., window and wall signs, in particular) lend themselves to the type of downtown streetscape environment encouraged by Policy CDS2A-c. The Board should carefully consider whether overall signage allowances and signage characteristics are appropriate for the site and setting.

SUMMARY OF ISSUES

- Proposed signage types, sizes, locations, design/constructions, materials, colors and lighting;
- Cumulative amount of signage allowed on individual tenant frontages and the overall building;
- Findings for a modification;
- Relationship of proposed signage standards to individual building architecture/identity; and
- Overall clarity, usability and specificity of proposed sign program.

RECOMMENDATION

The Board should provide input on the proposed sign program. If the Board finds the sign program meets the applicable design criteria, then the Board may recommend preliminary approval or preliminary/final approval to the Community Development Director.

ATTACHMENTS

Attachment A – Proposed Sign Program

Attachment A
Proposed Sign Program

Mill's Corner Comprehensive Sign Program
Preliminary/Final ARB Review
May 28, 2026



816 Reddick St.
Santa Barbara, CA 93103
805.965.1410
dan@freedomsigns.com

Date -02-21-2026

MILL'S CORNER SIGN PROGRAM MATRIX

	Sign type 1 Building Identification	Sign type 2 Wall Mounted Cabinet	Sign type 3 Tenant Wall Signs	Sign type 4 Tenant Window Signs	Total
BUILDING	3.66sqft - 1.75sqft - 1sqft = 6.41sqft				6.41
5030		2'x4' = 8sqft	40"x24" = 6.66sqft	25"x18" = 3.125sqft	17.8
5032		2'x4' = 8sqft	40"x24" = 6.66sqft	25"x18" = 3.125sqft	17.8
5034		2'x4' = 8sqft	40"x24" = 6.66sqft	25"x18" = 3.125sqft	17.8
5036		2'x4' = 8sqft	40"x24" = 6.66sqft	25"x18" = 3.125sqft	17.8
5038		0	25"x18" - 3.125sqft	25"x18" - 3.125sqft	6.25
5040		0	0	25"x18" = 3.125sqft	3.125

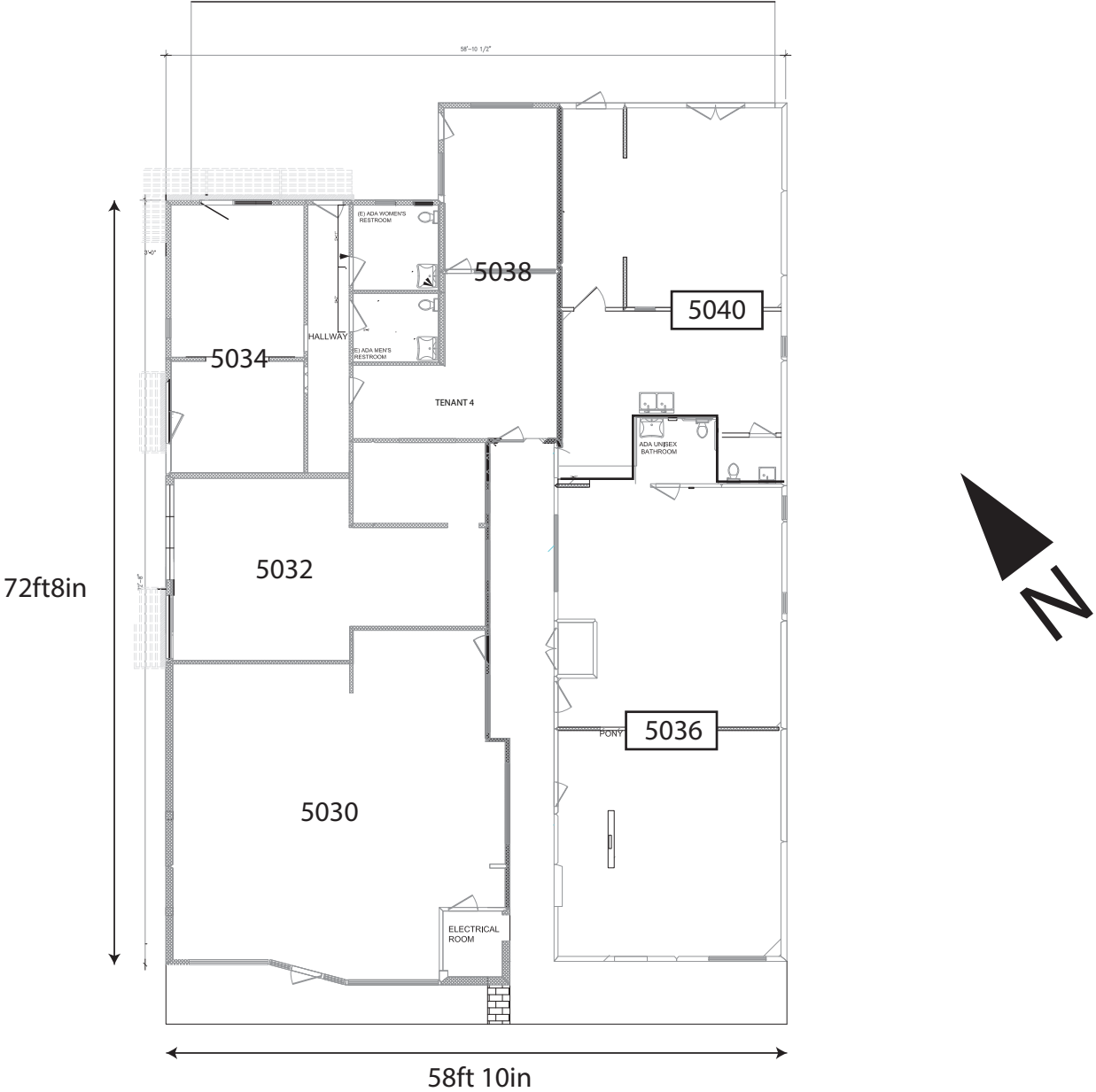
88.025 sqft



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Date - 02-21-2026

Site Plan



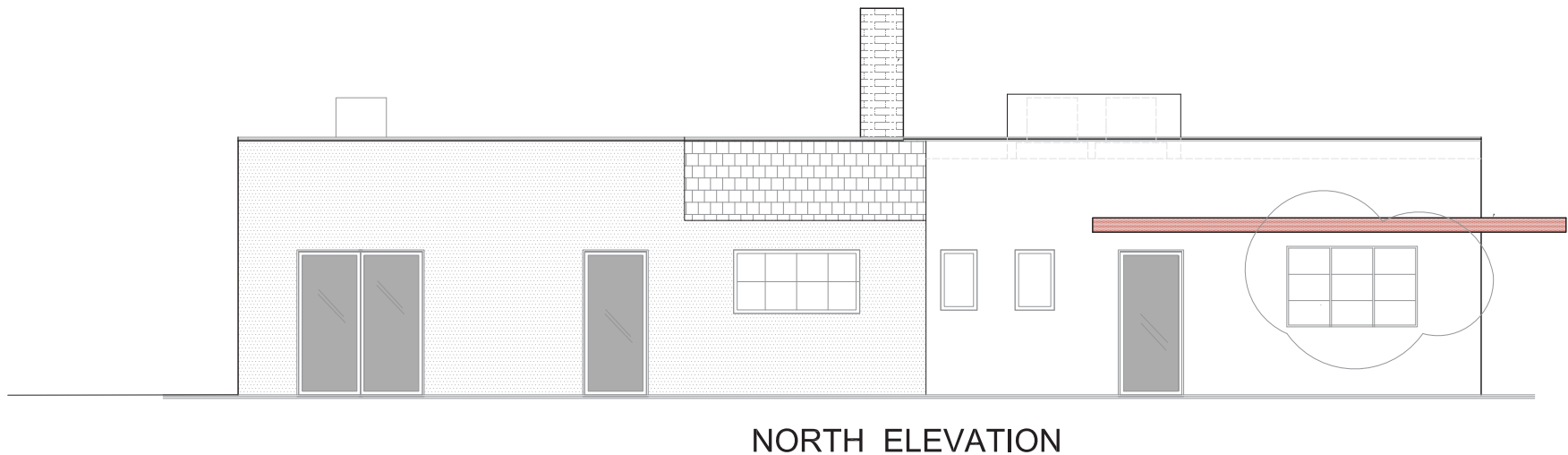
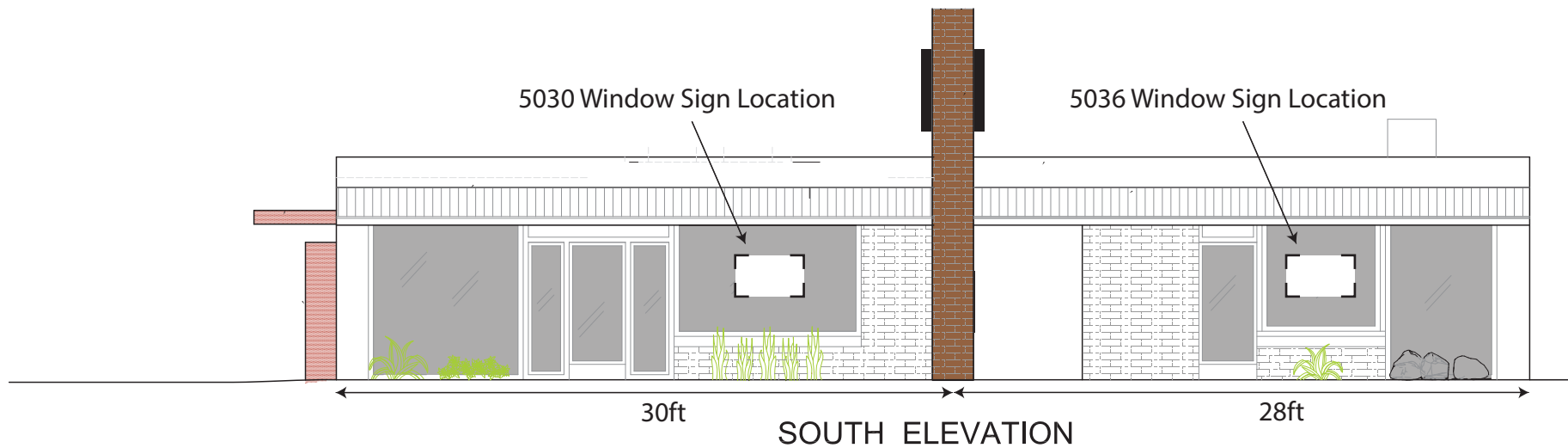
Carpinteria Ave

Scale : 1/16":1'



816 Reddick St.
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dan@freedomsigns.com

Date - 02-21-2026

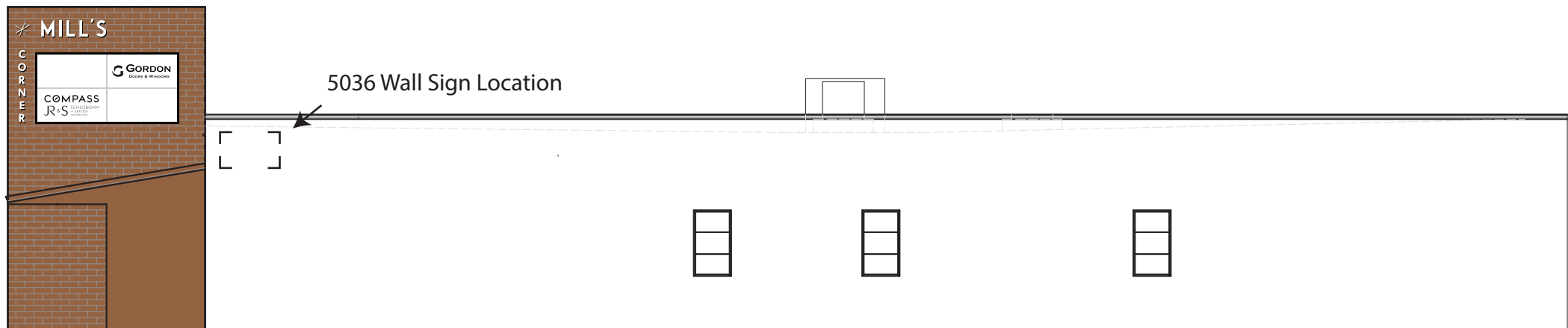
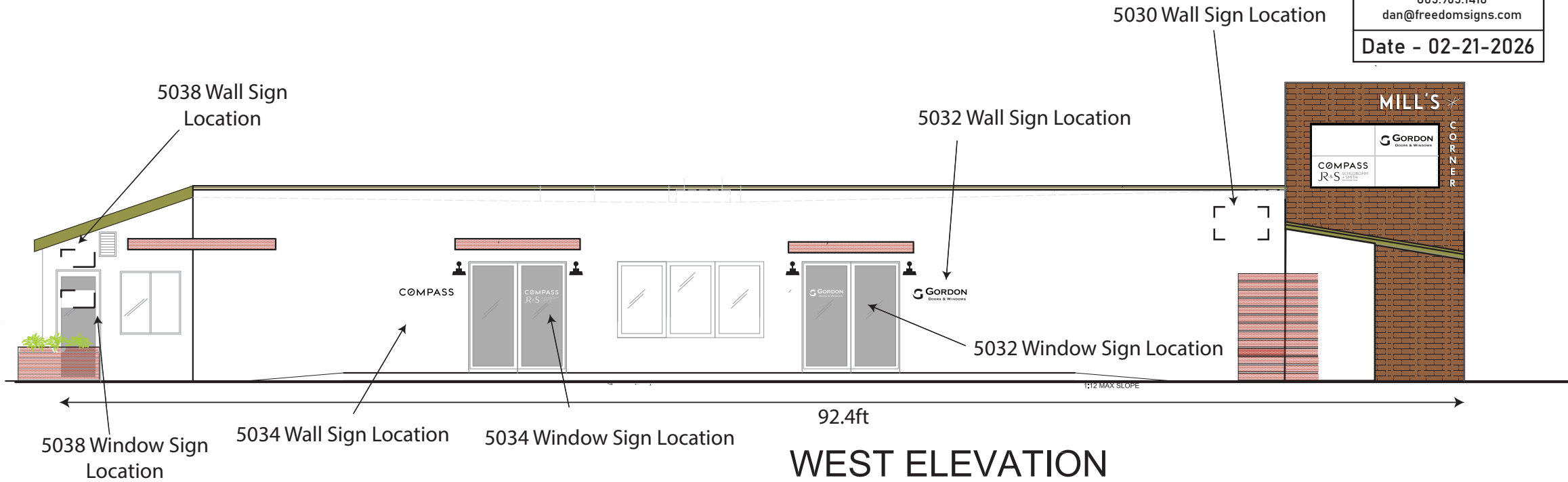


Scale : 1/8:1'



816 Reddick St.
Santa Barbara, CA 93103
805.965.1410
dan@freedomsigns.com

Date - 02-21-2026



EAST ELEVATION

Scale : 1/8:1'



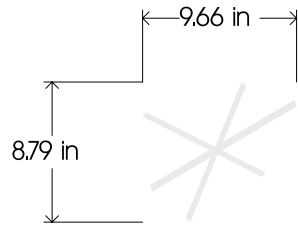
816 Reddick St.
Santa Barbara, CA 93103
805.965.1410
dan@freedomsigns.com

Date -02-21-2026

Building identification
(Sign Type 1)

1/2" aluminum letters pin mounted - WHITE

Mounted on brick surrounding tenant ID sign cabinet



Scale : 1":1'



816 Reddick St.
Santa Barbara, CA 93103
805.965.1410
dan@freedomsigns.com

Date - 02-21-2026

Main Tenant wall sign
(Sign Type 2)



Scale : 1":1'



816 Reddick St.
Santa Barbara, CA 93103
805.965.1410
dan@freedomsigns.com

Date - 02-21-2026

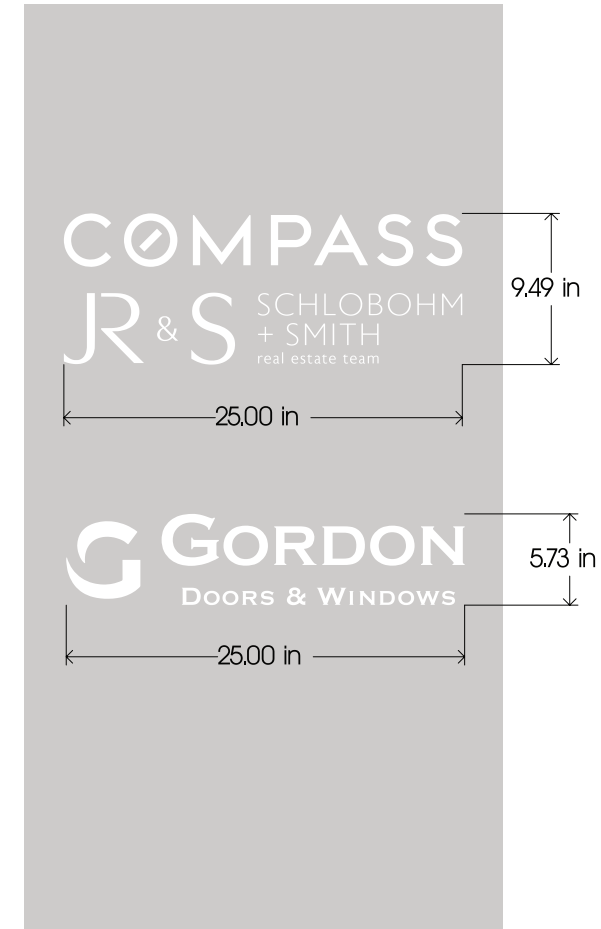
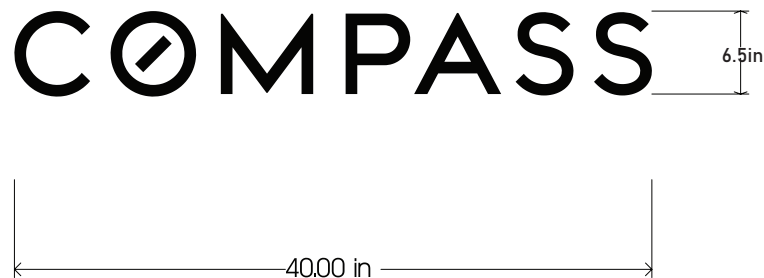
Tenant Entry Signs
(Sign Types 3 & 4)

