City of Carpinteria
Architectural Review Board Agenda
Thursday, July 16, 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: Monte Vista Dog Park, Project 26-2378-DP/CDP/ARB
   Address: Monte Vista Park, Bailard Avenue
   Applicant: Jeanette Gant, Director, City of Carpinteria Parks, Recreation & Community Services Department
   Planner: Megan Musolf

   Request of the City of Carpinteria Parks, Recreation, and Community Services Department to consider Project 26-2378-DP/CDP/ARB for preliminary review of a proposal to construct a 15,044 square foot off-leash dog park in the southeastern portion of Monte Vista Park, consisting of black aluminum fencing forming two separate areas for small and large dogs and an off-leash transition entry space. New landscaping would be installed along the southern fence lines of the dog park. All existing trees would be protected in place. The project would replace the existing temporary dog park; the temporary fencing is proposed to remain until the start of construction of the permanent dog park facility. The property is 3.97 acres in size, is zoned Recreation (REC), and is shown as APN 001-080-038.

2. Project: Grokenberger Residence Remodel & Addition, Project 26-2381-CDP/ARB
Address: 5398 El Carro Lane
Applicant: Paige Mascari, Becker Studios, agent, for Nell and Billy Grokenberger
Planner: Syndi Souter

Request of Paige Mascari, Becker Studios, agent, for Nell and Billy Grokenberger, to consider Project 26-2381-CDP/ARB for preliminary review of a proposal to construct a 475 square-foot addition to the existing 1,816 square-foot single-family residence, for a resultant size of 2,291 square-feet with a maximum height of 16 feet. The project includes a comprehensive remodel to the interior and exterior of the residence, and demolition of an unpermitted 168 square-foot covered patio on the side of the residence. The property is a 7,870 square foot parcel zoned Single-Family Residential (8-R-1) shown as APN 001-262-003, addressed as 5398 El Carro Lane.

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 meetings held January 29, February 12, and March 12, 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 July 9, 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 July 16, 2026

Agenda Item #1

COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW

Project: 26-2378-DP/CDP/ARB **Planner:** Megan Musolf
Address: Monte Vista Park
APN: 001-080-038
Zoning: Recreation (REC)
Applicant: Jeanette Gant, Parks, Recreation & Community Services Director, City of Carpinteria

Project Review:
☐ Conceptual
☑ Preliminary
☐ Final

PROJECT DESCRIPTION

This is a preliminary review of a proposal to construct a 15,044 square foot off-leash dog park in the southeastern portion of Monte Vista Park. The facility would include separate off-leash areas for small dogs (4,194 square feet) and large dogs (10,750 square feet), and an off-leash transition entry space (100 square feet). All off-leash areas would be enclosed by five-foot-tall black powder-coated aluminum fencing. Pervious concrete totaling 1,192 square feet would provide an accessible path to the entrance of the dog park and be placed inside the dog park near the entries to the small and large dog areas. New landscaping would be installed outside the dog park along the southern fencelines facing Pandanus Street. All existing trees would be protected in place. New benches, drinking fountains, and trash receptacles would be installed in and along the fenceline of the dog park. As part of the proposal, the applicant is requesting that the existing temporary dog park fencing and amenities remain until the start of construction for the permanent dog park facility.

Preliminary project plans are provided as Attachment A, which include the proposed materials and plant palette.

PROJECT SETTING

Monte Vista Park is a 3.97-acre parcel (APN 001-080-038) owned by the City of Carpinteria. It is located on the northern edge of Carpinteria off of Bailard Avenue, is zoned Recreation (REC), and is located in the Northeast Neighborhood (Community Design Subarea 4). The park is surrounded to the south by the Villa Del Mar and Casitas Village condominiums, the Vista de Santa Barbara Mobile Home Park to the southeast, and rural residential single-family homes with orchards to the west, north, and east in the County of Santa Barbara. The western, northern, and eastern edges of Monte Vista Park are coterminous with the City limits. The site is not subject to any zoning overlays.

The property is currently developed with public park facilities, including a public restroom, a children's playground area, three barbecue areas (which may be reserved for private events), and a

Figure 1, current location of the Monte Vista Off-Leash Dog Park Pilot Program

passive recreation area/lawn. The park has 20 on-site parking spaces, two of which are ADA-accessible, plus bicycle parking. Presently, the Monte Vista Off-Leash Dog Park Pilot Program (26-2385-TUP) operates in the southeastern corner of the grass field, in substantially the same location as where the proposed project would be located. Figure 1 shows the location of the pilot program off-leash dog park. The Pilot Program is further discussed below under Project Background.

PROJECT BACKGROUND

Off-Leash Dog Park Pilot Program History[1]

The Parks, Recreation, and Community Services Department (PR&CS) has worked with the community organization Carpinteria Dog Owners Group (C-DOG) since 2018 towards the goal of establishing an off-leash dog park in Carpinteria. Pursuant to Carpinteria Municipal Code (CMC) Chapter 6.04, dogs are only allowed off-leash in public areas specifically designated by the City Council. In September 2020, the Council adopted Resolution No. 6006, establishing a pilot program where a portion of El Carro Park would function as an off-leash dog area at designated times of day (a "shared-use" dog park). The pilot program was set to run for one year. While the shared-use off-leash area received a lot of community support from dog owners, concerns persisted from neighbors adjacent to El Carro Park regarding noise, dog waste, and dog owners allowing dogs off-leash outside of the defined area and hours. In October 2021, the Council voted to continue the pilot program for another year, and directed staff to research other locations for future pilot programs.

The City Council officially concluded the El Carro Dog Park Pilot Program in February 2023, noting, among other things, that a successful shared-use dog park would require more supervision than Code Compliance staff and C-DOG volunteers could provide. Citing the ongoing desire for an off-leash facility/area, the Council directed staff to instead prepare off-leash dog park concepts for Monte Vista Park and Lagunitas Park, with designated fenced areas exclusively for off-leash dogs. These park locations were selected, in part, due to the ability to provide an open area physically separated from other recreational facilities and uses (e.g., sports fields, picnic areas, playgrounds, etc.), and also adequately buffered from nearby residences, based on feedback received from the El Carro Park pilot program. PR&CS decided to move forward with the Monte Vista Park location first.

[1] This staff report contains a summarized account of dog park-related efforts in the City. A more in-depth summary is provided in the Planning Commission Staff Report for project 23-2261-TUP from November 6, 2023: https://carpinteria.granicus.com/MetaViewer.php?view_id=2&clip_id=1341&meta_id=85839

In November 2023, the Planning Commission approved a Temporary Use Permit (TUP) for a fenced off-leash dog park pilot program at Monte Vista Park. While a preliminary design was presented to the Commission, the project Conditions of Approval required that the final design of the dog park be approved by the City Council. Accordingly, in February 2024, PR&CS presented three dog park design concepts for the Council's consideration, which could be implemented for the Monte Vista pilot program, and future dog parks.[2] The Council approved the standardized designs as presented and indicated they would leave it to City staff to determine which variation was most suitable for the Monte Vista Park location.

The Monte Vista off-leash pilot program opened in April 2024 in the southeast portion of the park. This temporary dog park consists of metal chain-link fencing in a rectangular 180 ft by 60 ft layout. A decomposed granite pathway was added that leads to the double-gated entry, a transition space for dogs to be let off leash or put back on-leash. After six months of operation, staff returned to the Planning Commission for a six-month TUP check-in, where staff reported the City had received minimal complaints about the dog park and that it was frequently used. The Commission voted to amend a Condition of Approval, allowing future TUPs for the pilot program to be issued by the Community Development Director. With the pilot program progressing well, PR&CS began considering a permanent off-leash area at Monte Vista Park. In light of this, the pilot program has since received two additional TUPs (permits 25-2338-TUP and 26-2385-TUP) to extend its operation and allow PR&CS time to apply for a Development Plan to permit a permanent off-leash facility. The current Development Plan application requests that the temporary fencing and associated improvements be permitted to remain in place until construction of the permanent dog park begins, to minimize any lapse in off-leash area availability.

PROJECT ANALYSIS

Carpinteria Municipal Code (CMC), Title 14- Zoning

Recreation District (REC), CMC §14.38

The Recreation District allows for public parks, beaches, and other open spaces of a public or private nature. Uses permitted subject to approval of a Development Plan and Coastal Development Permit include public recreational facilities such as tennis courses, golf courses, playgrounds, and structures or facilities required to support recreational activities. An off-leash dog park is similar to and consistent with such uses. The following table identifies the project's conformance with the applicable CMC requirements for the REC zone district:

Standard	Requirement/Allowance	Proposal
Setbacks (all)	10 feet	10 feet
Height	16 feet max.	5 feet

[2] The February 12, 2024 City Council staff report with proposed dog park designs is available to view here: https://carpinteria.granicus.com/MetaViewer.php?view_id=2&clip_id=1386&meta_id=88691

Building Coverage	10% max. (12,088 sq ft)	< 1% (~400 sq ft: existing restroom building. Dog park not counted toward building coverage.)

Parking

The CMC does not have a minimum parking requirement for this specific use; therefore, the parking requirements shall be determined by community development department staff (CMC 14.54.040). Monte Vista Park provides 20 parking spaces, two of which are ADA accessible, as well as bicycle parking. There is also on-street parking along the southwest edge of the park, and angled on-street public parking in the adjacent neighborhood, although this is typically used by residents. No changes to parking are proposed as part of this project.