Tenant window sign -

White vinyl applied to exterior glass at tenant entry
size not to exceed 25"x 18"

Tenant wall sign -

Dimensional aluminum letters - pin mounted
could also be a combination of dimensional letters and flat painted elements
eg - Logo + Gordon = dimensional aluminum
'doors & windows' = flat painted



Scale : 1":1'

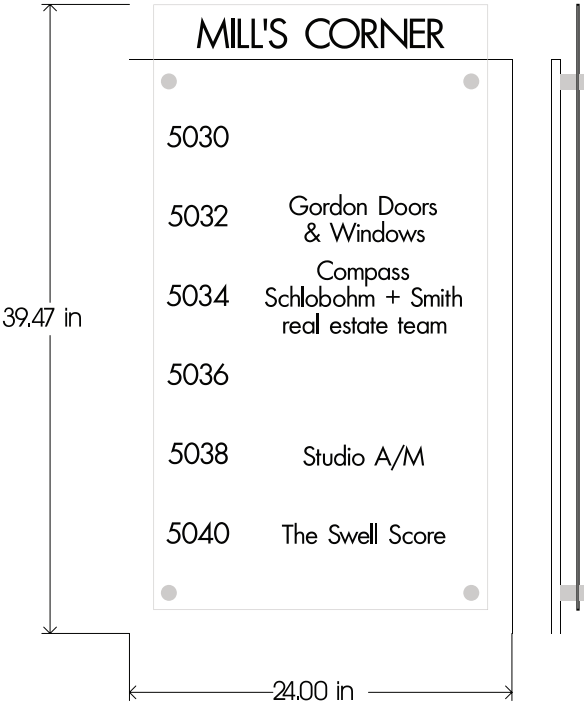


816 Reddick St.
Santa Barbara, CA 93103
805.965.1410
dan@freedomsigns.com

Date - 02-21-2026

Breezeway Directory
(Sign Type 5)

Corian panel with glass on stainless steel standoffs with space for each tenant



Stand-offs





816 Reddick St.
Santa Barbara, CA 93103
805.965.1410
dan@freedomsigns.com

Date - 02-21-2026

Surroundings



View of property looking North across Carpinteria Ave



View of property looking East from corner of Carpinteria Ave



View of property looking North West across Carpinteria Ave



View of parking lot elevation from corner of Carpinteria Ave



816 Reddick St.
Santa Barbara, CA 93103
805.965.1410
dan@freedomsigns.com

Date - 02-21-2026

Views of existing wall cabinet sign



View of unit 5036



View of unit 5030



View of units 5032 and 5034



View of unit 5038





816 Reddick St.
Santa Barbara, CA 93103
805.965.1410
dan@freedomsigns.com

Date - 02-21-2026

Photo sim showing sign type 3 & 4



Photo sim showing sign type 1 & 2



Photo sim showing sign type 5



**CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of May 28, 2026**

Agenda Item 2

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 25-2377-CDP/ARB **Planner:** Bret McNulty
Address: 1005 Mark Avenue
APN: 001-190-068
Zoning: Industrial/Research Park(M-RP)
Applicant: Douglas White, Architect, AO Architects, for Park Lane Properties, LLC
Agent: Esmeralda Anaya, Agilent Technologies Inc.

Project Review: ☐ Conceptual
☒ Preliminary/ Final

PROJECT DESCRIPTION

This is a preliminary/ final review of a proposal for construction of a new 166 square foot exterior equipment yard enclosure for a standby emergency generator and electrical panels on the street-facing side of an existing approximately 28,982 gross square foot industrial/office building located at 1005 Mark Avenue. The existing building is 23 feet, 4 inches above grade at its tallest point; the proposed equipment yard enclosure is proposed to be approximately 15 feet high.

The project also includes a 2,578 square foot interior tenant improvement to accommodate a laboratory facility for Agilent that is not included in this design review analysis.

A new standby emergency generator with integrated fuel tank and electrical facilities would be installed within the proposed enclosure at the southwest corner of the building adjacent to Cindy Lane. The enclosure would be rectangular shaped, approximately 166 square feet in area, would include sound attenuation measures and would be secured with access gates. Approximately 166 square feet of landscaping and one palm tree are proposed to be removed to accommodate the new generator enclosure. (Refer to the Proposed Site Plan in Plan Set Sheet P-3). To offset the removal of this landscape area, a new 166 square foot addition to an existing planter area at the northwest rear corner of the parking lot and a new palm tree will be added at the northeast corner of the building (Refer to the Landscape and Planting Plans in Sheets L3.1 to L3.4). Currently, there are 40 parking spaces in the rear parking lot. The change in landscaping next to the northwest corner of the rear parking lot would require a slight re-adjustment to the location of four (4) parking spaces reconfiguring the striping, but would not otherwise change the overall number of onsite parking spaces.

A new exterior dark sky luminaire is proposed to be installed at the generator enclosure. (Refer to Sheet P-6) Existing rooftop equipment would be replaced to accommodate the needs of the

new lab (See Sheets P-5- for the proposed building elevations; and P7 to P9 for line of sight exhibits and renderings). The new rooftop equipment is depicted on Plan Sheets P-5 and P-7.

The proposed plans, renderings, and site photographs are included in Attachment A.

PROJECT SETTING

The existing 28,982 square foot building is situated on an approximately 1.69-acre parcel located at the southeast corner of the Mark Avenue and Cindy Lane intersection. The existing building was constructed in 1976 and is currently shared by several tenants. Vehicle access to the property is provided via a two-way driveway off Cindy Lane, which provides access to an onsite parking lot and shipping/delivery aisle located at the rear of the building.

The site is zoned Industrial Research Park District (M-RP) and has a Research Development Industrial (RDI) land use designation. The site is not currently subject to any overlay districts.

The project site is in the Community Design Subarea 4, The Northeast, which is an industrial research park with low-rise research and light manufacturing uses with parking lots and landscaping. The subarea includes industrial and offices uses and a range of relatively affordable housing types, including apartments, condominiums, mobile home developments, and single-family residence.

PROJECT ANALYSIS

Carpinteria Municipal Code, Title 14, Zoning

The project is located in the M-RP zoning district and is subject to the requirements of Carpinteria Municipal Code (CMC) §14.26. Research and development facilities are permitted uses in this zone district, subject to approval of a Development Plan and Coastal Development Permit, and the development standards of CMC §14.26. The following table and discussion identify the project's conformance with the applicable CMC requirements:

Standard	Requirement/Allowance	Proposal
<i>CMC 14.26 – M-RP Industrial</i>		
Street Setback	On secondary, interior streets of an industrial/research park, buildings and structures may be located within twenty (20) feet of the property line.	Existing building 40 feet from property line Proposed change: New enclosure 20 feet
Building Height	30 feet max.	Existing: 23.4 feet Proposed: No changes to main building New Generator Enclosure: 15 feet

Building Coverage	40% max. (29,446 sq ft)	Existing: 39.6% (29,151 sq ft) Proposed: 39.8% (29,317 sq ft) Proposed: No change
Landscaping	30% required (22,084 sq ft)	Existing: 27% (19,896 sq ft) Proposed: 27% (19,896 sq ft)*
Parking	1 per 500 sq ft building area (58)	Existing: 40** Proposed: No change

*See Landscape Coverage discussion below.

**Existing legal nonconforming condition; no change proposed.

M-RP District Landscape Coverage, CMC §14.26.100

The M-RP district requires that no less than 30% of the net lot area be landscaped. The existing site condition provides 27% of the site as landscape coverage and is considered legal nonconforming. The proposed equipment enclosure would remove approximately 166 square feet of additional landscape area which, if not replaced, would result in a further reduction to the onsite landscape coverage. Therefore, as part of the project, the applicant proposes to expand an existing planter area at the rear northwest corner of the parking lot by 166 square feet to offset the new enclosure area, thereby ensuring the project would not result in a net reduction to landscape site coverage.

Accessory Structures, CMC §14.50.020 – General Use and Development Standards

The proposed standby emergency generator and equipment enclosure is an accessory structure by definition as a use customarily subordinate to the primary or principal use of the building (CMC 14.08.010). An accessory structure erected as an integral part of the principal structure shall comply in all respects with the use, yard, and height requirements applicable to the principal structure.

The proposed generator enclosure would be 15 feet tall and is located 20 feet from the street right-of-way. Accordingly, its size and placement conform to the setback and height requirements of the M-RP district.

Noise CMC §14.26.100 (2) – Other District Requirements

Pursuant to §14.26.100, the volume of sound, measured during calm air conditions, generated by or resulting from any use, other than motor vehicles, operated in any lot in the M-RP district shall not exceed fifty (50) *decibels* at any point along the boundary of or outside of the lot upon which such use is located. To demonstrate compliance with this requirement, the applicant provided a Generator Exterior Noise Analysis which determined that the generator's overall operation noise level at the property line without sound attenuation mitigation is modeled to be 55 decibels. The analysis recommended absorptive sound panels be installed to enclose the generator and determined that the panels would reduce the noise level to 50 decibels at the

property line. These panels are included in the proposed plan set and any approval would be conditioned upon ensuring the panels are properly installed and the targeted noise levels are achieved prior to final permit sign-off.

Design Review

The primary change to the exterior of the main building is the addition of a generator enclosure which is proposed to be painted and finished to match the color and treatment of the existing building. The matching color and finish could help the enclosure blend into the main building. New access gates would secure the enclosure and a new exterior dark sky luminaire is proposed to be installed at the generator enclosure.

The proposed plans show that the proposed new rooftop mechanical equipment would be located toward the interior of the building such that it would not be readily visible from surrounding vantages.

The removed landscaping would be replaced in a different location with the installation of a new planter at the northwest corner of the existing parking lot and would not be visible from offsite due to its location at the back of the parking lot at rear of the building.

The new landscaping includes the following proposed new tree and plants:

- Archontophoenix cunninghamiana – King Palm Tree
- Agave “Blue Flame”
- Dudleya brittoni – Giant Chalk Dudleya
- Carex divusla – European Grey Sedge (grass)

The project consists of minor changes that would appear to be consistent with the existing uses on site and the CMC design criteria.

The Board should comment on the preliminary design of the generator enclosure including the colors and materials, the landscaping and planting plans, the roof top equipment, and lighting fixture selection.

General Plan/Coastal Plan Policies

The City’s Community Design Element of the General Plan contains both general over-arching policies and specific subarea policies. The project site is in Design Subarea 4 (The Northeast), which also has specific design objectives.

Community Design Element- Citywide Objectives & Policies

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

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*

Community Design Element- Commercial, Office, Industrial & Mixed-Use Areas

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

Community Design Element- Subarea 4 Objectives & Policies

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

The proposed exterior changes are relatively minimal in scope with the addition of a standby emergency generator and electrical equipment enclosure. The design of the enclosure blends into the existing building and is partially shielded from views from Mark Avenue and Cindy Lane by the existing trees and landscaping. The minimal changes would have a negligible effect on the overall visual continuity between the adjacent industrial office and research park properties and nearby residential and rural areas.

SUMMARY OF ISSUES

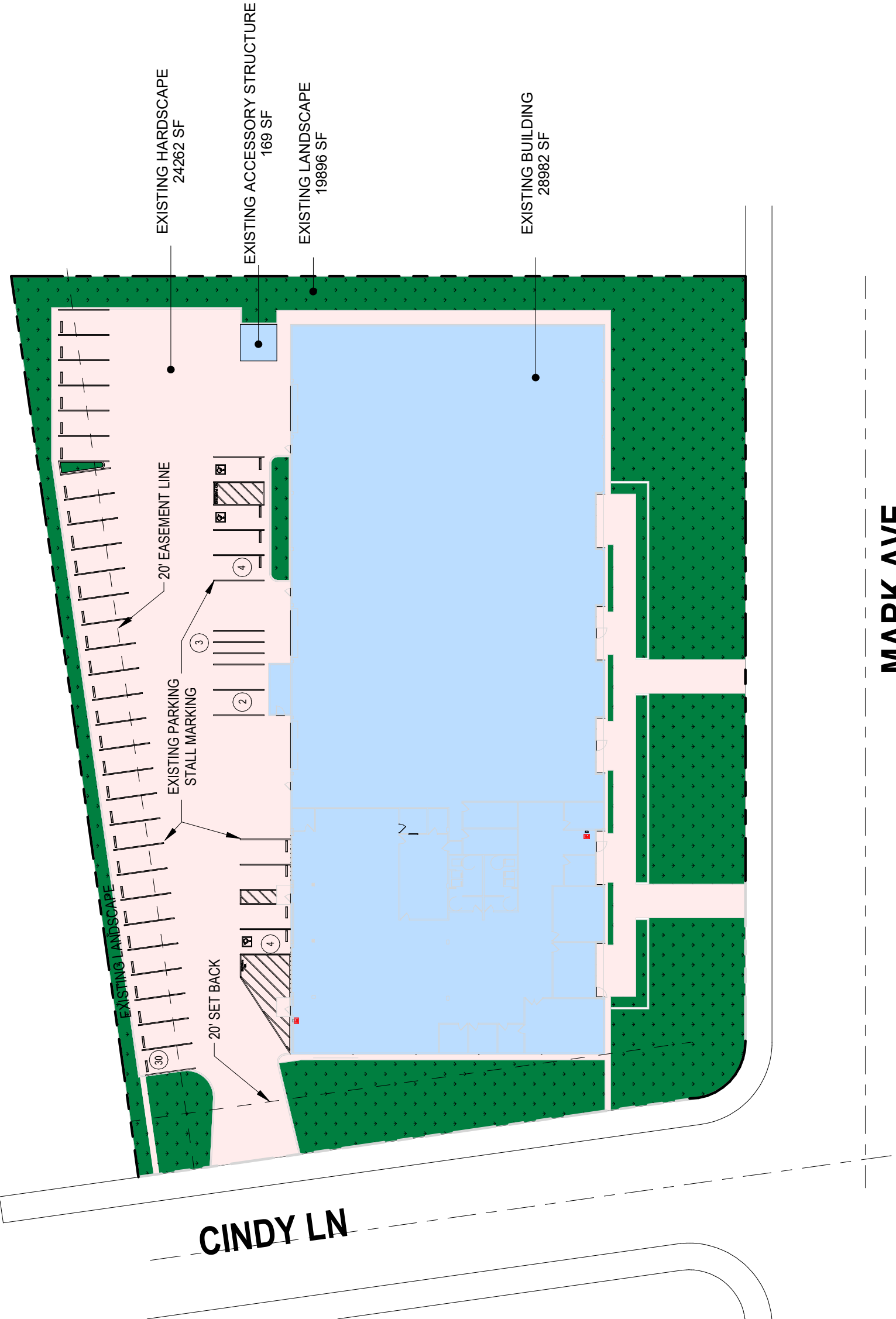
- Proposed new generator equipment enclosure materials, design, and color;
- Rooftop screening adequacy;
- Proposed landscaping, tree replacement tree and irrigation; and
- Lighting fixture and night-sky friendly compliance.

RECOMMENDATION

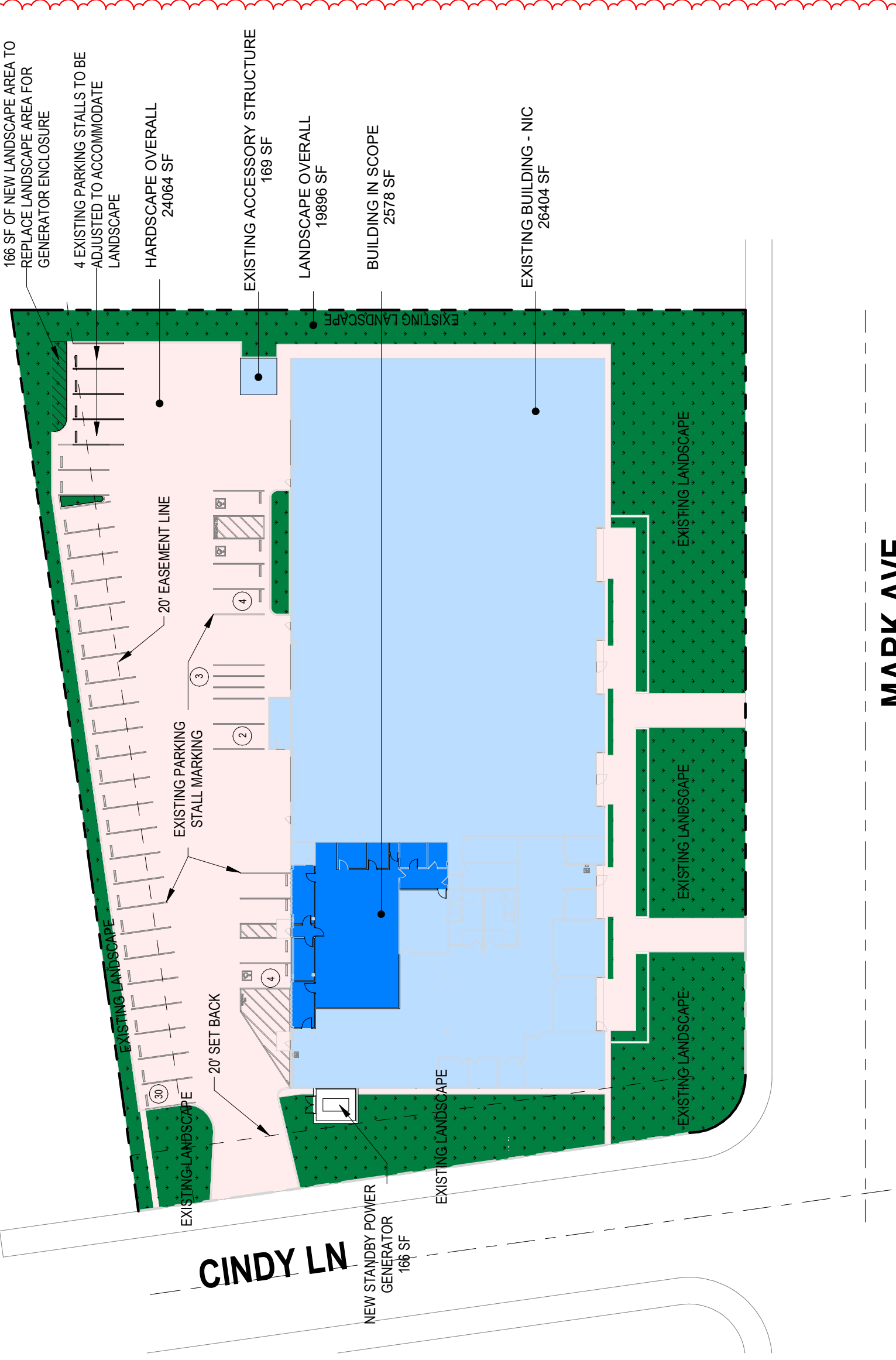
The Board should receive public testimony and provide comments to the applicant and staff. If the Board finds the proposed project consistent with the applicable design criteria, the Board may recommend preliminary, or if warranted, final approval to the Community Development Director.

ATTACHMENTS

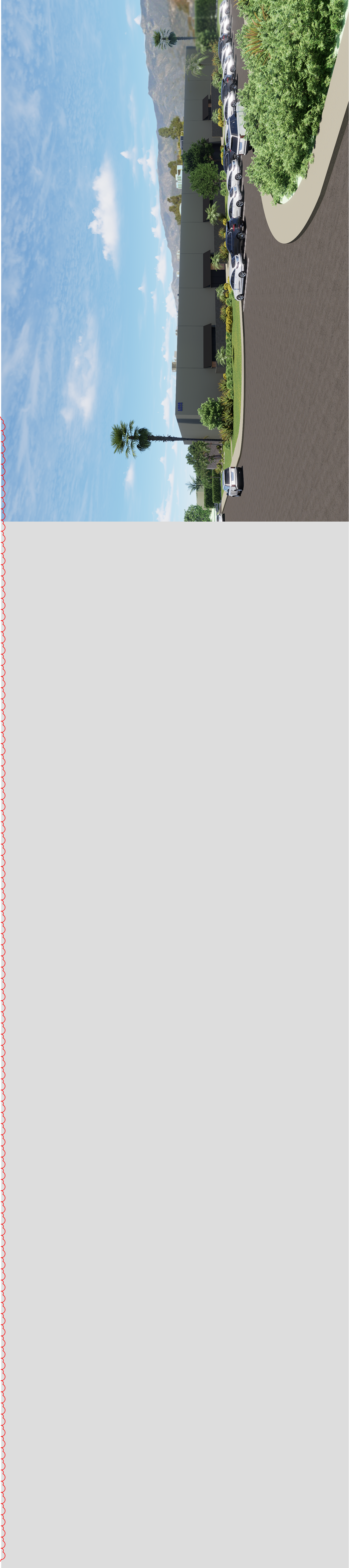
Attachment A - Preliminary Plan, Renderings, and Photographs



SITE PLAN - AREA ANALYSIS - EXISTING



SITE PLAN - AREA ANALYSIS - PROPOSED



Agilent - BCSL Tenant Improvement

Carpinteria, CA



Agilent
BCSL Tenant Improvement
1005 MARK AVE.



Bob D. Budetti, Lic. no. C-29257
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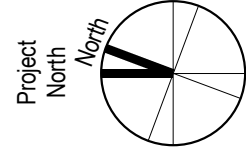
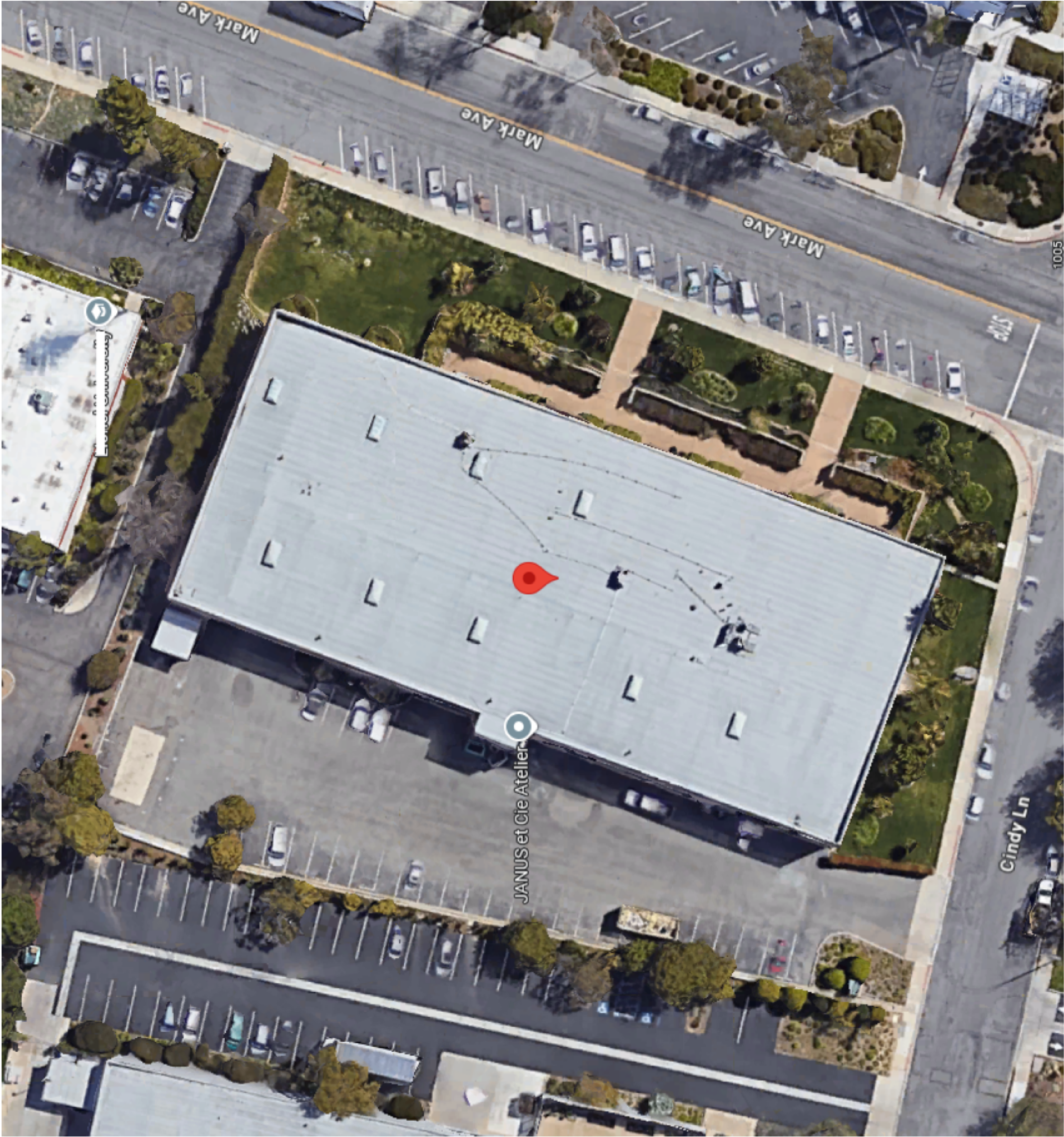
Scale
Job No.
Date

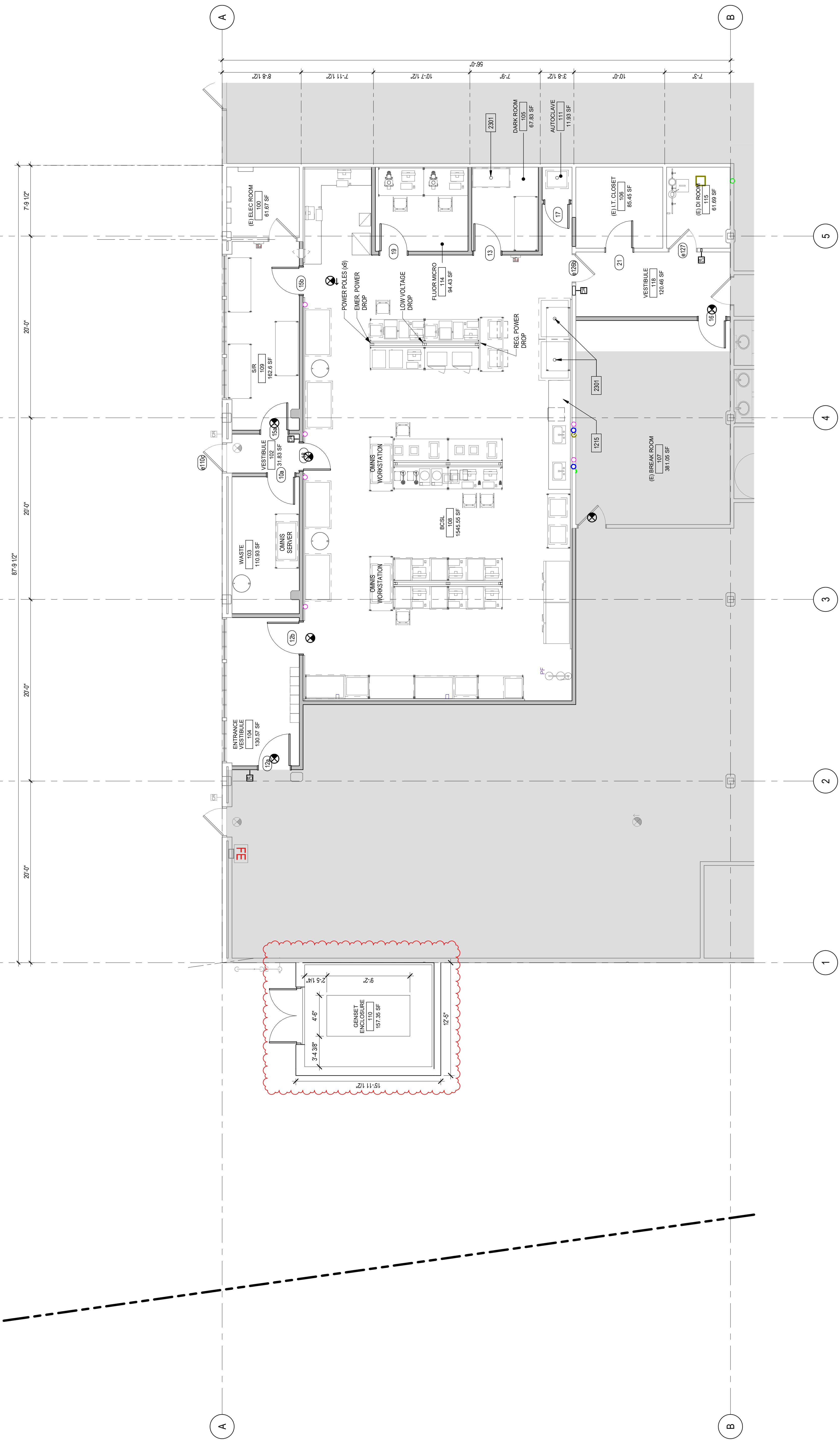
Planning Department Submittal
COVER SHEET

P-1

1" = 40'-0"
2025-0152
04/06/2026

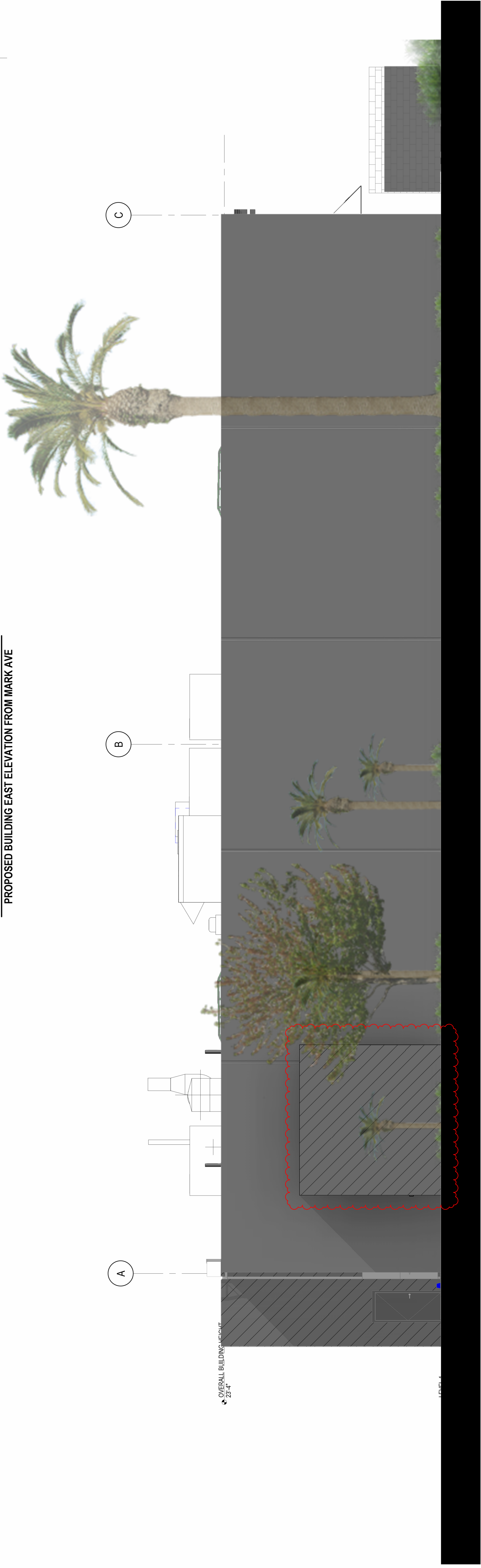
SHEET #	SHEET NAME
ARCHITECTURAL	
P-1	COVER SHEET
P-2	EXISTING CONDITIONS
P-3	PROPOSED SITE PLAN
P-4	FLOOR PLAN
P-5	BUILDING EXTERIOR ELEVATIONS
P-6	GENSET ENCLOSURE EXTERIOR ELEVATIONS & SECTION
P-7	LINE OF SIGHT VIEWS
P-8	ISOMETRIC VIEWS
P-9	ISOMETRIC VIEWS
P-10	PROPOSED ROOF PLAN
P-11	VICINITY MAP WITH RADI
P-12	UTILITY PLAN
P-13	GENERATOR NOISE ANALYSIS REPORT
LANDSCAPING	
L-1.1	PLANTING PLAN
L-1.2	PLANTING DETAILS
L-1.3	PLANTING SPECS
L-1.4	PLANTING SPECS
ELECTRICAL	
E-1.02	ELECTRICAL DETAILS
E-1.03	ELECTRICAL DETAILS
E-1.01	ELECTRICAL SINGLE LINE DIAGRAM



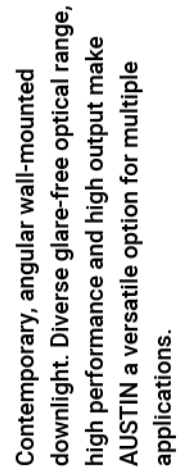




PROPOSED BUILDING EAST ELEVATION FROM MARK AVE



PROPOSED BUILDING SOUTH ELEVATION FROM CINDY LN



Luminaire Structure

- Die-cast aluminium housing and frame
- Pre-treated before powder coating ensuring high corrosion resistance
- Two cable entries for through wiring
- Stainless steel fasteners in grade 304 with zinc flake coating (ZFC)
- Durable silicone rubber gasket
- High-efficiency PMMA lens
- Clear toughened glass
- Integral control gear

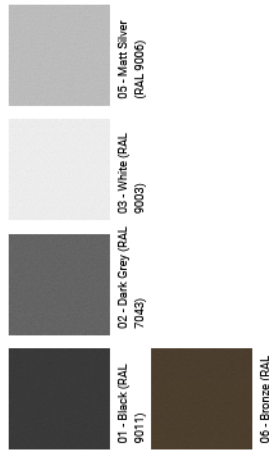
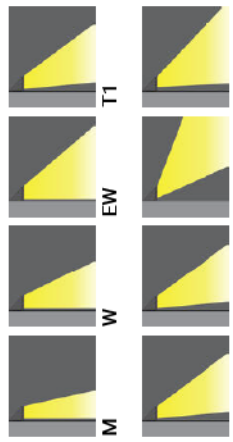
- Two cable entries for through wiring
- Stainless steel fasteners in grade 304 with zinc flake coating (ZFC)
- Durable silicone rubber gasket

- High-efficiency PMMA lens
- Clear toughened glass
- Integral control gear

Feature



Product colour



EXISTING ENCLOSURE



PROPOSED EXTERIOR SIDING AT GENSET
ENCLOSURE TO MATCH EXISTING BUILDING SIDING
(METAL PANELS), IN TYPE, COLOR AND TEXTURE

PROPOSED EXTERIOR TYPICAL CMU WALL

PROPOSED INTERIOR SOUND BARRIER WALL

12-5°



PROPOSED EXTERIOR SIDING AT GENSET
ENCLOSURE TO MATCH EXISTING BUILDING SIDING
(METAL PANELS), IN TYPE, COLOR AND TEXTURE

12'-5"



PROPOSED EXTERIOR SIDING AT GENSET
ENCLOSURE TO MATCH EXISTING BUILDING SIDING
(METAL PANELS), IN TYPE, COLOR AND TEXTURE

PROPOSED EXTERIOR DARK SKY COMPLIANT LIGHTING

SECTION AT PROPOSED GENSET ENCLOSURE



Agilent

BCSL Tenant Improvement
1005 MARK AVE.