City staff is aware that parking around Monte Vista Park is sometimes at or above capacity, particularly on days when the barbecue areas are reserved for private parties. However, unlike the barbecue areas, the Pilot Program Dog Park currently draws users across the days of the week and times of day, leading to a steady stream of low demand, rather than peak demand hours. The City has received minimal complaints within the past year specifically regarding or originating from the Pilot Program Dog Park. Additionally, the park is within walking and biking distance of the Casitas Village and Villa del Mar condominium developments and Vista de Santa Barbara Mobilehome Park, providing a large resident population that could access the park without a vehicle. For these reasons, City staff feel that the existing parking at and around Monte Vista Park is adequate to serve the proposed permanent dog park.

Design Review

The dog park is proposed to be located in the southernmost portion of Monte Vista Park because it leaves the maximum amount of grassy area open and available for sports fields— Monte Vista Park is often used for soccer games. Its placement near the street and parking areas also helps dissuade dog owners from unleashing their dogs in the park prior to reaching the off-leash area. In addition, this is the location of the current pilot program, and a transition from the temporary fencing to permanent facilities would minimize disruptions to Monte Vista Park.

The proposed off-leash dog park would have a fence perimeter of 552 linear feet, with internal divisions creating a large dog area, small dog area, and a double-gated entryway to provide a transition space to unleash and leash dogs. The dog park would encompass five existing trees to provide users with shade. It is proposed in a somewhat irregular shape, to maximize the off-leash area in that portion of Monte Vista Park, incorporate the trees, and avoid corners with 90-degree angles or smaller (reducing spots where more dominant or aggressive dogs could corner other dogs). Both the large and small dog areas would have multiple benches, and a combination water bottle filler/drinking fountain/pet fountain. The dog park would be ADA accessible: pervious concrete, colored to match nearby decomposed granite, would be installed for the pathway to the dog park entry, as well as inside the dog park in and around the entry transition space.

The proposed fencing would be five feet tall aluminum fencing with a black powder-coated finish. A “puppy picket” at the bottom would help ensure small dogs cannot squeeze beneath the fence. The

fencing would use a panel system so that only small sections of the fence would need to be replaced in the event of damage. Three maintenance gates would be included to provide service vehicles an easy route through the large and small dog areas. Two trash cans are proposed on the outside of the fence, near the entry, such that maintenance staff would not need to enter the dog park for trash collection. No lighting is proposed as part of the project, as Monte Vista Park is closed after sunset. Proposed materials and amenities are shown on Sheet A-2.0 of Attachment A.

Apart from the placement of a few small play boulders, no new landscaping is proposed within the dog park, as it is likely to be damaged by dogs. Turf in the dog park would be re-seeded as needed. New landscaping is proposed along the two southern fencelines: one landscaped area between the fencing and entry pathway, and one between the fencing and the Pandanus Street curbline. Existing turf in these areas would be removed and manzanita, blue grama grass, and Catalina fuchsia would be planted, with boulders interspersed. Proposed landscaping is shown on Sheet A-4.0 of Attachment A.

PR&CS has informed Community Development staff that while the proposed aluminum powder-coated fencing is the preferred option, available funding for the project may require a change in materials. If adequate funds are not secured for the fencing shown on the current plans, PR&CS would instead propose a black chain-link fence for a lower cost. If this change were to occur, the project would return to the ARB for additional review.

The Board should comment on the overall layout and design of the proposed dog park, as well as the selection of fencing, landscape and hardscape materials.

General Plan/Coastal Land Use 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.

Land Use Element

Policy LU-1d: *Ensure that the type, location and intensity of land uses planned adjacent to any parcel designated open space/recreation or agriculture (as shown on Figure LU-1) are compatible with these public resources and will not be detrimental to the resource.*

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

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

Policy LU-5b: *The City shall continue to promote and coordinate with interested groups to allow a variety of recreational activities, such as sporting events, tournaments, art shows, parades, and other events at appropriate locations.*

Monte Vista Park is located at the City's northern boundary, with rural single-family parcels and orchards to the west, north, and east. The proposed dog park would be located at the furthest southerly corner of Monte Vista Park, and would not involve structures or uses that would negatively impact surrounding rural residential or agricultural uses. Monte Vista Park is located at the north end of a medium-density condominium neighborhood, allowing the dog park to be accessed on foot by a significant number of households. While parking demand is already known to be high in this neighborhood, the dog park would not create a significant new parking demand, considering the pilot program has been in operation at the same location since spring 2024. The project represents a collaborative effort between a community group, C-DOG, and PR&CS, to fill an existing recreational gap, since a permanent off-leash area for dogs does not currently exist in the City. For these reasons, staff believes the project is consistent with these objectives and policies.

Community Design Element, Citywide

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

The proposed fencing would be a maximum of five feet tall, and would not block any existing views of the mountains. The ocean is not visible from Monte Vista Park.

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

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

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

The proposed dog park would add an amenity to Monte Vista Park, which is regularly maintained and contains significant landscaped areas. The dog park would use a neutral, black fence and new landscaping to blend the fenced area in to Monte Vista Park, particularly as viewed from the street, and would consist of higher quality materials than the existing temporary galvanized steel fencing. The proposed plant palette uses species that are native to central and southern California and are classified as very low or low water use species. For these reasons, staff believes the project is consistent with these objectives and policies.

Community Design Element, Subarea Four, The Northeast

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

Policy CDS4-b: *Ensure that new development adjacent to designated city edges, abutting agricultural lands outside the city limits, are designed with rural and semi-rural elements and details, providing an appropriate transition and connection of the town to the countryside.*

The proposed project would be located within an existing public City park and would not increase the intensity of use or amount of building coverage. For accessibility reasons, pervious concrete is proposed for the dog park entry rather than decomposed granite (which is used elsewhere in the park), but would be the same color as surrounding pathways. Because of the low-impact nature of the project, staff believes it is in line with the neighborhood scale and character and appropriate for a parcel that buffers urban development from the countryside.

The Board should comment on the proposed materials and plant palette for the project.

Open Space, Recreation, and Conservation Element

Objective OSC-14: *Provide for adequate park and recreation facilities to meet the needs of the community and visitors.*

Implementation Policy 61: *Support development of new or expanded park and recreation facilities as demand/need dictates. When latent demand for parks and recreation facilities is identified, adequate parkland and facilities shall be identified and pursued.*

As mentioned above, the proposed permanent dog park would provide a long-term recreational amenity that does not currently exist elsewhere in the City. Many local households have dogs, but without a fenced yard, they may not have a local or walking-distance area to exercise their dogs off-leash (dogs are required to be leashed in public areas and are not allowed on Carpinteria State Beach or Carpinteria City Beach). A permanent dog park would also continue to allow Code Compliance to provide noncompliant dog owners with an option for their dogs to be off-leash. The community group C-DOG has identified an off-leash dog park as a desired recreation facility since 2018, and PR&CS believes that existing city-owned parkland can be used to accommodate this type of facility. Given the unproblematic operation of the current pilot program, staff believes the proposed project is consistent with this objective and policy.

Safety Element

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

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

Permitting a dog park does, by nature, introduce some level of noise and activity to the area that cannot be entirely mitigated or controlled. To date, the City has not received any noise complaints resulting from the current pilot program dog park at Monte Vista Park, and the switch to a permanent facility is unlikely to result in a significant increase in noise. Additionally, CDD intends to include project conditions of approval that limit park hours, thereby limiting the hours that dogs and owners can be in the dog park creating nuisance noise. Given these factors, staff believes the project is consistent with this objective and policy.

Public Facilities and Services Element

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

Policy PF-5e. *The City will improve and extend services and facilities to the extent possible, within the limits of available funding.*

The proposed placement of the off-leash dog park would be in substantially the same location as the existing pilot program dog park, which, to the City's knowledge and observation, has not caused an adverse impact to other park users or park facilities. It would not be immediately adjacent to the play area or picnic areas. The project provides a way to increase recreational opportunities in the City without purchasing or acquiring new land, and is supported by a local community group that has helped fundraise for the project, further reducing the City's costs. For these reasons, staff believes the project is consistent with these objectives and policies.

SUMMARY OF ISSUES

- Proposed layout and design of the off-leash area;
- Proposed fencing materials;
- Project landscaping and plant palette; and
- Visual compatibility with existing facilities and landscaping at Monte Vista Park, and with surrounding residences.

RECOMMENDATION

The Board should receive public comment and provide comments on the identified issue areas. If the Board finds the project consistent with the applicable design criteria, the Board should recommend preliminary approval, with any comments, to the Planning Commission.