GENSET ENCLOSURE EAST ELEVATION

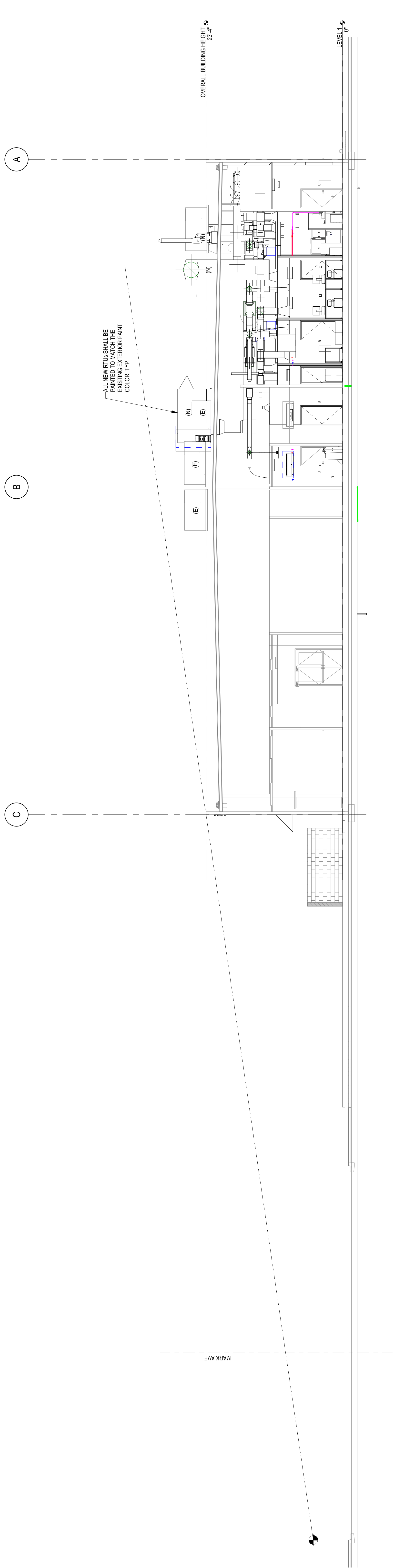
GENSET ENCLOSURE WEST ELEVATION



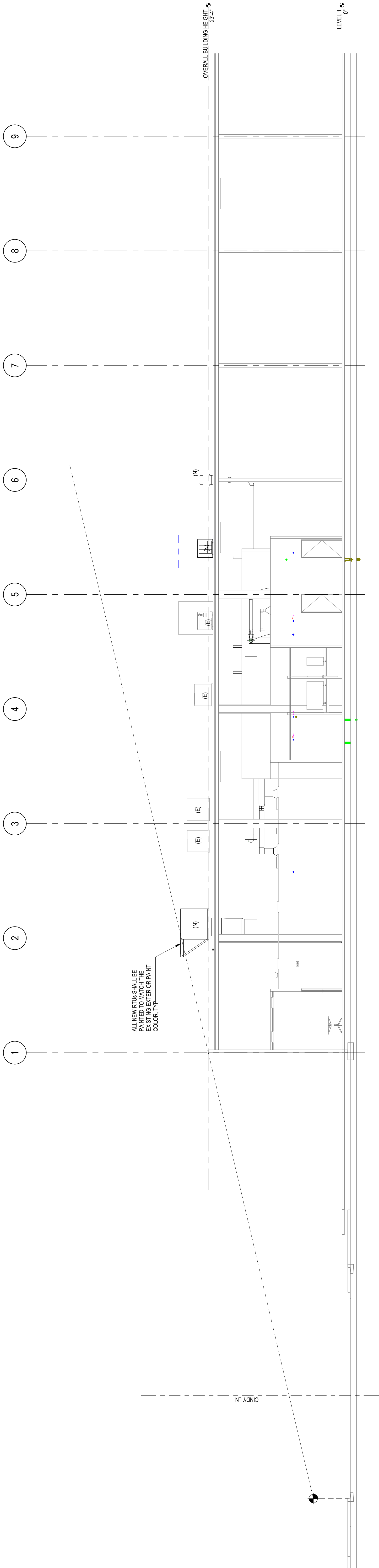
Planning Department Submittal

Architecture.
Design.
Relationships.

Scale	3/8" = 1'-0"
Job No.	2025-0152
Date	04/06/2026



LINE OF SIGHT FROM MARK AVE



LINE OF SIGHT FROM CINDY LN



Google Street View 1



Rendered View 1



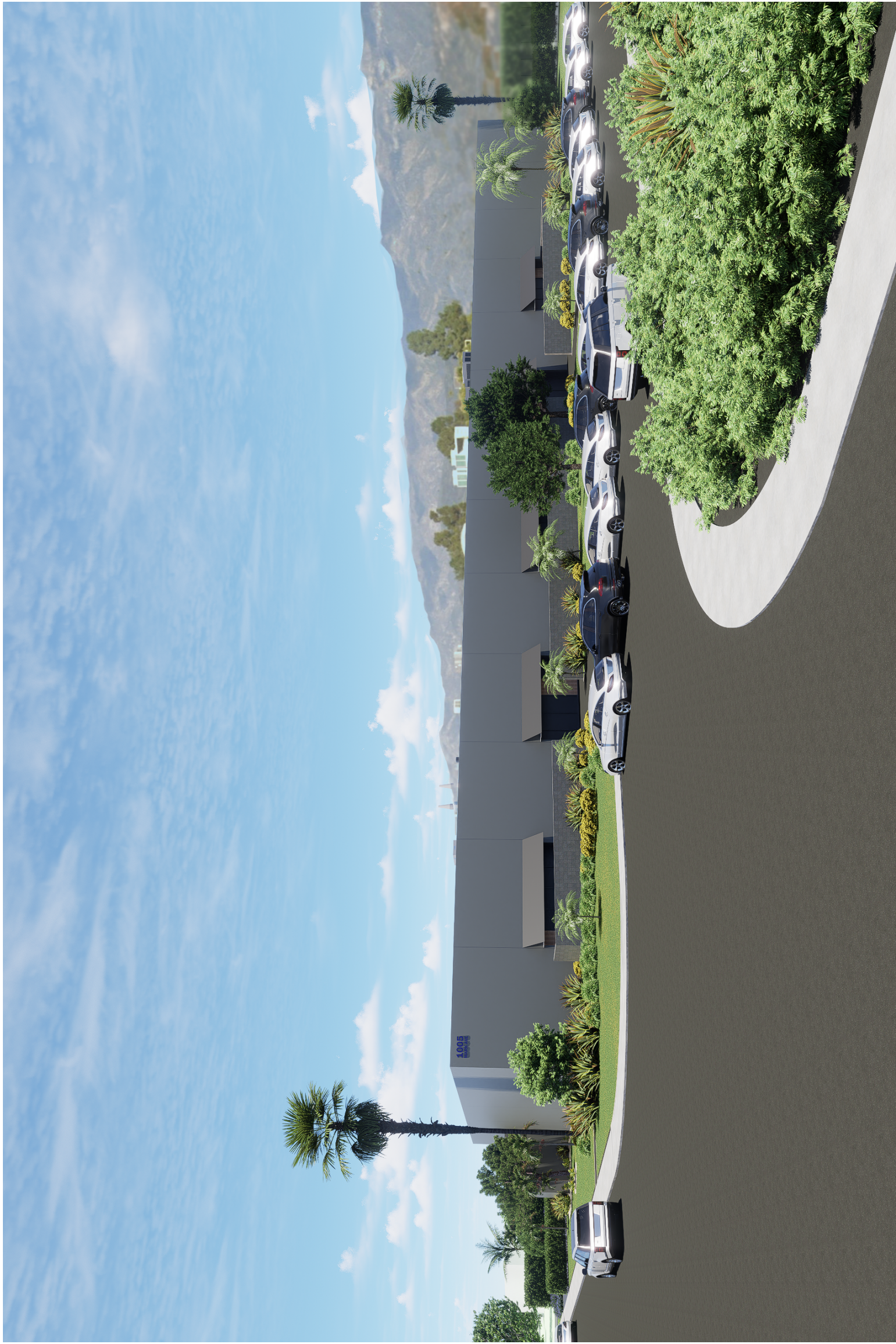
Google Street View 2



Rendered View 2



Google Street View 3



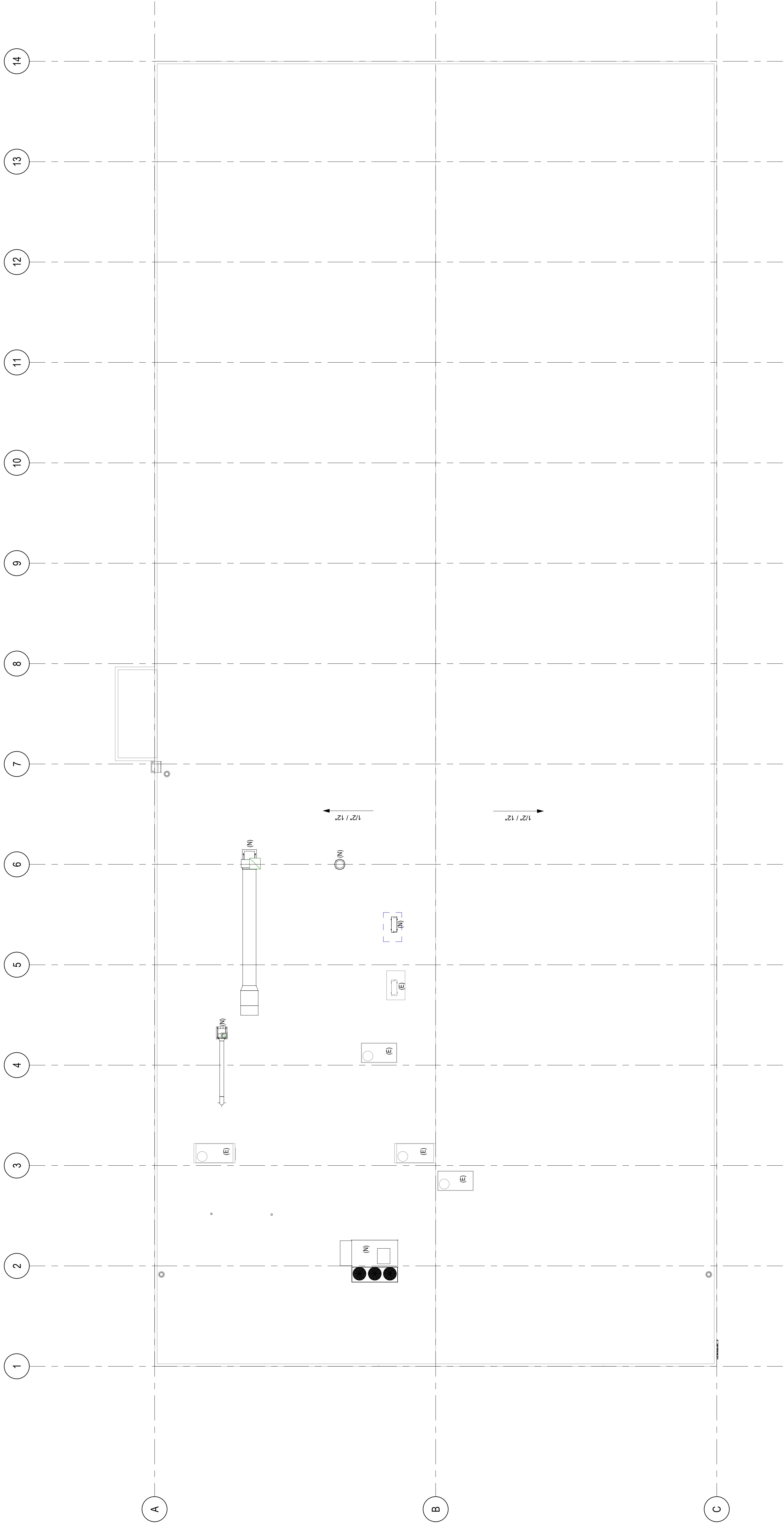
Rendered View 3



Google Street View 4



Rendered View 4



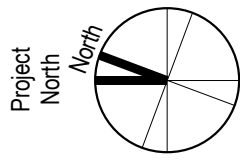
Agilent
BCSL Tenant Improvement
1005 MARK AVE.

Planning Department Submittal
PROPOSED ROOF PLAN



Scale 1" = 10'-0"
Job No. 2025-0152
Date 04/06/2026
Architect: Bob D. Budetti, Lic. no. C-29257
144 N. Orange St., Orange, CA 92666
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P-10



Agilent
BCSL Tenant Improvement
1005 MARK AVE.

Planning Department Submittal
VICINITY MAP WITH RADII



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Scale
1" = 60'-0"
2025-0152
Job No.
04/06/2026
Date

P-11



Pages: 2

Date: 3 October 2025

To: Douglas White - AO Architects

From: Richard Batelaan

SUBJECT: Agilent 1005 Mark Ave - Generator Exterior Noise Analysis

PG Project #783

This memo summarizes our recommendations for controlling exterior noise emissions from the proposed emergency generator at 1005 Mark Ave in Carpinteria, CA. The Carpinteria Municipal Code ([Section 14.26.110](#)) limits noise from the project site to 50 decibels at the property line, which would apply for emergency testing of the proposed generator. Although not defined in the Code, we have assumed that “decibels” refers to A-weighted sound level (dBA) as this is typical for exterior noise regulations.

The proposed Kohler 30RCL generator will be located approximately 23 feet from the south property line along Cindy Lane (see Figure 1). In the absence of octave band sound data for the generator, the following spectrum was assumed for normal operation at no load, derived from a similar Kohler generator and adjusted to align with the overall noise levels presented in the provided [outsheet](#).

Frequency (Hz)	125	250	500	1k	2k	4k	Overall (dBA)
Sound Pressure Level (SPL) at 23 feet (dB)	68	65	57	52	50	45	61

Based on the [drawings](#) dated 9/4/25, we predict generator noise up to 55 dBA at the property line with the generator in normal operation at no load. For our analysis, we have assumed that the proposed generator is no more than 8 feet tall including any base. Based on the architectural drawings, the generator will be surrounded by a 15-foot tall concrete wall with no gaps or openings on all three sides and the building on the fourth side. This acts as a sound barrier and is accounted for in our analysis.