ATTACHMENTS

Attachment A- Preliminary Project Plans

Attachment B- Additional Photos of Existing Temporary Off-leash Area

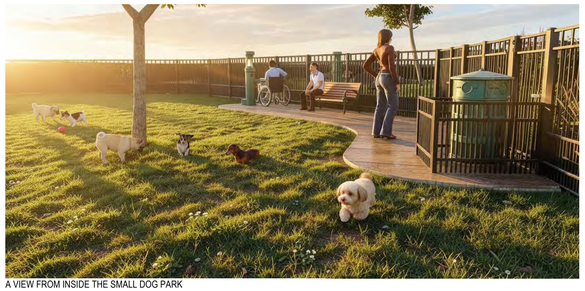
Attachment A

Preliminary Project Plans

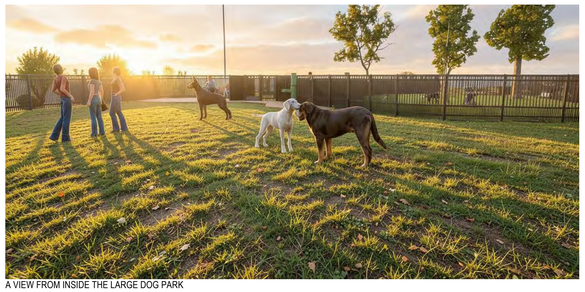
MONTE VISTA DOG PARK

PROPOSED DOG PARK AT MONTE VISTA PARK

PANDANUS STREET, CARPINTERIA, CA 93013



A VIEW FROM INSIDE THE SMALL DOG PARK



A VIEW FROM INSIDE THE LARGE DOG PARK

RENDERING OF THE PROPOSED MONTE VISTA DOG PARK

Josefina Arechiga
Public Works Department
City of Carpinteria
5775 Carpinteria Ave,
Carpinteria, CA. 93013

Direct Line: (805) 755-4441 |
josefinaa@Carpinteriaca.gov

PROJECT NUMBER: 26-2378

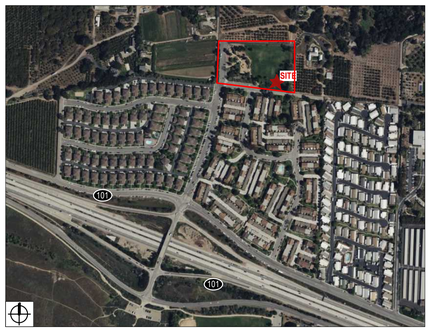
REVISION:

	DESCRIPTION	DATE
1		
2		
3		

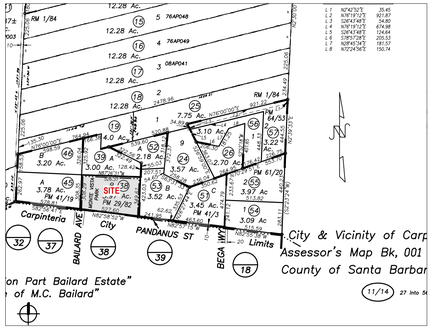
CITY OF CARPINTERIA
APPROVED BY:

PUBLIC WORKS DIRECTOR / CITY ENGINEER — DATE

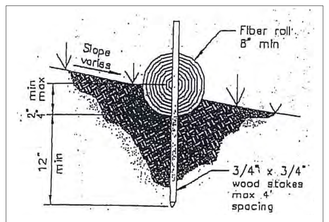
VICINITY MAP



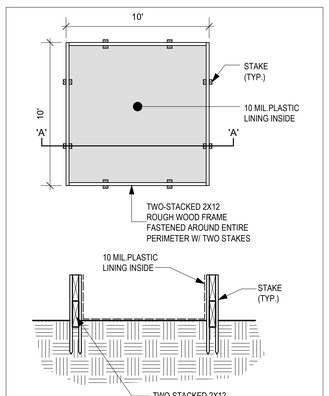
PARCEL MAP



BEST MANAGEMENT DETAILS



① STRAW WADDLE DETAIL NOT TO SCALE



② CONCRETE WASHOUT DETAIL NOT TO SCALE

SHEET INDEX

ARCHITECTURAL

- A-0.0 COVER & PROJECT DATA
- A-0.1 GREEN BUILD NOTES
- A-0.2 GREEN BUILD NOTES
- A-0.3 GREEN BUILD NOTES
- A-0.4 GREEN BUILD NOTES
- A-1.0 SITE PLAN
- A-2.0 DOG PARK DESIGN PLAN
- A-2.1 TREE PROTECTION PLAN
- A-2.2 MAINTENANCE VEHICLE ROUTE
- A-3.0 ELEVATIONS
- A-4.0 LANDSCAPE PLAN
- A-4.1 IRRIGATION & UTILITY PLAN
- A-5.0 CUT SHEETS
- A-5.1 PHOTOGRAPHS
- A-5.2 PHOTOGRAPHS

INTENT TO COMPLY

THE FOLLOWING CODES AND ORDINANCES ARE AND SHALL BE PART OF THESE DRAWINGS:

CALIFORNIA BUILDING CODE [CBC]	2025
CALIFORNIA MECHANICAL CODE [CMC]	2025
CALIFORNIA PLUMBING CODE [CPC]	2025
CALIFORNIA ELECTRICAL CODE [CEC]	2025
CALIFORNIA GREEN BUILDING STANDARDS CODE [CGBSC]	2025
CALIFORNIA ENERGY CODE	2025
CITY OF CITY OF CARPINTERIA MUNICIPAL CODE	CURRENT
CALIFORNIA FIRE CODE [CFC]	2025

NOTES FOR BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES DURING RAINY SEASON:

ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND. SEE CONCRETE WASHOUT DETAIL THIS SHEET. SEE STRAW WADDLE DETAIL THIS SHEET.

STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. SEE CONCRETE WASHOUT DETAIL THIS SHEET. SEE STRAW WADDLE DETAIL THIS SHEET.

FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO DRAINAGE SYSTEM.

EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED AS A SOLID WASTE.
SEE CONCRETE WASHOUT DETAIL THIS SHEET. SEE STRAW WADDLE DETAIL THIS SHEET.

TRASH AND CONSTRUCTION RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY ACCIDENTAL DEPOSITION MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
SEE CONCRETE WASHOUT DETAIL THIS SHEET. SEE STRAW WADDLE DETAIL THIS SHEET.

ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER. SEE STRAW WADDLE DETAIL THIS SHEET.

DIRECTORY

PROPERTY OWNER
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CITY OF CARPINTERIA, PUBLIC WORKS DEPARTMENT
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PARKS & RECREATION DIRECTOR
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GENERAL NOTES

THE CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE SITE AND FAMILIARIZED THEMSELVES WITH CONDITIONS PRIOR TO BID OR CONSTRUCTION

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ALL TEMPORARY BRACING AND SHORING TO ENSURE THE SAFETY OF THE WORK UNTIL IT IS IN ITS COMPLETED FORM.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL SAFETY LAWS ARE STRICTLY ENFORCED AND TO MAINTAIN A SAFE CONSTRUCTION PROJECT.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION BETWEEN ALL SUB-CONTRACTORS.

IN THE EVENT OF DISCREPANCIES BETWEEN ANY DRAWINGS AND/OR SPECIFICATIONS, NOTIFY ARCHITECT, DESIGNER OR STRUCTURAL ENGINEER ON THE JOB IMMEDIATELY.

ON SITE VERIFICATION OF ALL EXISTING DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND / OR SUB-CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. NOTIFY IMMEDIATELY OF ANY DISCREPANCIES.

GENERAL NOTES AND TYPICAL DETAILS SHALL APPLY TO ALL PARTS OF THE JOB, EXCEPT WHERE THEY MAY CONFLICT WITH DETAILS AND NOTES ON OTHER SHEETS. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE REVIEWED BY ARCHITECT, DESIGNER, STRUCTURAL ENGINEER FOR USE.

ALL NEW CONSTRUCTION DETAILS SHALL MATCH EXISTING CONDITIONS TO THE GREATEST EXTENT POSSIBLE. THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION.

GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND ITEMS WITH THE PLUMBING AND ELECTRICAL DRAWINGS.

THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY CEILING OR WALL ACCESS PANELS AS REQUIRED BY GOVERNING AGENCIES FOR AIR CONDITIONING, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS. PROVIDE RATED ASSEMBLIES WHERE REQUIRED.

IMPERVIOUS SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.

BEST MANAGEMENT PRACTICES

STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. THIS INCLUDES SAND FOR STUCCO, DRYWALL DEMOLITION DEBRIS, DRYWALL "MUD" PACKAGING, ETC.

FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

NON-STORM WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE SITE.

EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS A **SOLID** WASTE.

TRASH AND CONSTRUCTION RELATED WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

STATISTICS - BUILDING & ZONING CODE NOTES

- •PROPERTY OWNER: CITY OF CARPINTERIA
- •PROJECT ADDRESS: BAILARD AVENUE, CARPINTERIA, CA. 93013
- •A.P.N. 001-080-038
- •ZONE: REC. RECREATION DISTRICT
- •NET LOT SIZE: 3.97 AC/172,933 SF
- •OCCUPANCY GROUP: ASSEMBLY GROUP A
- •FENCE HEIGHT: 5'-0"
- •SETBACK REQUIRED: NO BUILDING OR STRUCTURE SHALL BE LOCATED WITHIN TEN FEET OF ANY PROPERTY LINE

SQUARE FOOTAGE CALCULATIONS

BUILDING / AREA	GROSS (SF)
(E) MONTE VISTA PARK:	172,933 SF
(E) TEMPORARY DOG PARK:	10,297 SF
PROPOSED DOG PARK:	15,044 SF
PROPOSED NON-TURF PLANTING:	1,639 SF
TOTAL PROPOSED:	16,683 SF

•GRADING:	NONE
•PROPOSED DOG PARK COVERAGE IN MONTE VISTA PARK	10% (16,683 SF/172,933 SF)
•PROPOSED NON-TURF PLANTING:	>1% (1,639 SF/172,933 SF)
•PROPOSED HARDSCAPE:	>1% (1,192 SF/ 172,933 SF)
•EXISTING HARDSCAPE:	240 SF, EXISTING DECOMPOSED GRANITE (DG) PATH LEADING TO TEMPORARY DOG PARK. PROPOSED FOR REMOVAL.

• NO NEW TURF PROPOSED. PATCH AND RESEED EXISTING BARREN AREAS AS NEEDED.

PROJECT DESCRIPTION

THE PROPOSED DEVELOPMENT OF A DOG PARK ENCOMPASSES AN AREA OF 15,044 SQUARE FEET. THIS FACILITY WILL INCLUDE A DESIGNATED SPACE OF 10,750 SQUARE FEET FOR LARGE DOGS AND A SEPARATE AREA OF 4,194 SQUARE FEET FOR SMALL DOGS, IN ADDITION TO A SHARED OFF-LEASH TRANSITION ENTRY MEASURING 100 SQUARE FEET. THE EXISTING TEMPORARY DOG FENCING, WHICH OCCUPIES 10,297 SQUARE FEET, WILL BE REMOVED AS PART OF THE PROJECT. THE DESIGN INCORPORATES 1,639 SQUARE FEET OF LANDSCAPING. THE DOG PARK WILL FEATURE ADA-COMPLIANT ELEMENTS, INCLUDING A PERVIOUS CONCRETE PATHWAY THAT FACILITATES ACCESS TO THE ENTRANCE AND THROUGHOUT THE DOG PARK, ALONGSIDE ADA-COMPLIANT BENCHES AND DRINKING FOUNTAINS FOR BOTH DOGS AND THEIR HUMAN COMPANIONS.

MONTE VISTA DOG PARK
PROPOSED DOG PARK AT MONTE VISTA PARK
PANDANUS STREET, CARPINTERIA CA. 93013
30% DRAFT DESIGN DEVELOPMENT

SHEET TITLE:
COVER & PROJECT DATA

DATE: 04/27/2026

SHEET:
A-0.0

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 *et seq.* for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)
301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES
DIVISION 5.1 PLANNING AND DESIGN
SECTION 5.101 GENERAL

5.101.1 SCOPE
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

ELECTRIC VEHICLE (EV). [BSC-CG, HCD] An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the California Electrical Code, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats and the like, are not included.

ELECTRIC VEHICLE (EV) CAPABLE SPACE. [BSC-CG, DSA-SS and HCD] A vehicle space with electrical panel space and load capacity to support a branch circuit and necessary raceways, both underground and/or surface mounted, to support EV charging.

ELECTRIC VEHICLE (EV) CHARGER. [BSC-CG, HCD] Off-board charging equipment used to charge an electric vehicle.

ELECTRIC VEHICLE CHARGING SPACE (EV SPACE). [HCD] A space intended for future installation of EV charging equipment and charging of electric vehicles.

ELECTRIC VEHICLE CHARGING STATION (EVCS). [BSC-CG, DSA-SS, HCD] One or more electric vehicle charging spaces served by EVSE or receptacle(s).

ELECTRIC VEHICLE (EV) READY SPACE. [HCD] A vehicle space which is provided with a branch circuit; any necessary raceways, both underground and/or surface mounted; to accommodate EV charging, terminating in a receptacle or a charger.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).[BSC-CG, DSA-SS and HCD] The conductors, including the ungrounded, grounded and equipment grounding conductors and the electric vehicle connectors, attachment plugs, personnel protection system, and all other fittings, devices, power outlets or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

SECTION 5.105 DECONSTRUCTION AND REUSE OF EXISTING STRUCTURES

5.105.1 Scope. [BSC-CG] Effective July 1, 2024, alteration(s) to existing building(s) where the combined altered floor area is 100,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 100,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or greater.

[DSA-SS] Alteration(s) to existing building(s) where the combined altered floor area is 50,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 50,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3.

Exception [BSC-CG, DSA-SS]: Combined addition(s) to existing building(s) of two times the area or more of the existing building(s) is not eligible to meet compliance with Section 5.105.2.

5.105.2 Reuse of existing building. An alteration or addition to an existing building shall maintain at a minimum 45 percent combined of the existing building's primary structural elements (foundations; columns, beams, walls, and floors; and lateral elements) and existing building enclosure (roof framing, wall framing and exterior finishes). Window assemblies, insulation, portions of buildings deemed structurally unsound or hazardous, and hazardous materials that are remediated as part of the project shall not be included in the calculation.

5.105.2.1 Verification of compliance. Documentation shall be provided in the construction documents to demonstrate compliance with Section 5.105.2.

Note: Sample Worksheet WS-3 in Chapter 8 may be used to assist in documenting compliance with this section.

5.105.3 Deconstruction (Reserved).

SECTION 5.106 SITE DEVELOPMENT

5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Scheduling construction activity during dry weather, when possible.
   b. Preservation of natural features, vegetation, soil, and buffers around surface waters.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMPs acceptable to the enforcing agency.
2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Dewatering activities.
   b. Material handling and waste management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.).
   e. Control of vehicle/equipment fueling to contractor's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g. Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.
5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

5.106.5.3 Electric Vehicle (EV) charging. [N] [BSC-CG] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 EV capable spaces, Section 5.106.5.3.2 Electric vehicle charging stations and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 Electric vehicle charging stations (EVCS)—Power allocation method and associated Table 5.106.5.3.6 and shall be provided in accordance with regulations in the *California Building Code* and the *California Electrical Code*.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section.

5.106.5.3.1 EV capable spaces. [N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:

1. Raceways complying with the California Electrical Code and no less that 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box,enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces.
2. A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.
3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective devices space(s) as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.

TABLE 5.106.5.3.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)[A2]
0-9	0	0
10-25	2	0
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20 percent of actual parking spaces[1]	25 percent of EV capable spaces[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count toward the total number of required EV capable spaces shown in column 2.
3. At least one Level 2 EVSE shall be provided.

5.106.5.3.2 Electric vehicle charging stations (EVCS) EV capable spaces shall be provided with electric vehicle supply equipment (EVSE) to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 shall be provided with Level 2 EVSE or DCFC as permitted in Section 5.106.5.3.2.1. At least one Level 2 EVSE shall be provided.

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger.

The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.3.2.1 The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE or EVCS with Level 2 EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.3.2.2 The installation of two low power Level 2 EV charging receptacles shall be permitted to reduce the minimum number of required EV capable spaces without EVSE in Table 5.106.5.3.1 by one.

5.106.5.3.3 Use of automatic load management systems (ALMS).
ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section
5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.3.4 Accessible EVCS.
When EVSE is installed, accessible EVSC shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.3.4 Accessible electric vehicle charging station (EVCS). When EVSE is installed, accessible EVCS shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

5.106.5.3.5 Electric vehicle charging station signage. Electric vehicle charging stations shall be identified by signage or pavement markings in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

Power allocation method shall include the following:
1. Use any kVA combination of EV capable spaces, low power Level 2, Level 2 or DCFC EVSEs.
2. At least one Level 2 EVSE shall be provided.

5.106.5.3.6 Electric vehicle charging stations (EVCS)—power allocation method. The power allocation method may be used as an alternative to the requirements in Section 5.106.5.3.1, Section 5.106.5.3.2 and associated Table 5.106.5.3.1. Use Table 5.106.5.3.6 to determine the total power in kVA required based on the total number of actual parking spaces.

TABLE 5.106.5.3.6

TOTAL NUMBER OF ACTUAL PARKING SPACES	MINIMUM TOTAL kVA @ 6.6 kVA	TOTAL kVA REQUIRED IN ANY COMBINATION OF EV CAPABLE,3,4 LOW POWER LEVEL 2, LEVEL 2, 1, 2 OR DCFC
0-9	0	0
10-25	26.4	26.4
26-50	52.8	52.8
51-75	85.8	85.8
76-100	112.2	112.2
101-150	165	165
151-200	231	231
201 AND OVER	20 percent of actual parking spaces x 6.6	Total required kVA = P × .20 × 6.6 Where P = Parking spaces in facility

1. Level 2 EVSE @ 6.6 kVA minimum.
2. At least one Level 2 EVSE shall be provided.
3. Maximum allowed kVA to be utilized for EV capable spaces is 75 percent.
4. If EV capable spaces are utilized, they shall meet the requirements of Section 5.106.5.3.1 EV capable spaces.

5.106.5.4 Additions or alterations to existing buildings or parking facilities [A]. [BSC-CG] Existing buildings or parking facilities being modified by one of the following shall comply with Section 5.106.5.4.1 or 5.106.5.4.2. When EVSE is installed, accessible EVCS shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

1. When the scope of construction work includes an increase in power supply to an electric service panel as part of a parking facility addition or alteration.
2. When a new photovoltaic system is installed covering existing parking spaces.
3. When additions or alterations to existing buildings are triggered pursuant to code Section 301.3 and the scope of work includes an increase in power supply to an electric service panel.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
   d. Where demonstrated as impracticable excluding local utility service or utility infrastructure issues.
2. Remote parking facilities that do not have access to the building service panel.
3. Parking area lighting upgrades where no trenching is part of the scope of work.
4. Emergency repairs, including but not limited to water line break in parking facilities, natural disaster repairs, etc.