To meet the 50 dBA Code limit, we recommend the following:

- Add sound absorptive treatment from the ground to the top on at least three sides of the inside of the generator enclosure. Refer to the following sound absorptive treatment options:

ACOUSTIC AND VIBRATION CONSULTANTS



Agilent 1005 Mark Ave
Generator Exterior Noise Analysis
3 October 2025
Page 2 of 2

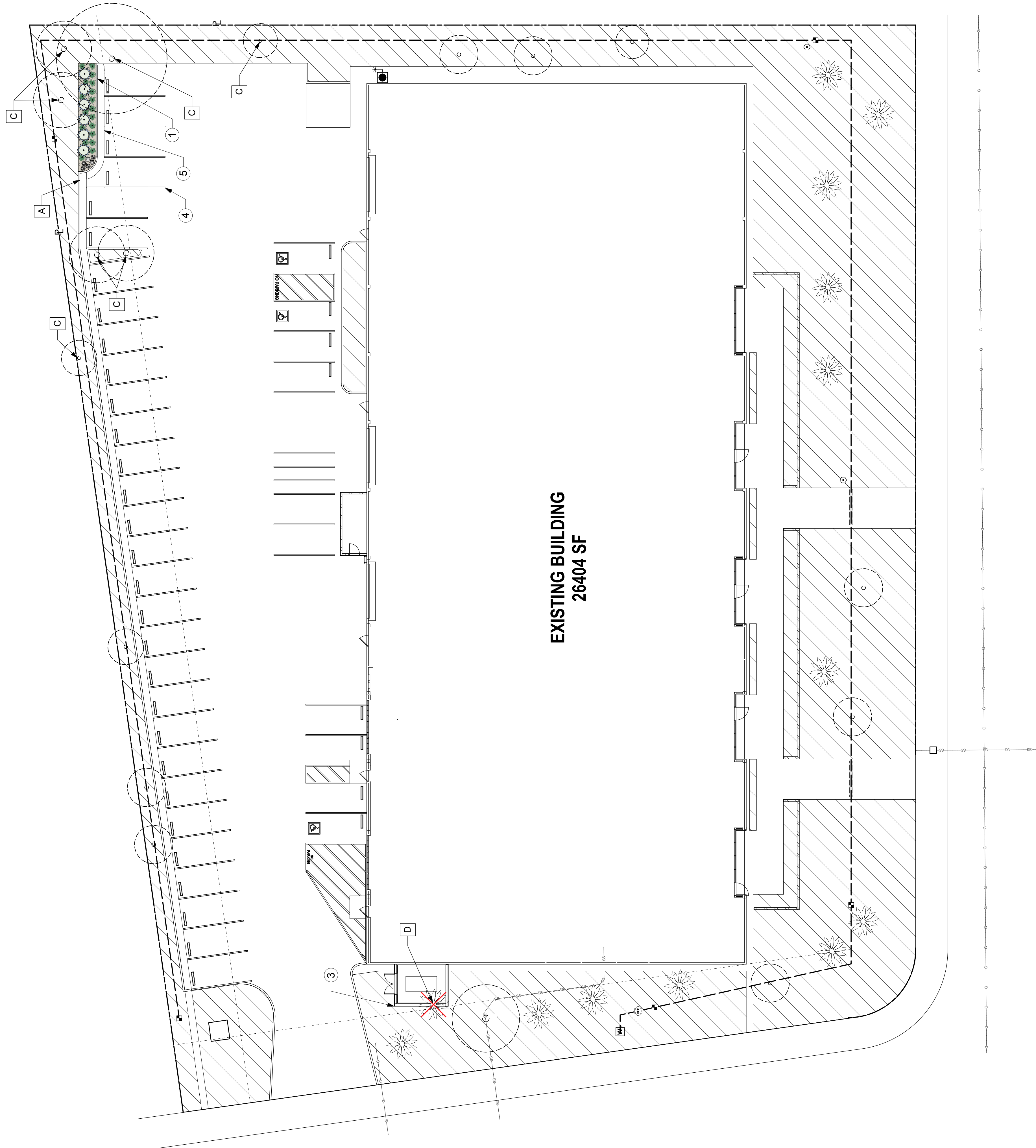
- Perforated metal panels, min 4" thick and with minimum sound absorptive coefficients as shown in Table 1. Acceptable products include [Sound Fighter Systems Retrosoard, LLC Noise Foli](#), [Noise Barrier QuietFelt](#), or approved equal.
- CMU blocks, min 6" thick with minimum sound absorptive coefficients as shown in Table 1. Acceptable products include [SoundSeal SoundBlock 6" RSC](#) or approved equal.
- Add full perimeter seals ([Pemko S88](#), [Zero 1885](#), or equal) and drop bottoms ([Pemko 420 P/L](#), [Zero 369](#), or equal) to the double door on the west side of the enclosure to prevent sound leakage.

Figure 1 - Generator Site Plan



Table 1 - Generator Enclosure Sound Absorptive Treatment Requirements

Frequency (Hz)	125	250	500	1k	2k	4k
Minimum Sound Absorption Coefficients (α)	0.5	0.9	0.9	0.9	0.8	0.8



Total Existing Landscape Area: 19,896 SF
Existing Landscape Area To be Removed: 166 SF
(Turf and palm tree to accomodate equipment enclosure)
Amount of Landscape Added: 166 SF
Total Proposed Landscape Area: 19,896 SF

Plant List

Symbols Botanical Name

- Succulents**
- Agave 'Blue Flame'
 - Dudleya brittonii
- Grasses**
- Carex divulsa
- Total**

Common Name	Size	Qty	Mature Height	Size Width	WUCOLS
Blue Flame Agave	5 gal	6	2 - 3 ft	2 - 3 ft	Low
Giant Chalk Dudleya	2 gal	6	1 - 2 ft	1 - 2 ft	Low
European Grey Sedge	1 gal	18	24 - 30 in	24 - 30 in	Low
Total		30			

Existing Notes

- (E) concrete curb
- (E) concrete gutter
- (E) pepper tree sp.
- (E) palm to be removed

Proposed Notes

- (P) concrete curb to connect with existing curb
- (P) planter extension
- (P) equipment enclosure
- (P) adjusted parking stalls to accommodate landscape extension
- (P) gutter

Legend

- Existing Landscape Area (19,730 SF)
- Proposed Landscape Area (166 SF)

Existing Irrigation Equipment Schedule

symbol on plan	description
	existing water meter
	existing mainline
	existing sleeve pipe for main, laterals and wires under paving and through walls
	existing irrigation controller, exterior wall mount
	existing backflow preventer
	existing irrigation valve
	existing hose bib

Existing Tree Protection & Removal Notes

All existing plant material to remain and be protected unless otherwise noted.

- (E) tree symbol
- (E) palm symbol
- (E) remove

Irrigation Notes:

- Proposed planter extension to be retrofitted with adjacent existing irrigation station.
- Exact location and quantity of irrigation components to be verified in field.

Planting Notes

Important note: All plant materials shall be set out as shown on plan. Final locations shall be approved by the Landscape Architect prior to planting.

- Prior to starting work, Contractor shall take representative soil samples from the project site. Soil shall be analyzed by an approved commercial soil testing laboratory for suitability for ornamental planting. A copy of the results of the soil analysis shall be submitted to the Owner and Landscape Architect. Contractor shall follow the recommendations of the soils lab as to the application of fertilizer & amendments to provide a suitable medium for planting. The Contractor shall notify the Landscape Architect and Owner of any potential problems which may result due to harmful substances found in the soil. Failure to act as specified may result in the Contractor assuming financial responsibility for any damage to plants.
- Contractor shall clear and grub all planting areas, removing all weed growth and construction debris, prior to installation of plant materials.
- All plants are identified by typical symbols and quantities in each area. Plant quantities indicated on the plan are approximate and are provided for the convenience of the contractor. It shall be the responsibility of the contractor to confirm all plant quantities prior to bidding. In the event of discrepancies in plant count, quantities indicated by plant symbols shall prevail.
- As noted above, all plant materials shall be set out as shown on plan by Contractor for approval by Landscape Architect. Landscape Architect shall inspect Contractor layout prior to actual plant installation. Landscape Architect shall be given 48 hours notice to inspect Contractor layout prior to final plant installation.
- Contractor shall provide and install 3" of mulch, matching with existing, in all planted areas unless otherwise noted. Mulch shall be spread evenly.
- All (E) trees to remain unless otherwise noted.

I have complied with criteria of the ordinance and applied them accordingly for the efficient use of water in the landscape design plan.

03.31.2026
JACK KIESEL, LANDSCAPE ARCHITECT #5206 DATE



KIESEL • DESIGN
Kiesel Landscape Architecture, Inc.

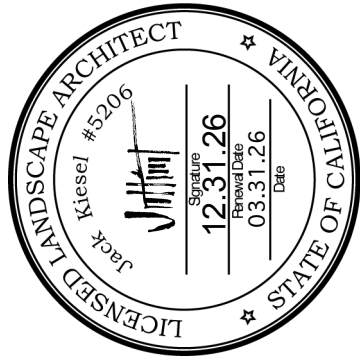
375 E Main Street
Ventura, CA 93001
O: 805.947.0730
kieseldesign.com

Agilent Carpinteria

1005 Mark Ave., Carpinteria,
CA 93013
ABN# 001-190-068

Submittals:

- | # | DATE | NAME |
|---|----------|----------------------|
| 1 | 10.10.25 | Permit Submittal |
| 2 | 03.31.26 | 2nd Permit Submittal |



Type: Permit Submittal

Drawn By:
NAME Carlos H.
DATE 03/2026

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Title:

Planting Plan

Sheet Number:



KIESEL • DESIGN
Kiesel Landscape Architecture, Inc.

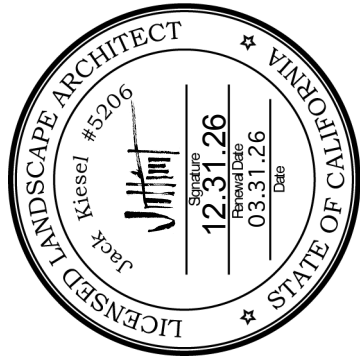
375 E Main Street
Ventura, CA 93001
O: 805.947.0730
kieseldesign.com

Agilent Carpinteria

1005 Mark Ave., Carpinteria,
CA 93013
ABN# 001-190-068

Submittals:

#	DATE	NAME
1	10.10.25	Permit Submittal
2	03.31.26	2nd Permit Submittal



Type: Permit Submittal

Drawn By: NAME Carlos H.
DATE 03/2026

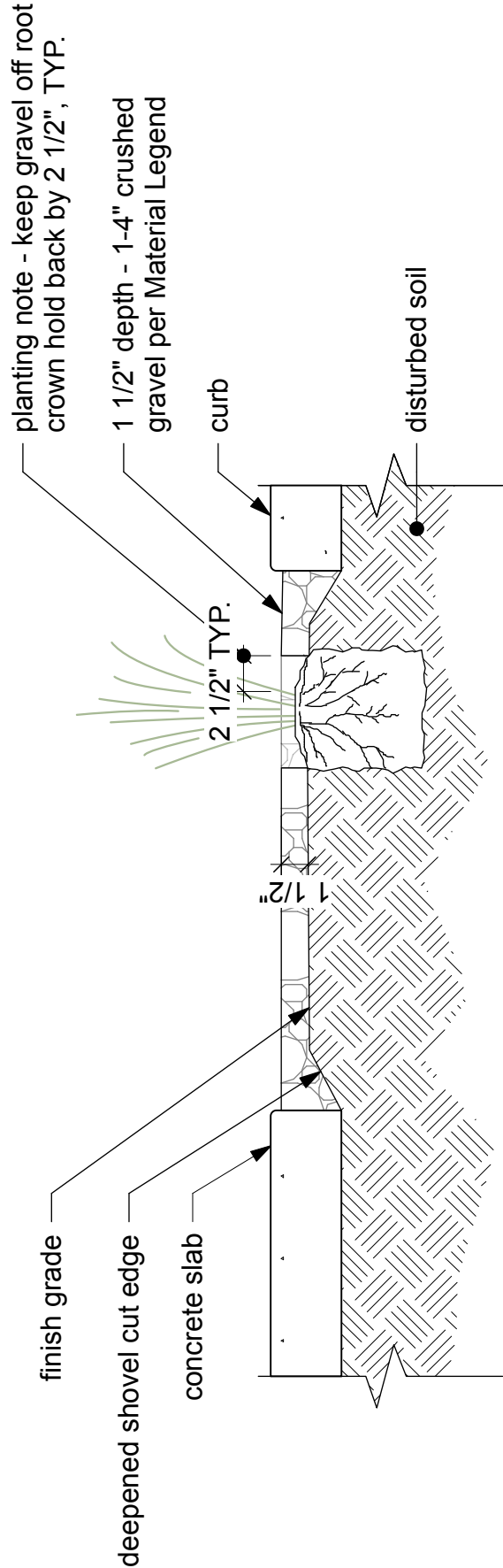
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Title:

Planting Details

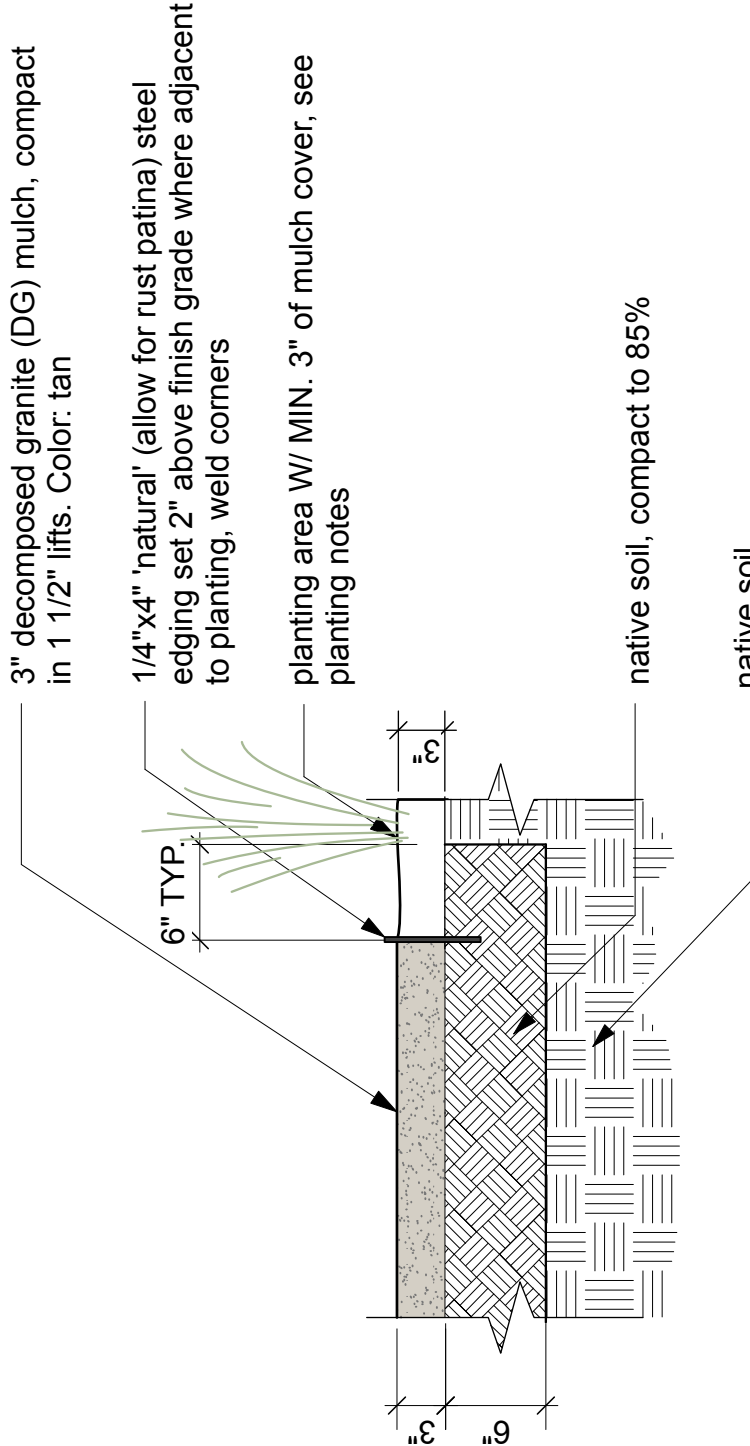
Sheet Number:

L3.2

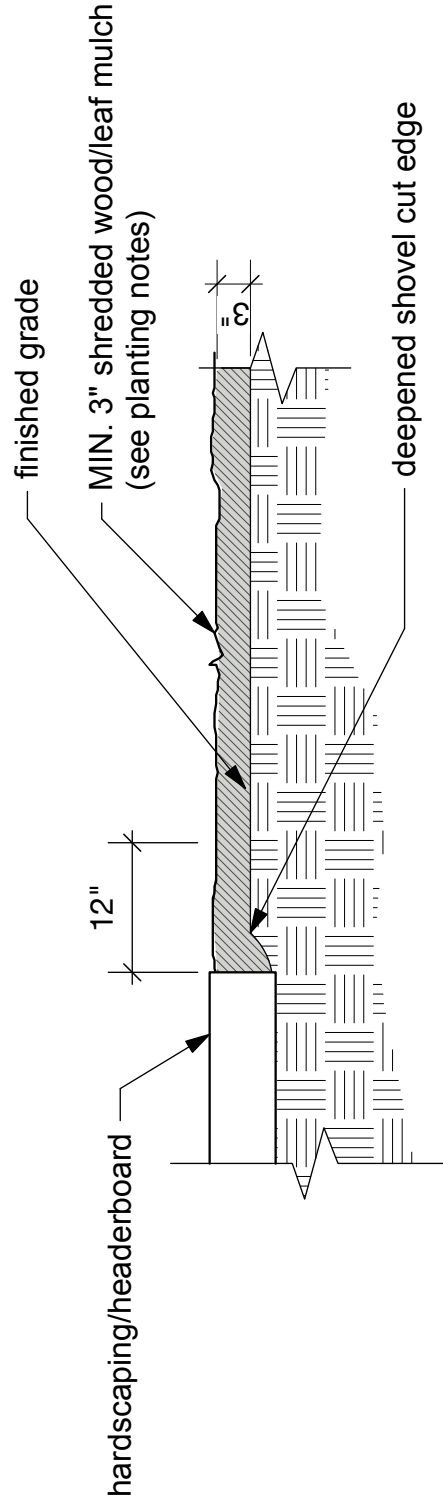


NOTE: NO Landscape Fabrics are to be used under crushed rock/gravel

5 Crushed Gravel Mulch Installation
NTS

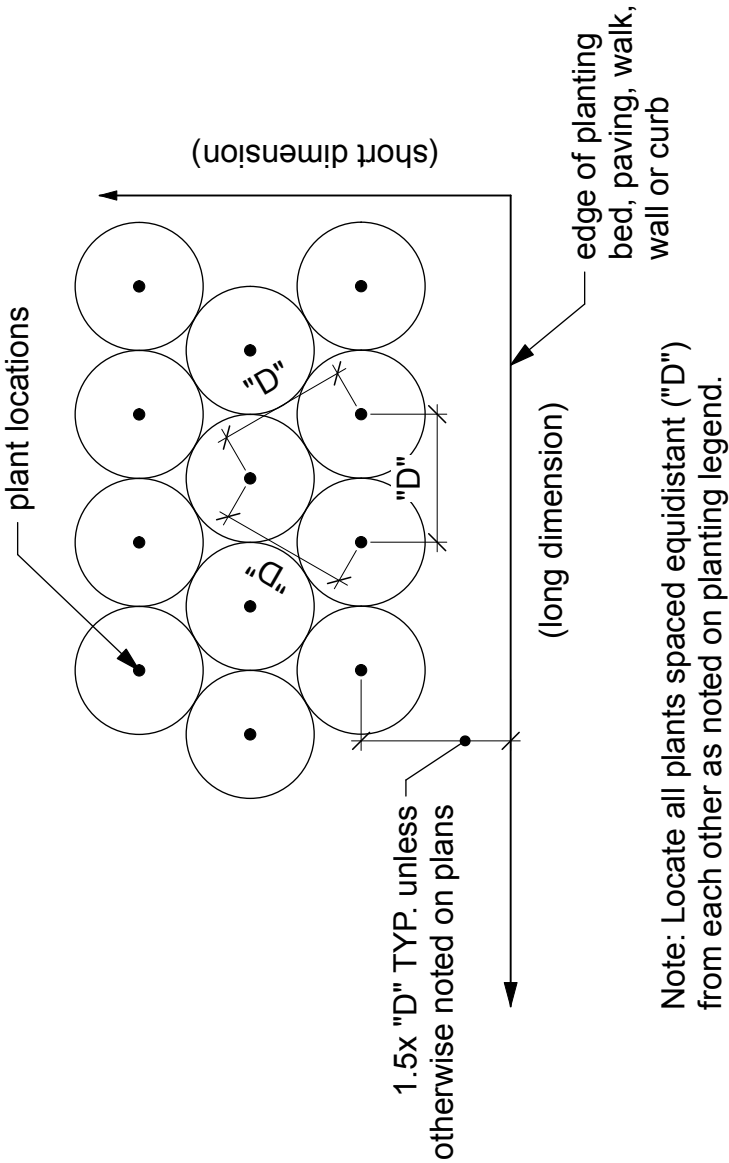


4 DG (Decomposed Granite) Installation
NTS

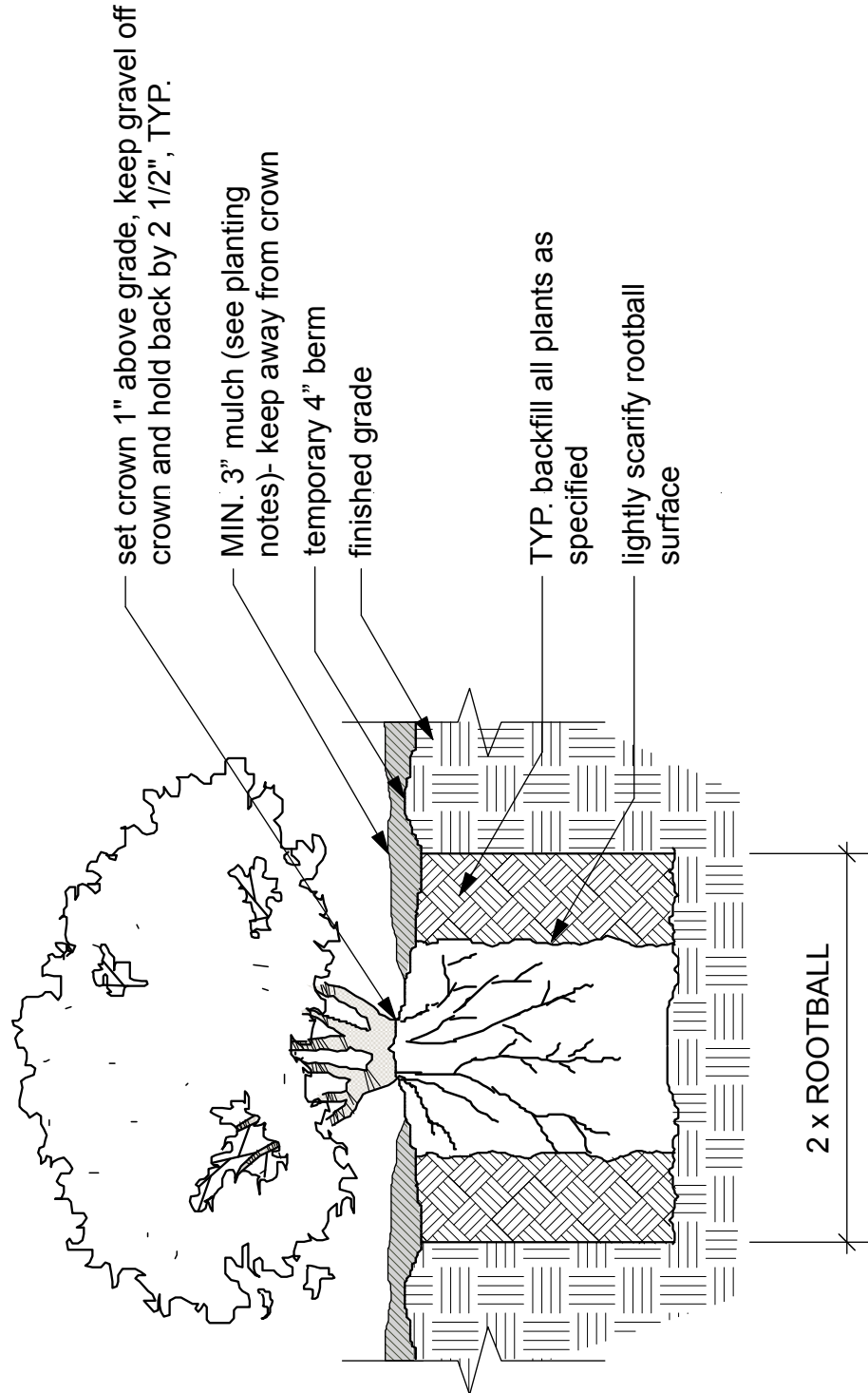


note:
mulch under trees and shrubs to blend into ground cover areas

3 Mulch Installation (under shrubs and trees)
NTS



2 Groundcover Installation
NTS



1 Shrub Planting
NTS

SECTION 02900

LANDSCAPE PLANTING

PART 1 GENERAL

1.01 GENERAL PROVISIONS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.
- B. Furnish all labor, materials and equipment necessary to provide and install all trees, plants and groundcovers as shown on the Drawings. The Contractor's work shall include:
1. Take representative soil samples.
 2. Prepare soil for planting and furnish all soil amendments.
 3. Contract grow all plant materials.
 4. Install all plant materials per the planting plan.
 5. Stake, tie and guy plant materials as specified.
 6. Dispose of trash, debris and surplus materials.
 7. Maintain the planting in a vigorous, healthy condition until final project acceptance.
 8. Guarantee all 24" box size and larger trees for a period of 90 days following the date of final project completion

1.02 QUALITY ASSURANCE

- A. Contractor must have knowledge and experience with the native plants specified. Contractor must also have successfully completed native landscape projects of similar size and nature and demonstrate familiarity and competence with planting techniques and identification of plants native to the Southern California region.

1.03 SUBMITTALS

- A. Submit documentation to the Landscape Architect within 15 days after award of the Contract that provision has been made and acted upon for contract growing and acceptable sourcing of all plant materials. Contractor shall be responsible for all material listed on the plant list. All substitutions due to unavailability must be requested in writing prior to confirmation of ordering. All materials shall be subject to inspection by the Landscape Architect at any time after confirmation of ordering.
- B. The Contractor shall furnish the Landscape Architect with copies of receipts for all amendments specified in Article 2.01 - Materials.
- C. Certified copies of soils analysis results.
- D. Manufacturer's or Supplier's installation instructions.
- E. Samples of each of the following:
1. Edging materials and accessories to verify type selected.
 2. Mulch material to verify quality selected.
 3. Soil amendment materials

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Delivery:
1. Deliver soil amendments to site bearing manufacturer's guaranteed chemical analysis, name, trademark, and conformance to State law.
 2. Deliver all plants and stockpile with legible identification labels.
 - a. State correct scientific plant name and size for each clone, species, or cultivar indicated on plant list.
 - b. Use durable waterproof labels with water-resistant ink that will remain legible for at least 60 days.
 3. Protect plant material during delivery to prevent damage to root ball or desiccation of leaves.
 4. While stored on site, all seed and container plants to be fully protected from damage, which could adversely affect germination or plant health.
 5. The Contractor shall notify the Landscape Architect 7 days in advance of delivery of all plant materials and shall submit an itemized list of the plants in each delivery.
- B. Storage:
1. Store plant material in shade and protect from weather and mechanical damage.
 2. Maintain and protect plant material not to be planted within 4 hours in a healthy, vigorous condition.
- C. Handling: The Contractor is cautioned to exercise care in handling, loading, unloading and storing of plant materials. Plant materials that have been damaged in any way shall be discarded, and, if installed, shall be replaced with undamaged materials at the Contractor's expense.

1.05 JOB CONDITIONS

- A. Site Conditions: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify the Landscape Architect before planting.
- B. Field Conditions: The planting plan is diagrammatic. Scaled dimensions are approximate. Prior to proceeding with installation work, the Contractor shall verify all dimensions with field conditions and notify the Landscape Architect of any deviation on the Drawing.

PART 2 PRODUCTS

2.01 MATERIALS

- A. All materials shall be of standard, approved and first-grade quality and shall be in prime condition when installed and accepted. Commercially processed or packaged material shall be delivered to the site in the original unopened container bearing the manufacturer's guaranteed analysis. Contractor shall supply the Landscape Architect with a sample of all supplied materials accompanied by analytical data from an approved laboratory source illustrating compliance or bearing the manufacturer's guaranteed analysis.
- B. Organic Amendment: For rates of application, see section 3.02 Preparation
1. Shall be All Around Compost (available from All Around Irrigation, 4760 Carpinteria Avenue, Carpinteria CA (805) 684-3115) or approved equal, incorporated with on-site soils at the application site prior to use.
 2. The compost shall not contain paint, petroleum products, herbicides, fungicides or other chemical residues that would be harmful to plant or animal life. Contaminants and deleterious materials such as plastic, glass, metal, dirt, or rocks shall not exceed 0.1 percent.
 3. Particle Size: 97 percent passing through 1/2" screen.
 4. Salinity: Salinity of compost shall not be excessive.
 5. N -P-K : Less than 5 percent.

6. Organic Content: Minimum 40 percent
7. pH: Shall range from 6.0 - 8.0
8. Moisture: Shall be less than 30%.
9. Weed Seeds and pathogens: Shall be eliminated through minimum sterilization procedure of 15 days at 55° Celsius.
10. Must pass Solvita Compost Maturity test as in article 3.02

C. Soil Amendments: refer to soils report.

D. Fertilizer: refer to soils report.

E. Imported Topsoil: refer to soils report.

F. Soil for planting areas on rooftops or equivalent: N/A.

G. Plant Material:

1. Quality: Plants shall be in accordance with the California State Department of Agriculture's regulation for nursery inspections, rules and rating. All plants shall have a normal habit of growth and shall be sound, healthy, vigorous and free of insect infestations, plant diseases, sun scalds, fresh abrasions of the bark, excessive abrasions, or other objectionable disfigurements. Tree trunks shall be sturdy and have well "hardened" systems and vigorous and fibrous root systems which are not root- or pot-bound. In the event of disagreement as to condition of root system, the root conditions of the plants furnished by the Contractor in containers will be determined by removal of earth from the roots of not less than two plants or more than two percent of the total number of plants of each species or variety. Where container-grown plants are from several sources, the roots of not less than two plants from each source of each species or variety will be inspected. In case the sample plants inspected are found to be defective, the Landscape Architect reserves the right to reject the entire lot or lots of plants represented by the defective samples. The Landscape Architect is the sole judge as to acceptability. Any defective plants rendered unsuitable for planting because of this inspection will be considered as samples and will be provided at the expense of the Contractor.
2. Size: The size of the plants shall correspond with that normally expected for species and variety of commercially available nursery stock or as specified on Drawings. The minimum acceptable size of all plants measured before pruning with the branches in normal position, shall conform with the measurements, if any, specified on the Drawings in the list of plants to be furnished. Plants larger in size than specified may be used with the approval of the Landscape Architect, but the use of larger plants will make no change in the Contract Price.
3. Replacement: All plants not conforming to the requirements herein specified, shall be considered defective and such plants, whether in place or not, shall be marked as rejected and immediately removed from the site of work and replaced with new plants at the Contractor's expense. The plants shall be of the species, variety, size and condition specified herein or as shown on the Drawings. Under no condition will there be any substitutions of plants or sizes listed on the Drawings, except with the expressed consent of the Landscape Architect in accordance with Sections relating to Changes in Work and Control of Materials.
4. Pruning: At no time shall trees or plant materials be pruned, trimmed or topped prior to delivery. Any alteration of their shape shall be conducted only with the approval of the Landscape Architect.
5. Plant material shall be true to name and variety as specified on the plans. In cases of discrepancy, botanical names shall take precedence over common names. Substitute plant material will not be permitted unless specifically approved in writing by the Landscape Architect in accordance with Sections relating to Changes in Work and Control of Materials.
6. Nursery Grown and Collected Stock:
 - a. Grow under climatic conditions similar to those in locality of Project.
 - b. Container-grown stock in vigorous, healthy condition, not root-bound or with root system hardened off.
 - c. Use only balled or liner stock plant material which is well established in removable containers or balled homogeneous soil sections.
7. Substitute plant material will not be permitted unless specifically approved in writing by the Landscape Architect.

H. Guying and Staking Materials: Install per plant list.

1. Wood Tree Stakes: Lodge pole pine, 2-inch (min. nominal size) diameter by 8 feet long (5 gal., 15 gal. plants), by 10 long feet long for box trees 24-inch or larger, no split stakes.
2. Ties: V.I.T. twist brace, in manufacturer's suggested lengths, as manufactured by V.I.T. Company, (714) 891-8338, or approved equal.
3. Guy Wire: 10 gauge galvanized.
4. Turnuckles/Compression Springs: 1/2 inch galvanized.
5. PVC Pipe: 1/2 Schedule 40 (White).
6. Rubber Hose: rubber garden-type.

I. Tree Paint: Morrison Tree Seal, Cabot Tree Paint, or equal.

J. Water: Must be potable, and/or reclaimed water (as supplied by the specified water purveyor) containing no substances harmful to plant life.

K. Mulch: All planting areas, to a minimum depth of 3" wood mulch, unless otherwise noted on Materials Plan.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Obtain certification that final grades to within 0.1 foot have been established prior to commencing planting operations. Provide for inclusion of all amendments, settling, etc.
- B. Inspect trees, shrubs and liner stock for injury, insect infestation and trees and shrubs for improper pruning.
- C. Do not begin planting of trees until deficiencies are corrected or plants replaced.
- D. The Contractor shall verify the locations of underground utilities prior to excavation. Damage to any such utilities resulting from the Contractor's work shall be repaired at his/her expense.
- E. The Contractor shall investigate the site for any subsurface drainage or unusual soil conditions which might prove detrimental to the success of the design as specified on the plan insofar as growth and survival of plant material is concerned. Should any such condition exist, the Contractor shall notify the Landscape Architect and submit a proposal for corrective measures and their cost. Should the Contractor fail to provide such notification, he will be held solely responsible for any corrections deemed necessary by the Landscape Architect should damage occur.

3.02 PREPARATION

- A. Soil Analysis:
1. Soil from two sample locations was analyzed for suitability for ornamental planting (as specified on the Drawings). Analysis was completed by:
Waypoint Analytical
4741 East Hunter Ave., Ste. A
Anaheim, CA 92807
 2. Results and recommendations from the soil analysis are included in this Drawing set on sheet L3.6.
 3. Contractor shall amend and fertilize as recommended by the report to provide a suitable medium for planting. The Contractor shall notify the Landscape Architect of harmful substances found in the soil. Failure to act as specified may result in Contractor assuming financial responsibility for damage to plants.

B. Soil Preparation:

1. After approximate finished grades have been established, soil shall be conditioned and fertilized according to recommendations provided in the soil analysis report.
2. At the time of planting, the top 3 inches of all areas to be planted shall be free of stones, stumps, or other deleterious matter 1 inch in diameter or larger, and shall be free from all wire, plaster or similar objects that would be a hindrance to planting or maintenance.
3. Soils which have been compacted by construction activity shall be loosened and made suitable for planting by diskng, ripping, or other appropriate means.

C. Soil Preparation: On structure soils

1. The soil mix shall be delivered to the site thoroughly mixed and placed while damp, but not wet.
2. Fertilizer shall be added at time of placement according to rates described above.
3. The planting mix shall be crowned in the center of all planting areas, installed to the very top of the surrounding planter walls.
4. Prior to planting thoroughly water soils for one week and top off with additional material to top of surrounding planter walls. Crown center of planting areas to 2" above surrounding planter walls.