5.106.5.4.1 Existing buildings or parking areas without previously installed EV capable infrastructure [A]. When EV capable infrastructure does not exist at an existing parking facility or building, and the parking facility or building undergoes an addition or alteration listed in Section 5.106.5.4, construction shall include electric vehicle charging in compliance with either Section 5.106.5.3 and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 and associated Table 5.106.5.3.6 for the total number of actual parking spaces being added or altered.

5.106.5.4.2 Existing buildings or parking areas with previously installed EV capable infrastructure [A]. When EV capable infrastructure is available at an existing parking facility or building, and the parking facility or building is undergoing an addition or alteration listed in Section 5.106.5.4, construction shall include electric vehicle charging in compliance with either Section 5.106.5.3 and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 and associated Table 5.106.5.3.6 utilizing the existing EV capable allocated power and infrastructure for the total number of actual parking spaces being added or altered. If the area being added or altered exceeds the existing EV capable capacity, allocated power and infrastructure, provide additional EV charging as needed to comply with this section.

5.106.5.5 Electric vehicle (EV) charging: medium-duty and heavy-duty. [N] [BSG-CG] Construction shall comply with Section 5.106.5.5.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores, office buildings, and manufacturing facilities with planned off-street loading spaces shall also comply with Section 5.106.5.5.1 for future installation of medium- and heavy-duty EVSE.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

When EVSE(s) is/are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* and as follows:

5.106.5.5.1 Electric vehicle charging readiness requirements for warehouses, grocery stores, office buildings, and manufacturing facilities and retail stores with planned off-street loading spaces. [N]

In order to avoid future demolition when adding EV supply and distribution equipment, spare raceway(s) or busway(s) and adequate capacity for transformer(s), service panel(s) or subpanel(s) shall be installed at the time of construction in accordance with the *California Electrical Code*. Construction plans and specifications shall include, but are not limited to, the following:

1. The transformer, main service equipment and subpanels shall meet the minimum power requirement in Table 5.106.5.5.1 to accommodate the dedicated branch circuits for the future installation of EVSE.

2. The construction documents shall indicate one or more location(s) convenient to the planned off-street loading space(s) reserved for medium- and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s), as shown in Table 5.106.5.5.1.

3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium- and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipment for medium- and heavy-duty vehicles.

4. The raceway(s) or busway(s) shall be of sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.5.1.

TABLE 5.106.5.5.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]

BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF OFF-STREET LOADING SPACES	ADDITIONAL CAPACITY REQUIRED (KVA) FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL
Grocery	10,000 to 90,000	1 or 2	200
		3 or Greater	400
	Greater than 90,000	1 or Greater	400
Manufacturing Facilities	10,000 to 50,000	1 or 2	200
	10,000 to 50,000	3 or Greater	400
	Greater than 50,000	1 or Greater	400
Office Buildings	10,000 to 135,000	1 or 2	200
	10,000 to 135,000	3 or Greater	400
	Greater than 135,000	1 or Greater	400
Retail	10,000 to 135,000	1 or 2	200
		3 or Greater	400
	Greater than 135,000	1 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
		3 or Greater	400
	Greater than 256,000	1 or Greater	400

5.106.5.6 Electric vehicle (EV) charging at public schools and community colleges. [DSA-SS] Electric vehicle infrastructure and electric vehicle charging stations shall comply with Section 5.106.5.6 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions:
1. On a case-by-case basis where compliance with this section has been demonstrated to be not feasible based upon one of the following conditions,and with concurrence by the Division of the State Architect (DSA), compliance with Section 5.106.5.6 shall not be required.
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. The installation of EVCS is impracticable.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with Section 5.106.5.6.

5.106.5.6.1 EV capable spaces. EV capable spaces shall be provided in accordance with Table 5.106.5.6.1 and the following requirements:

1. Raceways complying with the California Electrical Code and no less than 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area and shall terminate in close proximity to the proposed location of the EV capable space and into a suitable listed cabinet, box, enclosure or equivalent. A common raceway may be used to serve multiple EV capable spaces.

2. A service panel or subpanel(s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.

3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.

4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective device space(s) as "EV CAPABLE." The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

TABLE 5.106.5.6.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF REQUIRED EVCS[2]
0-9	0	0
10-25	4	1
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20 percent of total spaces[1]	25 percent of EV capable spaces[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. Each EVCS shall reduce the number of required EV capable spaces by the same number.

5.106.5.6.2 Electric vehicle charging stations (EVCS). EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.6.1 and shall comply with Section 5.106.5.6.2. EVCS shall be serviced by Level 2 or Direct Current Fast Charging (DCFC) EVSE, or with EVSE in any combination of Level 2 and DCFC. Accessible EVCS shall be provided in accordance with *California Building Code* Chapter 11B.

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PROJECT NUMBER: 26-2378

REVISION:

	DESCRIPTION	DATE
4		
3		
2		
1		

CITY OF CARPINTERIA APPROVED BY: DATE

PUBLIC WORKS DIRECTOR / CITY ENGINEER

MONTE VISTA DOG PARK
PROPOSED DOG PARK AT MONTE VISTA PARK
PANDANUS STREET, CARPINTERIA CA. 93013
30% DRAFT DESIGN DEVELOPMENT

SHEET TITLE: GREEN BUILD NOTES

DATE: 04/27/2026

SHEET: **A-0.1**

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

5.106.5.6.2.1 Reduced number of EV capable spaces. The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces indicated in Table 5.106.5.6.1 by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.6.2.2 Multiple connectors. EVSE with multiple vehicle connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.6.1 for each EV capable space is accumulatively supplied to the EVSE.

5.106.5.6.2.3 Use of automatic load management systems (ALMS). ALMS shall be permitted for EVCS installed in accordance with Section 5.105.5.6.2. When ALMS is installed, the required electrical load capacity specified in Section 5.106.5.6.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.6.3 EVCS alternative compliance. In lieu of compliance with Section 5.106.5.6.2, EVCS shall be provided with Level 1, tow power Level 2, or Level 2, or any combination of Level 1, low power Level 2 or Level 2 EVSE such that the total power supplied by the combination of EVSE meets the minimum power indicated in Table 5.106.5.6.3, based on the total number of actual parking spaces in each parking facility.

TABLE 5.106.5.6.3	
NUMBER OF PARKING SPACES IN A PARKING FACILITY	**MINIMUM TOTAL POWER (KVA) REQUIRED FOR EVCS**
0-9	0
10-25	7
26-50	14
51-75	20
76-100	27
101-150	40
151-200	60
201 AND OVER	Total required KVA = P × .05 × 6.6 Where P = Parking spaces in facility

5.106.5.6.4 EVCS for alterations of or additions to parking facilities. Alterations of or additions to parking facilities shall provide EVCS in compliance with Section 5.106.5.6.4. The installation of infrastructure for EV capable spaces required to be provided without EVSE shall not be required.

5.106.5.6.4.1 Alterations of and additions to parking facilities. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.1 or minimum power indicated in Table 5.106.5.6.3 when the scope of work includes an increase in power supply to an electric panel serving light fixtures illuminating the parking area or when area containing parking spaces is added to a parking facility. The number of required EVCS shall be based on the total number of existing and new parking spaces in the parking facility.

5.106.5.6.4.2 Alterations consisting of the installation of photovoltaic systems. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.1 or maximum power indicated in Table 5.106.5.6.3 when a new photovoltaic system is installed in an existing parking facility.

5.106.5.6.5 Requirement to install EVSE. Level 2 EVSE shall be provided in all existing EV capable spaces to create EVCS when a project is required by California Administrative Code Section 4-309 to be submitted for plan approval to the Division of the State Architect. When EVSE is installed in existing EV capable spaces, accessible EVCS shall be provided in accordance with *California Building Code* Chapter 11B.

Exception: Projects in which improvements in parking areas consist only of accessibility improvements are not required to comply with Section 5.106.5.6.5.

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5.106.8 LIGHT POLLUTION REDUCTION. [N]. I Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
5. Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS 1,2					
ALLOWABLE RATING	**LIGHTING ZONE LZ0**	**LIGHTING ZONE LZ1**	**LIGHTING ZONE LZ2**	**LIGHTING ZONE LZ3**	**LIGHTING ZONE LZ4**
MAXIMUM ALLOWABLE BACKLIGHT RATING 3					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting 3	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING 3 (G)					
MAXIMUM ALLOWABLE GLARE RATING 3 (G)	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING 3 (G)	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING 3 (G)	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING 3 (G)	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.

3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaries located in these areas shall meet *U*-value limits for "all other outdoor lighting"

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5.106.8.1 Facing- Backlight
Luminaries within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.

Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest points(s) on the property lines to determine the required backlight rating.

5.106.8.2 Facing-Glare.
For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

Note: [N]
1.See also *California Building Code*, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2.Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, *California Energy Code* Tables 130.2-A and 130.2-B.
3. Refer to the *California Building Code* for requirements for additions and alterations.

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
   Exception: Additions and alterations not altering the drainage path.

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5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.

5.106.12.2 Landscape areas. Shade tress plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions:
1. Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.
2. Designated and marked play areas of organized sport activity are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

5.201.1 Scope [BSC-CG]. ***California Energy Code [DSA-SS].*** For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS

5.302.1 Definitions. The following terms are defined in Chapter 2 *(and are included here for reference)*

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

SUBMETER. [HCD 1] A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water code Section 517 for additional details.)

WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).

SECTION 5.303 INDOOR WATER USE

5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

5.303.2 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

5.303.3.2 Urinals.
5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

5.303.3.4 Faucets and fountains.
5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute/20 [rim space (inches) at 60 psi].

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi].

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.3.4.6 Pre-rinse spray value
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7), and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2	
STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019	
PRODUCT CLASS [spray force in ounce force (ozf)]	**MAXIMUM FLOW RATE (gpm)**
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.
Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.

SECTION 5.304 OUTDOOR WATER USE

5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Notes:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.
2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, *California Code of Regulations*, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter specify the requirements of achieving material conservation, resource efficiency, and greenhouse gas (GHG) emission reduction through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, the installation of products with lower GHG emissions and building commissioning or testing and adjusting.

SECTION 5.402 DEFINITIONS

5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

BUY CLEAN CALIFORNIA ACT (BCCA). The Buy Clean California Act (BCCA) (Public Contract Code Sections 3500-3505) targets carbon emissions associated with the production of structural steel (hot-rolled sections, hollow structural sections, and plate), concrete reinforcing steel, flat glass, and mineral wool board insulation. The maximum acceptable global warming potential (GWP) limits are established by the Department of General Services (DGS), in consultation with the California Air Resources Board (CARB).

CRADLE-TO-GRAVE. Activities associated with a product or building's life cycle from the extraction stage through disposal stage, and covering modules A1 through C4 in accordance with ISO Standards 14025 and 21930.

ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

REFERENCE STUDY PERIOD. The period of use for the building, in years, that will be assumed for life cycle assessment.

TEST. A procedure to determine quantitative performance of a system or equipment

TYPE III ENVIRONMENTAL PRODUCT DECLARATION (EPD). A third-party verified report that summarizes how a product impacts the environment. Type III EPDs can be either product-specific, factory-specific, or industry-wide EPDs. See "Cradle-to-Gate."

FACTORY-SPECIFIC EPD. A product-specific Type III EPD in which the environmental impacts can be attributed to a single manufacturer and manufacturing facility.

INDUSTRY-WIDE EPD (IW-EPD). A Type III EPD in which the environmental impacts are an average of the typical manufacturing impacts for a range of products within the same product category for a group of manufacturers.

PRODUCT-SPECIFIC EPD. A Type III EPD in which the environmental impacts can be attributed to a product design and manufacturer across multiple facilities.

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.409 LIFE CYCLE ASSESSMENT

5.409.1 SCOPE. [BSC-CG] Effective July 1, 2024, projects consisting of newly constructed building(s) with a combined floor area of 100,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3. Alteration(s) to existing building(s) where the combined altered floor area is 100,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 100,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or greater.

[DSA-SS] Projects consisting of newly constructed building(s) with a combined floor area of 50,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3. Alteration(s) to existing building(s) where the combined altered floor area is 50,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 50,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3.

City of Carpinteria California
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PROJECT NUMBER: 26-2378

REVISION:

	DESCRIPTION	DATE
3		
2		
1		

CITY OF CARPINTERIA
APPROVED BY:
PUBLIC WORKS DIRECTOR / CITY ENGINEER
DATE

MONTE VISTA DOG PARK
PROPOSED DOG PARK AT MONTE VISTA PARK
PANDANUS STREET, CARPINTERIA CA. 93013
30% DRAFT DESIGN DEVELOPMENT

SHEET TITLE:
GREEN BUILD NOTES

DATE: 04/27/2026

SHEET:
A-0.2

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY
☐	☒	

5.409.2 Whole building life cycle assessment. Projects shall conduct a cradle-to-grave whole building life cycle assessment performed in accordance with ISO 14040 and ISO 14044, excluding operating energy, and demonstrating a minimum 10-percent reduction in global warming potential (GWP) as compared to a reference baseline building of similar size, function, complexity, type of construction, material specification, and location that meets the requirements of the California Energy Code currently in effect. Software used to conduct the whole building life cycle assessment, including reference baseline building, shall have a data set compliant with ISO 14044, and ISO 21930 or EN 15804, and the software shall conform to ISO 21931 and/or EN 15978. The software tools and data sets shall be the same for evaluation of both the baseline building and the proposed building.

Notes:
1. Software for calculating whole building life cycle assessment is available for free at Athena Sustainable Materials Institute (https://calculatelca.com/software/impact-estimator/) and OneClick LCA-Planetary (www.oneclicklca.com/planetary). Paid versions include, but are not limited to, Sphera GaBi Solutions (gabi.sphera.com), SimaPro (simapro.com), One-Click LCA (www.oneclicklca.com) and Tally for Revit (apps.autodesk.com).

2. ASTM E2921-22 "Standard Practice for Minimum Criteria for Comparing Whole Building Life Cycle Assessments for Use with Building Codes, Standards, and Rating Systems" may be consulted for the assessment.

3. In addition to the required documentation specified in Section 5.409.2.3, Worksheet WS-9 may be required by the enforcing entity to demonstrate compliance with the requirements.

5.409.2.1 Building components. Building enclosure components included in the assessment shall be limited to glazing assemblies, insulation, and exterior finishes. Primary and secondary structural members included in the assessment shall be limited to footings and foundations, and structural columns, beams, walls, roofs, and floors.

5.409.2.2 Reference study period. The reference study period of the proposed building shall be equal to the reference baseline building and shall be 60 years.

5.409.2.3 Verification of compliance. A summary of the GWP analysis produced by the software and Worksheet WS-4 signed by the design professional of record shall be provided in the construction documents as documentation of compliance. A copy of the whole building life cycle assessment which includes the GWP analysis produced by the software, in addition to maintenance and training information, shall be included in the operation and maintenance manual and shall be provided to the owner at the close of construction. The enforcing agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial conformance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.

Y	N/A	RESPON. PARTY
☐	☒	

5.409.3 Product GWP compliance—prescriptive path. Each product that is permanently installed and listed in Table 5.409.3 shall have a Type III environmental product declaration (EPD), either product-specific or factory-specific.

TABLE 5.409.3
PRODUCT GWP LIMITS

BUY CLEAN CALIFORNIA MATERIALS PRODUCT CATEGORY[1]	MAXIMUM ACCEPTABLE GWP VALUE (unfabricated) ($GWP_{allowed}$)	UNIT OF MEASUREMENT
Hot-rolled structural steel sections	1.77	MT CO_2e/MT
Hollow structural sections	3.00	MT CO_2e/MT
Steel plate	2.61	MT CO_2e/MT
Concrete reinforcing steel	1.56	MT CO_2e/MT
Flat glass	2.50	MT CO_2e/MT [4]
Light-density mineral wool board insulation	5.83	kg CO_2e/MT
Heavy-density mineral wool board insulation	14.28	kg CO_2e/MT
Concrete, Ready-Mixed[2, 3]		
CONCRETE PRODUCT CATEGORY	**MAXIMUM GWP ALLOWED VALUE ($GWP_{allowed}$)**	**UNIT OF MEASUREMENT**
up to 2499 psi	450	kg CO_2e/m^3
2500–3499 psi	489	kg CO_2e/m^3
3500–4499 psi	566	kg CO_2e/m^3
4500–5499 psi	661	kg CO_2e/m^3
5500–6499 psi	701	kg CO_2e/m^3
6500 psi and greater	799	kg CO_2e/m^3
Concrete, Lightweight Ready-Mixed[2]		
CONCRETE PRODUCT CATEGORY	**MAXIMUM GWP ALLOWED VALUE ($GWP_{allowed}$)**	**UNIT OF MEASUREMENT**
up to 2499 psi	875	kg CO_2e/m^3
2500–3499 psi	956	kg CO_2e/m^3
3500–4499 psi	1039	kg CO_2e/m^3

1. The GWP values of the products listed in Table 5.409.3 are based on 175 percent of Buy Clean California Act (BCCA) GWP values, except for concrete products which are not included in the BCCA.
2. For concrete, 175 percent of the National Ready Mixed Concrete Association (NRMCA) 2022 version 3 Pacific Southwest regional benchmark values are used for the GWP allowed, except for High Early Strength.
3. Concrete High Early Strength ready-mixed shall be calculated at 130 percent of the ready-mixed concrete GWP allowed values for each product category.
4. The GWP unit for flat glass has been adjusted to correct an error in the express terms. With the revised unit (MT CO2e/MT), reported GWP values will align with industry data as published in the CLF North American Material Baselines (2023).

5.409.3.1 Products shall not exceed the maximum GWP value specified in Table 5.409.3.

Exception: Concrete may be considered one product category to meet compliance with this section. A weighted average of the maximum GWP for all concrete mixes installed in the project shall be less than the weighted average maximum GWP allowed per Table 5.409.3 using Exception Equation 5.409.3.1. Calculations shall be performed with consistent units of measurement for the material quantity and the GWP value.

For the purposes of this exception, industry-wide EPDs are acceptable.