D. Final Grades:

1. Minor modifications to grade may be required to establish the final grade.
2. Finish grading shall insure proper drainage of the site.
3. All areas shall be graded so that the final grades will be 2 inches below adjacent paved areas, sidewalks, valve boxes, clean-outs, drains, manholes, etc., or as indicated on Drawings.
4. Surface drainage shall be directed away from all building foundations and paved areas.
5. Eliminate erosion scars prior to commencing maintenance period.
6. Site should be received within +/-0.10' of finish grade. It is the Landscape Contractor's responsibility to verify and notify the Landscape Architect if additional site grading is needed.

E. Disposal of Excess Soil: Dispose of any unacceptable soil at an offsite location approved by Owner's Representative.

F. Weed Eradication:

1. Prior to installation of plants, planting area will be free of exotics, invasives, or other plant material likely to inhibit or confine native plant growth. All weed removal operations to be performed at the direction of the Landscape Architect. Mechanical removal of weeds is preferred in most cases.
 - a. Removal process should not promote spreading of weeds.
 - b. Remove plants prior to seed distribution, or assure no seeds are distributed during removal processes.
 - c. Entire root system of plants that reproduce by rhizome or stolon must be removed. Contractor shall obtain all permits associated with the application of herbicides and application shall be by licensed personnel.
2. No spraying shall occur without prior approval of Owner's Representative of Contractor's methods to protect non-target species.
 - a. No application will be permitted when wind speed exceeds 5 MPH.
 - b. No spraying will be allowed when coastal fog is present, unless effectiveness under these conditions is demonstrated.
 - c. No spraying shall be permitted within 24 hours of rainfall.
 - d. No non-target plants shall be contaminated by spray drift.
 - e. Ambient temperatures shall be within the recommended range for each of the specified herbicides.
 - f. Target plants shall not be disturbed until the herbicide has taken effect, approximately 4 to 6 weeks, depending on the time of year.



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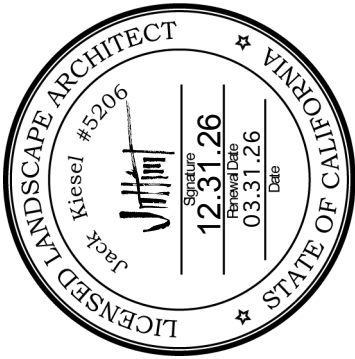
Agilent Carpinteria

1005 Mark Ave., Carpinteria,
CA 93013

ABN# 001-190-068

Submittals:

#	DATE	NAME
1	10.10.25	Permit Submittal
2	03.31.26	2nd Permit Submittal



Type: Permit Submittal

Drawn By:
NAME Carlos H.
DATE 03/2026

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Title:

Planting Specs

Sheet Number:

3.03 PLANTING INSTALLATION

- A.

General:

1.

Actual planting shall be performed during those periods when weather and soil conditions are suitable and in accordance with locally accepted practice. Optimal time for planting California natives is November to February. If possible, construction scheduling shall be coordinated to allow planting to occur during this time.

2.

Only as many plants as can be planted and watered on that same day shall be distributed in a planting area.

3.

Containers shall be opened and plants shall be removed in such a manner that the ball of earth surrounding the roots is not broken and they shall be planted and watered as herein specified immediately after removal from the containers. Containers shall not be opened prior to placing the plants in the planting area.
- B.

Installation of Imported Topsoil: Contractor to provide and install imported topsoil in all planting areas as required to a finish grade of 2 inches below the top of adjacent concrete paving or curbs. Allow for settling.
- C.

Lay-Out of Plantings: All containerized plants shall be laid out in their containers at the locations indicated by the Drawings before plant pits are dug. All such locations shall be approved by the Landscape Architect. If underground construction or utility line is encountered in the excavation of planting areas, other locations for planting may be selected by the Landscape Architect. It shall be the Contractor's responsibility to confirm with the Landscape Architect and governing agencies the location and depth of all underground utilities and obstructions.
- D.

Planting of Trees, Shrubs and Groundcovers:

1.

Excavation for planting shall include the stripping and stockpiling of all acceptable topsoil encountered within the areas to be excavated for trenches, tree holes, plant pits, and planting beds.

2.

Excess soil generated from the planting holes and not used as backfill or in establishing the final grades shall be removed from the site.

3.

Protect all areas from excessive compaction when trucking plants and other material to the planting site.

4.

Center plant in pit or trench.

5.

All excavated holes shall have vertical sides with roughened surfaces and shall be of a size that is twice the diameter and one-half times the depth of the root ball for all trees and shrubs. For individual plant holes, a fork should be used rather than a shovel to loosen clay soils in order to reduce possible layering of soil types.

6.

Set plant plumb and hold rigidly in position until soil has been tamped firmly around ball or roots.

7.

Drainage: Good drainage is essential to the establishment and continued health of plants native to dry regions. If the soil will not allow water to drain out of a hole one (1) foot deep in one(1) hour, the Contractor shall notify the Landscape Architect of such a condition before planting begins.

8.

All plants which settle deeper than the surrounding grade shall be raised to the correct level. After the plant has been placed, additional backfill shall be added to the hole to cover approximately one-half of the height of the root ball. At this stage, water shall be added to the top of the partly-filled hole to thoroughly saturate the root ball and adjacent soil.

9.

Container Removal:

a.

Do not injure root ball.

b.

After removing plant, superficially cut edge roots with knife on 3 sides.

10.

Box Removal:

a.

Remove bottom of plant boxes before planting.

b.

Remove sides of box without damage to root ball after positioning plant and partly backfilling.

11.

Plant Tablets:

a.

The Contractor shall consult with the nurseryman supplying the various plant materials as to the conditions under which they were grown, adding pre-plant fertilizer only if the nurseryman believes it necessary.

b.

If planting occurs in the fall or winter, a time released fertilizer, such as Agriform tablets or Woodace IBDU briquettes should be incorporated according to manufacturer's specifications.

c.

A shorter duration time released fertilizer, such as Osmocote 14-14-14, should be used for spring plantings.

d.

Summer planting of drought tolerant plants is not recommended, but if absolutely necessary, no additional fertilizer should be added until October.

12.

Backfill:

a.

The remainder of the hole shall then be backfilled and thoroughly watered. **DO NOT OVERLY COMPACT BACKFILL BY STEPPING ON OR TAMPING SOIL.** If settling occurs after initial watering, additional backfilling may be necessary.

b.

All planting holes shall be backfilled with: (per cubic yard of mix)

(1) 3 parts by volume mature compost, tested for maturity as specified in section 02900Part 2.01 B.

(2) 2 parts by volume on-site soil.

c.

After backfilling, an earthen basin shall be constructed around each plant. Each basin shall be of a depth sufficient to hold at least 2 inches of water. The basins shall be constructed of amended backfill materials. Remove basin in all turf areas after initial watering.

d.

Backfill in containers on structure planting areas shall consist of 100% soil mix as specified above.

13.

Watering:

a.

Drought tolerant plants, (plants which are native to areas which receive most of their yearly rainfall during the winter months, or those which receive small amounts of rain just a few times a year), once established in their environment, do not need, and often dislike large amounts of water and fertilizer.

b.

Extra care should be taken to prevent over watering in clay soil situations. Extremely heavy or very poorly drained soils are not recommended for these plantings, and if such conditions occur, the Contractor shall notify the Landscape Architect prior to planting.

14.

Pruning: Pruning shall be limited to the minimum necessary to remove injured twigs and branches, and to shape the plant material as directed by the Landscape Architect. Pruning may not be done prior to delivery of plants.

15.

Staking and Guying: Staking and guying of all trees shall be completed immediately after planting. All stakes and guys shall be installed as indicated in details.

3.04 OBSERVATION SCHEDULE

- A.

The Contractor shall be responsible for notifying the Landscape Architect in advance for the following site visits, according to the time indicated:

1.

Plant material review: 48 hours.

2.

Plant layout review: 48 hours.

3.

Soil preparation and planting operations: One tree with each type of specified staking shall be approved prior to planting of trees: 48 hours.

4.

Pre-maintenance: 7 days.

5.

Final walk-through: 7 days.
- B.

When observations are conducted by someone other than the Landscape Architect, the Contractor shall show evidence in writing of when and by whom these inspections were made.
- C.

No site visits shall commence without all items noted in previous observation reports either completed or remedied unless such compliance has been waived by the Landscape Architect. Failure to accomplish punch list tasks or prepare adequately for desired inspections shall make the Contractor responsible for reimbursing the Landscape Architect at his current billing rates per hour portal to portal (plus transportation costs). No further site visits shall be scheduled until this charge has been paid and received.

END OF SECTION 02900

25-23

Project No.



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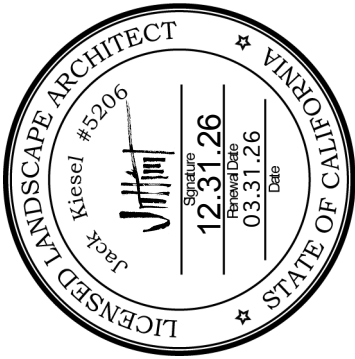
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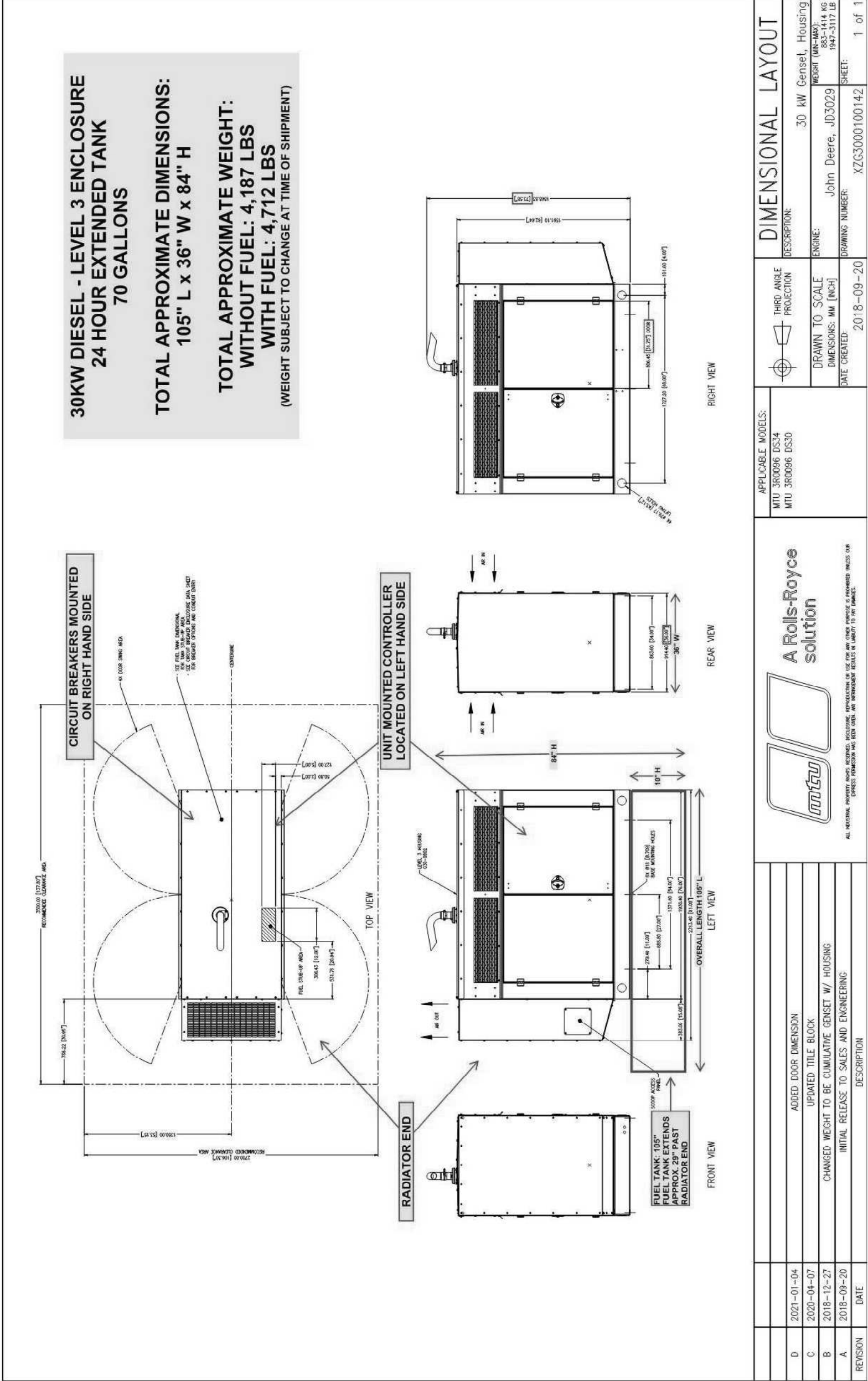
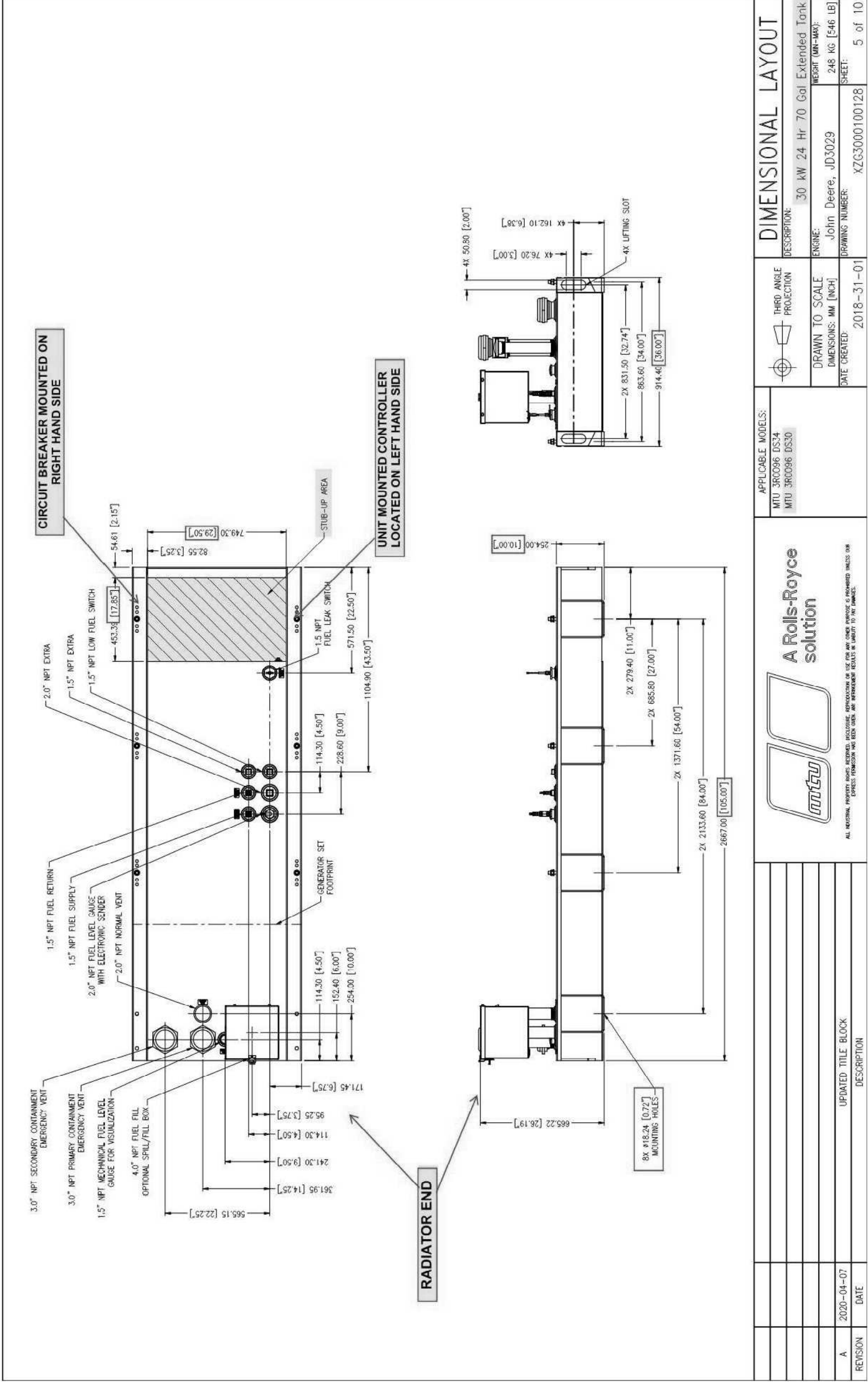
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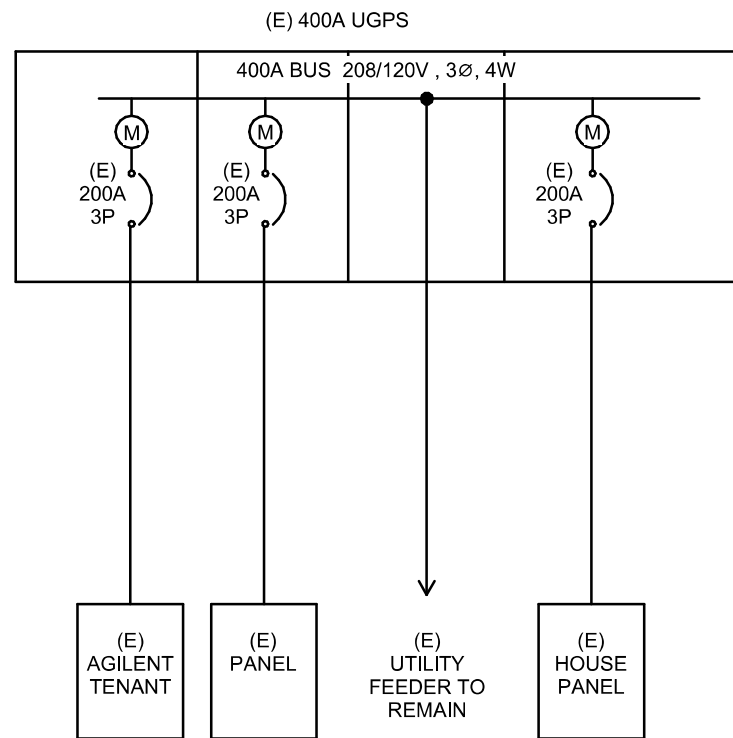
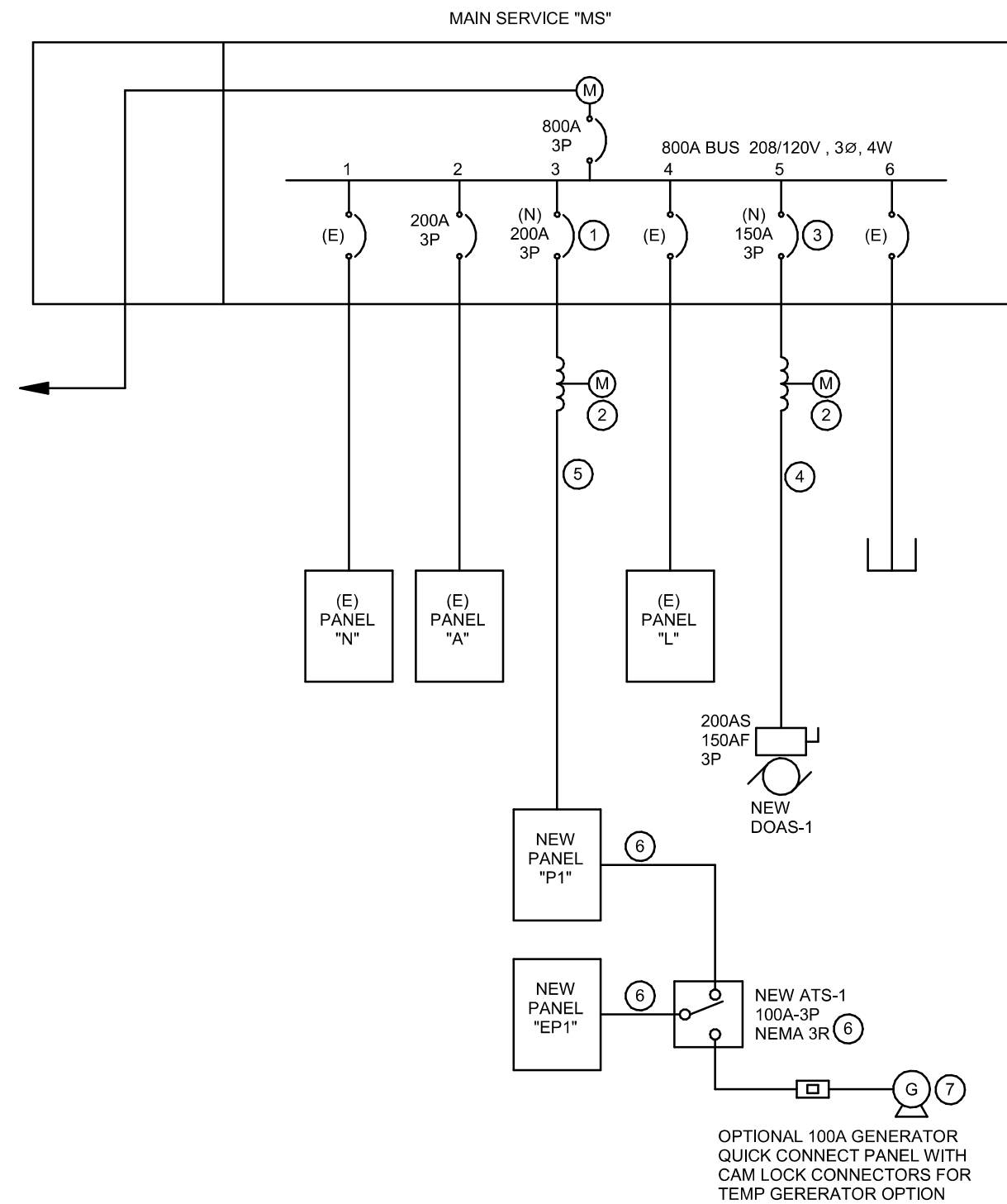
Title:

Planting Specs

Sheet Number:

L3.4





KEYNOTE LEGEND

1. REPLACE EXISING 125A-3P CIRCUIT BRAKER W/NEW 200A-3P CIRCUIT BREAKER. ELECTRICAL CONTRACTOR TO MATCH EXISTING AIC RATING OF NEW CIRCUIT BREAKER TO EXISTING MAIN SERVICE..
2. PROVIDE OWNER SUBMETER EMON-DMON OR EQUAL.
3. REPLACE EXISTING 3P CIRCUIT BREAKER WITH NEW 150A-3P CIRCUIT BREAKER. ELECTRICAL CONTRACTOR TO MATCH EXISTING AIC RATING OF NEW CIRCUIT BREAKER TO EXISTING MAIN SERVICE.
4. PROVIDE 2"C-3#1/0CU + 1#8 CU GROUND.
5. PROVIDE 2-1/2"C-4#3/0 CU + 1#6 CU GROUND.
6. PROVIDE 1-1/2"C-4#1 CU + 1#8 CU GROUND.
7. PROVIDE MTU 3R0096 DS30, 30KW/32kVA, 280/120, 3PHASE, DIESEL GENSET OUTDOOR AUTOMATIC TRANSFER SWITCH, OPEN TRANSITION, 104A, 3P, NEMA 3R.

ADDERS

400A, QUICK CONNECT PANEL, NEMA 3R 5 YEAR WARRANTY FOR QUICK CONNECT PANEL UPGRADE ENCLOSURE TO 55dBA RATING AT 23 FEET AND 24HR TANK WITH 7.5G SPILL BOX, CAMLOC FILL, AND MONITOR PANEL ENCLOSURE WITH 3RD PARTY FUEL TANK DIMENSIONS: 110"H X 54"W X 130"L

GENERAL NOTES

- A. ALL AIC RATINGS SHOWN ARE MINIMUM REQUIREMENTS COORDINATE EXACT RATING BASED ON SHORT CIRCUIT STUDY RECOMMENDATIONS PER SPEC SECTION 26 06 73.



104

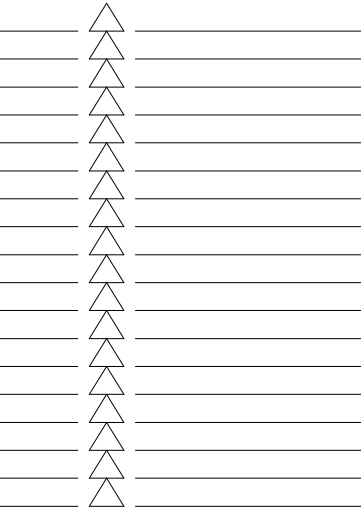
CONSULTANT

ALFATECH
421 EAST HUNTINGTON DRIVE
MONROVIA, CA 91016
PHONE: (213) 212-9860
www.alfatech.com

Agilent
Tenant Improvement
1005 MARK AVE.
CARPINTERIA, CA 93013

ELECTRICAL SINGLE LINE
DIAGRAM

Project Number: 230A36LA
Plan Check Number: Permit Number
06-06-2025 CONTRACTOR PRICING SET
07-16-2025 SCHEMATIC DESIGN
08-11-2025 DESIGN DEVELOPMENT



S H E E T

E7.01

ACTION MINUTES

The meeting was called to order at 5:37 p.m. by Chair Blakemore.

ROLL CALL

Boardmembers present: Amy Blakemore, Chair
Patrick O'Connor, Vice Chair
Richard Johnson
Richard Little
Lisa Woolf (attending via Zoom)

Boardmembers absent: None

OTHERS PRESENT: 2 members of the public were in attendance

PUBLIC COMMENT: None

MATTERS PRESENTED BY STAFF:

Due to the brevity of the item, Chair Blakemore permitted Matters Presented by Staff to be presented prior to agenda items.

Associate Planner Marysol Smith provided a brief presentation describing proposed exterior improvements and maintenance for Mac Brown Excavating, located at 5096 Sixth Street and 683 Maple Avenue. Project representative Mike Isaac was in attendance. Ms. Smith described proposed improvements to the property, including updating exterior light fixtures, replacing corrugated metal exterior with smooth stucco, adding a decorative strip of corrugated metal, replacing existing garage doors, removal of an eave and two windows, and updating the color palette to off-white with black trim.

The Board was unanimously supportive of the proposed changes as presented.

PROJECT REVIEW

- 1) Project: Surf Cottages Condominiums, Project 25-2331-DP/CDP/ARB
Address: 4716 Seventh Street
Applicant: Eva Turenchalk, agent, for Michael Haber, Surf Cottage LLC
Planner: Megan Musolf

Request of Eva Turenchalk, agent, for Michael Haber, Surf Cottage LLC, to consider Project 25-2331-DP/CDP/ARB for preliminary review of a proposal to remodel and add a second story to an existing single-family dwelling, and construct a new two-story two-unit building, to create a total of three condominium units on the property. The resulting single-family residence would be 2,141 square feet with a maximum height of 23 feet 9 inches, and the two new units would be 1,968 and 1,966 square feet, respectively, with a maximum building height of 25 feet 8 inches. A two-car garage would be constructed for each unit and one on-site guest parking space would be provided. The project would include all new hardscaping and landscaping, including relocating the existing curb cut and driveway off

Seventh Street. The property is a 10,998 square foot (0.25 acre) parcel zoned Planned Residential Development (PRD-15) and shown as APN 003-301-020, addressed as 4716 Seventh Street. This item was continued from the January 29, 2026 ARB agenda.

Ex Parte Communications Disclosure: None.

Staff Comments: Assistant Planner Megan Musolf provided a presentation of the project proposal, including an analysis of zoning standards and images of the proposed project's exterior. She noted that this site has had several versions of a three-unit condominium project proposed since 2008, and that a previous project received the Commission's approval in 2018, but the permits expired before building commenced. Ms. Musolf explained that the site is currently in a flood hazard zone, but new flood maps will become effective June 2026, bringing the site out of the flood hazard zone. Therefore, the project will not need floodproofing because no construction will begin before the flood maps change. This reduced the proposed project's height by 13 inches. She asked for the Board's input on the following areas:

- Exterior colors and materials
- Bulk and massing along the side property lines
- Bulk and massing across entire property (new structure plus new 2nd story)
- Landscaping and hardscape plan, including the proposed plant list
- Proposed exterior light fixture for night-sky friendly compliance

Questions for Staff

Boardmember Little asked if the reduction in height makes the height more similar to nearby residences, and Ms. Musolf confirmed, explaining that the reduction in height came from a reduction in the foundation and fill required for floodproofing.

Vice Chair O'Connor asked for clarification that compliance with the City's flood zone requirements is not under the purview of the ARB, and Ms. Musolf confirmed, noting that it is mentioned in the Staff Report and presentation because it affects the height and appearance of the structure. Vice Chair O'Connor asked if the building overhang on Unit B above the garage counts towards building coverage. Eva Turenchalk, agent, confirmed it does. He asked if the proposed rain gardens counted towards the open space requirement, and Ms. Musolf confirmed this area is included.

Chair Blakemore inquired why the rain gardens were not shown on the civil plans. The applicants noted this was an error.

Boardmember Woolf inquired if there was a limit on the number of toilets that could be placed on a quarter-acre lot. Ms. Musolf responded that the Carpinteria Sanitary District reviewed the proposed project and did not have an issue with the number of toilets. Boardmember Woolf asked if each condo unit would have a separate toilet system. Ms. Turenchalk responded that all units would be connected to the Sanitary District's sewer system.

Questions for Applicant

Vice Chair O'Connor asked if there was a post supporting Unit B's second-story overhang, and Dawn Sherry, architect, standing in for the project's designer, replied yes, there was a post on the corner there. Vice Chair O'Connor expressed concern with the resulting clearance for a vehicle to access the

guest parking spot. Ms. Sherry noted the post could be moved in to allow more space for a vehicle, and that there is space for a vehicle from any parking space to turn around and drive forward out of the property. Vice Chair O'Connor asked about any foundation work that might need to be done to support the new addition. Ms. Turenchalk stated that drawings were not at that level of detail yet, but that a structural assessment was done before the second-story addition was drawn up. Vice Chair O'Connor asked staff what would happen if additional demolition had to occur following project approval, and staff replied that a Development Plan Revision could be needed. The applicant team stated a complete demolition was unlikely.

Boardmember Little asked why the design had shifted from an Arts and Crafts style to a modern one. Ms. Sherry stated it was the owner's preference, as well as overall shifts in architectural tastes.

Chair Blakemore asked why two different shrubs were used at the front and rear of the property. Greg Ross, landscape architect, replied it was due to WELO requirements.

Public Comments: none.

Boardmember Discussion:

Boardmember Johnson:

- Likes the theme with the board and batten, the trellis and gables sticking out, and multi-lite windows
- Would prefer a softer white exterior color— too bright.
- Likes the remodel and addition to the SFD, appreciates the wedding-cake design, which makes it “friendly to the human scale” with appropriate proportions. There are enough breaks in the wall planes to break up the building.
- New 2-unit building:
 - Likes the south elevation, lots of wall breaks and shadow areas.
 - Should incorporate a vertical element to “celebrate” the stairway inside and further break up the wall plane, or maybe a pop-out with a window seat.
 - East elevation: similarly, incorporate some vertical element to define the stairway. Add some sort of gable or other weather protection over the back door.
 - Front elevation: single-story portion is great.
 - North elevation: out of scale with the neighborhood. He knows it's right on the setback line, but needs to be broken up somehow. Suggests pop-outs that don't add floor area. Not a fan of both floors having 9' ceilings, it makes the building look top-heavy. Suggests reducing top floor down to 7.5' in places, and do some truss ceilings to still get volume. It's a 70-75 foot long elevation, the neighborhood is made of 15 to 20-foot wall segments.

Boardmember Little:

- Too white, wants to see some color variation.
- Second-story 9-foot ceilings could be reduced.
- SFD: Long travel path to get from garage into house. Add an interior connection, or a door on the back of the garage so it's close to the house's side door.
- Agrees with Boardmember Johnson on need to break up the wall plane. A couple more roofs over windows, break up big flat mass.
- Liked the previous project's craftsman style, would like to see variation in siding materials.

Boardmember Woolf

- Really likes the design and colors.

Vice Chair O'Connor

- Overall in support, it's a nice infill project.
- Ensure windows on the east elevation stairwell are properly shown/positioned (not accidentally under stairwell)
- Consider a railing for back porch of Unit B
- Agrees the exterior color is too bright.
- Two grey colors on the exterior: one is warm, one is cool, make them either both warm or both cool. Doors: consider dark blue and grey instead of shiny black.
- Loves the Pella windows.
- Feels the new driveway is closer to the SFD than new building, and would put drivers at eye level with people sitting in the dining room. Center the driveway more, or shift away from SFD.
- Interior sightlines direct from toilet into bedroom. Also consider there are too many doors into the bathrooms.
- Primary bedroom in Unit B is huge, could push in to make overhang smaller/fix issue with the post.
- Foyer/entrance area in SFD is big, consider shifting in and making front porch even bigger.

Chair Blakemore

- Doesn't love the glass garage door with the board and batten siding, they seem to be separate styles.
- Suggests using Texanum Waxleaf Privet bush in both front and back, rather than Pittosporum in back.
- Concerned with amount of landscaping in small 5-ft side setbacks. Hard to access/maintain. Maybe incorporate some areas of gravel to keep it dry and weed-free.
- Make civil and landscape plans consistent with the rain gardens.
- Entry path to SFD is inconsistent on landscaping plan and site plan.
- Salvia is front and center, but suggest moving it behind other plants so when it's cut back for a few months each year it isn't as sad looking.
- Overall plant palette and sizes are appropriate for the project.
- Lawn requirements: areas are so small that they aren't practical for mowing grass. Suggests choosing another groundcover that doesn't need to be mowed.

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

VOTE: 5-0

OTHER BUSINESS: None.

CONSENT CALENDAR: None.

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS:

Boardmember Johnson and Vice Chair O'Connor expressed concern with the maintenance and upkeep of the building at 970 Linden Avenue, the proposed location of a new Verizon wireless facility.

Principal Planner Bret McNulty noted that improvement to the Linden façade was part of the proposed conditions of approval for that Project, #25-2336-CUP/CDP/ARB, and that it was continued by the Planning Commission to give Verizon time to consider alternative sites.

ADJOURNMENT

Chair Blakemore adjourned the meeting at 6:44 pm to the next scheduled meeting to be held tentatively on March 12, 2026.

All Boardmembers present expect to attend.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board