Exception EQUATION 5.409.3.1

$GWP_P < GWP_{allowed}$
where
$GWP_P = \Sigma\ (GWP_P)(v_n)$
and
$GWP_{allowed} = \Sigma\ (GWP_{allowed})(v_n)$
and
$_n$ = each concrete mix installed in the project
GWP_P = the GWP for concrete mix $_n$ per concrete mix EPD, in kg CO2e/m3
$GWP_{allowed}$ = the GWP potential allowed for concrete mix $_n$ per Table 5.409.3
v_n = the volume of concrete mix $_n$ installed in the project, in m3

Y	N/A	RESPON. PARTY
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5.409.3.2 Verification of compliance. Calculations to demonstrate compliance, Type III EPDs for products required to comply, if included in the project, and Worksheet WS-5 signed by the design professional of record shall be provided on the construction documents. Updated EPDs for products used in construction shall be provided to the owner at the close of construction and to the enforcement entity upon request. The enforcing agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial conformance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

Y	N/A	RESPON. PARTY
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5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

Y	N/A	RESPON. PARTY
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5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

Commissioning requirements shall include:

1. Owner's or Owner representative's project requirements.
2. Basis of design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

Exceptions:

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditioned shall mean a building, area or room which does not provide heating and/or air conditioning.

Informational Notes:

1. . Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:
1. Environmental and sustainability goals.
2. Building sustainability goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse system.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:
1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
   a. An explanation of the original design intent.
   b. Equipment and systems to be tested, including the extent of tests.
   c. Functions to be tested.
   d. Conditions under which the test shall be performed.
   e. Measurable criteria for acceptable performance.
4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:
1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:
1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

Y	N/A	RESPON. PARTY
☐	☒	

5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

Y	N/A	RESPON. PARTY
☐	☒	

5.410.4.2 (Reserved)

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems.

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

SECTION 5.502 DEFINITIONS

5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32[0] Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I–joists or finger–jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the *California Electrical Code*, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION(S) (EVCS)). One or more spaces intended for charging electric vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hdrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundreths of a gram (g O^3/g ROC).

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

PSIG. Pounds per square inch, guage.

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

Y	N/A	RESPON. PARTY
☐	☒	

SECTION 5.503 FIREPLACES

5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

Y	N/A	RESPON. PARTY
☐	☒	

SECTION 5.504 POLLUTANT CONTROL

5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992 Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

Y	N/A	RESPON. PARTY
☐	☒	

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.

Y	N/A	RESPON. PARTY
☒	☐	

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:
1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]

Less Water and Less Exempt Compounds in Grams per Liter	
ARCHITECTURAL APPLICATIONS	**CURRENT VOC LIMIT**
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter	
SEALANTS	**CURRENT VOC LIMIT**
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

City of CARPINTERIA California
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PROJECT NUMBER: 26-2378

REVISION:

	DESCRIPTION	DATE
1		
2		
3		

CITY OF CARPINTERIA
APPROVED BY:
PUBLIC WORKS DIRECTOR / CITY ENGINEER
DATE

MONTE VISTA DOG PARK
PROPOSED DOG PARK AT MONTE VISTA PARK
PANDANUS STREET, CARPINTERIA CA. 93013
30% DRAFT DESIGN DEVELOPMENT

SHEET TITLE:
GREEN BUILD NOTES

DATE: 04/27/2026

SHEET:
A-0.3

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 4 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:
1. Manufacturer's product specification
2. Field verification of on-site product containers

5.504.4.4 Carpet Systems.
All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,"Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:
1. Product certificates and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350)

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.4.7 Thermal insulation
Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "Version 1.2, January 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.7.1 Verification of compliance.
Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels.
Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, " Version 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the *California Energy Code*, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO_2) MONITORING. For buildings or additions equipped with demand control ventilation, CO_2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

5.506.3 Carbon dioxide (CO2) monitoring in classrooms.
(DSA-SS) Each public K-12 school classroom, as listed in Table 120.1-A of the *California Energy Code*, shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements:
1. The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
3. A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceeded 1,100ppm.
4. The monitor or sensor shall measure carbon dioxide levels at minimum 15- minute intervals and shall maintain a record of previous carbon dioxide measurements of not less than 30 days duration.
5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

   Exceptions:

   1. L_{dn} or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
   2. L_{dn} or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or L_{dn} noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq} - 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1H) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO_2), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fouth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves Valves and fittings shall comply with the *California Mechanical Code* and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit ovr the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

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Carpinteria, CA. 93013
Direct Line: (805) 755-4441 |
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PROJECT NUMBER: 26-2378

REVISION:

	DESCRIPTION	DATE
3		
2		
1		

CITY OF CARPINTERIA APPROVED BY:
PUBLIC WORKS DIRECTOR / CITY ENGINEER
DATE

MONTE VISTA DOG PARK
PROPOSED DOG PARK AT MONTE VISTA PARK
PANDANUS STREET, CARPINTERIA CA. 93013
30% DRAFT DESIGN DEVELOPMENT

SHEET TITLE:
GREEN BUILD NOTES

DATE: 04/27/2026

SHEET:
A-0.4

SYMBOL	DESCRIPTION
	PERVIOUS CONCRETE
	EXISTING GRASS TO REMAIN, RESEED WHERE NEEDED
	FIVE-FOOT-TALL ALUMINUM FENCE WITH A BLACK POWDER-COATED FINISH AND AN INTEGRATED PUPPY PICKET DESIGN
	EXISTING TREE, PROTECT IN PLACE

SITE PLAN
Scale: 1/32" = 1'-0"

N

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PROJECT NUMBER: 26-2378

REVISION:

	DESCRIPTION	DATE
4		
3		
2		
1		

CITY OF CARPINTERIA
APPROVED BY:

PUBLIC WORKS DIRECTOR / CITY ENGINEER — DATE

MONTE VISTA DOG PARK

PROPOSED DOG PARK AT MONTE VISTA PARK

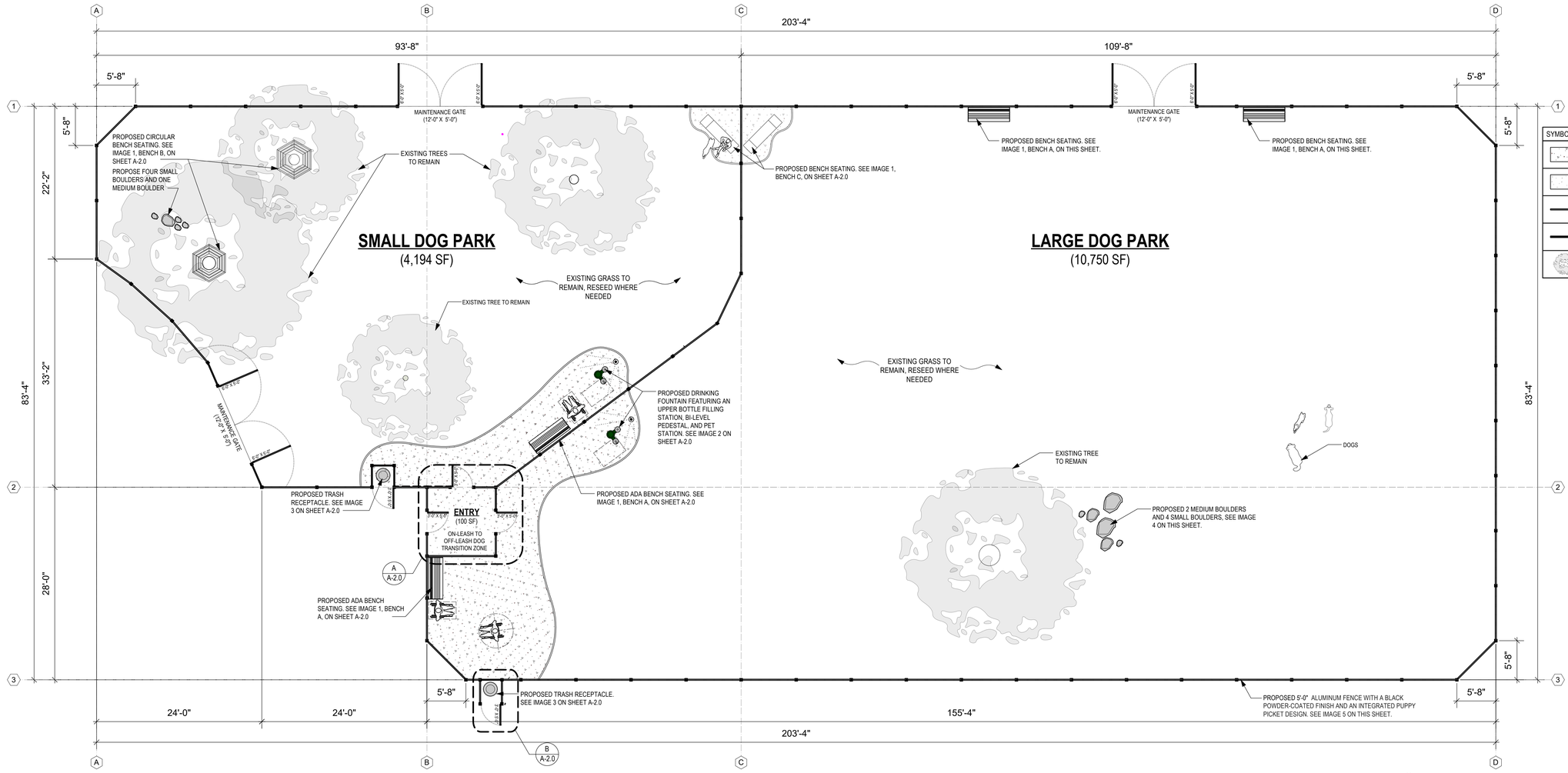
PANDANUS STREET, CARPINTERIA CA. 93013

30% DRAFT DESIGN DEVELOPMENT

SHEET TITLE:
SITE PLAN

DATE: 04/27/2026

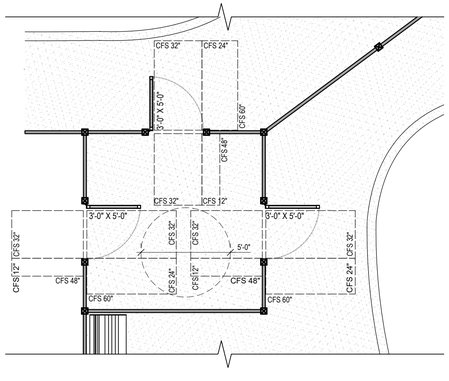
SHEET:
A-1.0



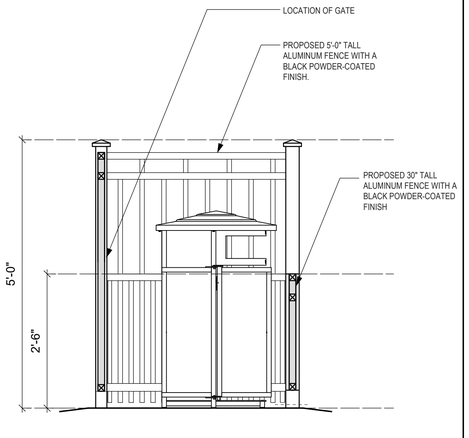
SYMBOL	DESCRIPTION
	PERVIOUS CONCRETE IN THE COLOR OF DECOMPOSED GRANITE (DG)
	EXISTING GRASS TO REMAIN, RESEED WHERE NEEDED
	FIVE-FOOT-TALL ALUMINUM FENCE WITH A BLACK POWDER-COATED FINISH AND AN INTEGRATED PUPPY PICKET DESIGN
	30" TALL ALUMINUM FENCE WITH A BLACK POWDER-COATED FINISH AND AN INTEGRATED PUPPY PICKET DESIGN
	EXISTING TREE, PROTECT IN PLACE

DOG PARK DESIGN PLAN

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



A ENTRY
Scale: 1/4" = 1'-0"



B ENCLOSURE SURROUNDING TRASH RECEPTACLE
Scale: 1/4" = 1'-0"

BENCH A
BENCH WITH ARMREST, POWDER-COATED CAST IRON FRAMES WITH RECYCLED PLASTIC, CEDAR COLOR SLATS. MANUFACTURE: COLUMBIA CASCADE COMPANY, MODEL NUMBER: 2118-6-ADA

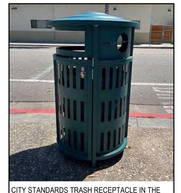
BENCH B
CIRCULAR BENCH WITH WITH MADE WITH RECYCLED PLASTIC, CEDAR COLOR SLATS. MANUFACTURE: BARCO PRODUCTS, MODEL NUMBER: BC0635

BENCH C
PRECAST CONCRETE, DOG BONE SHAPED BENCH

1 BENCH

UPPER BOTTLE FILLING STATION WITH A BI-LEVEL PEDESTAL, DRINKING FOUNTAIN, AND PET FOUNTAIN. MANUFACTURE: ELKAY, MODEL LK4420BF1UDB

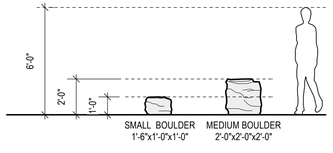
2 DRINKING FOUNTAIN



CITY STANDARDS TRASH RECEPTACLE IN THE STANDARD COLOR, CARPINTERIA GREEN. MANUFACTURE: FORMS+SURFACES, MODEL NUMBER: SLUR-36SS, CUS.

3 TRASH RECEPTACLE

NATURAL BOULDERS IN SMALL AND MEDIUM SIZES



4 BOULDER

PROPOSED FIVE-FOOT-TALL ALUMINUM FENCE WITH A BLACK POWDER-COATED FINISH AND AN INTEGRATED PUPPY PICKET DESIGN. MANUFACTURE:CATALYST FENCE SOLUTIONS, MODEL: LEXINGTON. IN THE EVENT THAT FUNDING IS NOT SECURED, WE WILL PROCEED WITH THE INSTALLATION OF A FIVE-FOOT TALL BLACK CHAIN LINK FENCE.

5 FENCING

ENTRY: ON LEASH TO OFF-LEASH DOG TRANSITION ZONE

TRASH RECEPTACLE: SAFETY ENCLOSURE TO PROTECT TRASH HAULER PERSONNEL

AMENITIES

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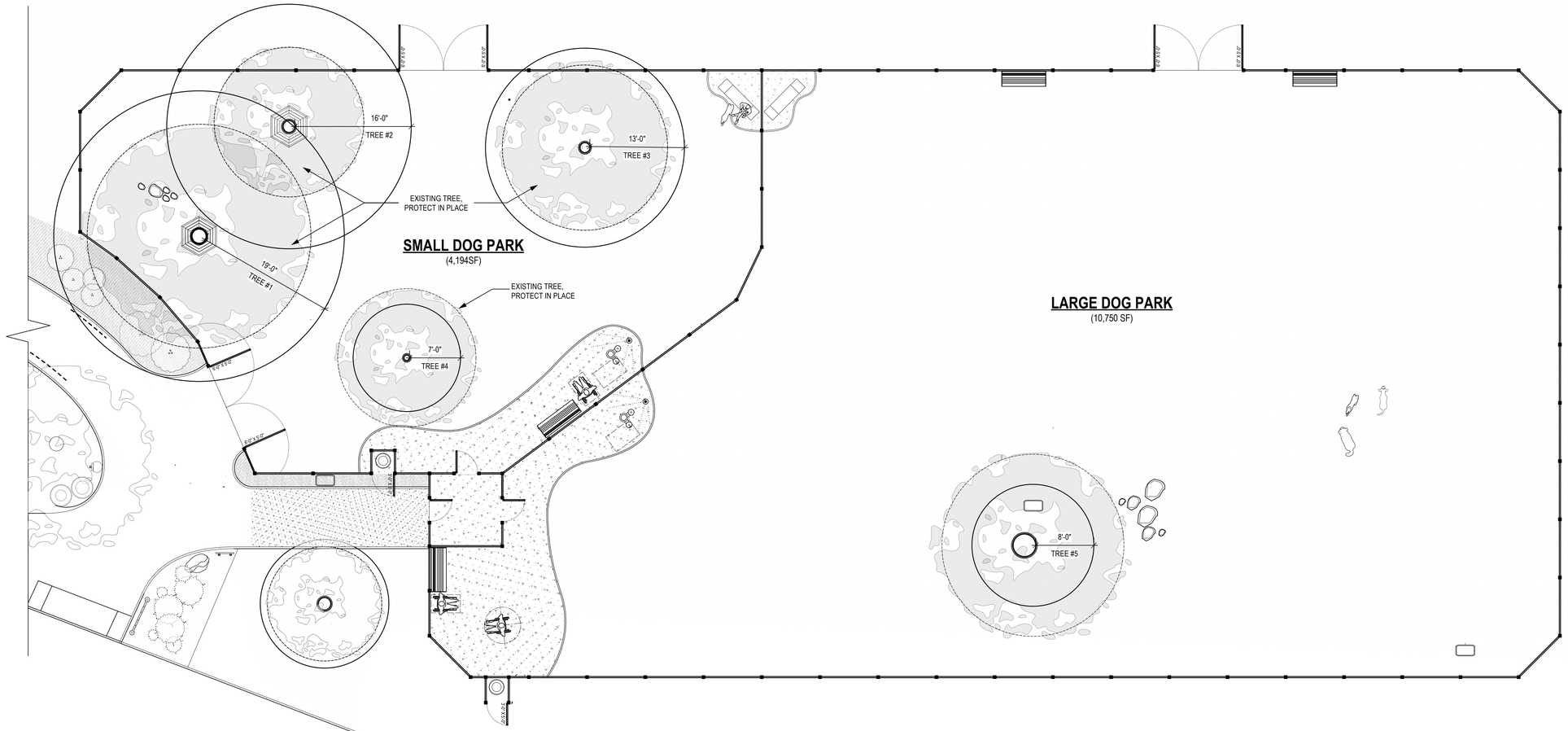
CITY OF CARPINTERIA
APPROVED BY:
PUBLIC WORKS DIRECTOR / CITY ENGINEER
DATE

MONTE VISTA DOG PARK

PROPOSED DOG PARK AT MONTE VISTA PARK
PANDANUS STREET, CARPINTERIA CA. 93013
30% DRAFT DESIGN DEVELOPMENT

SHEET TITLE:
DOG PARK DESIGN PLAN
DATE: 04/27/2026
SHEET:
A-2.0



SITE PLAN

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

N

TREE PROTECTION DETAILS

WARNING SIGNS SHALL BE INSTALLED ON THE TRUNK WRAPS FOR CLEAR VISIBILITY. TREE SIGNS SHALL BE PROVIDED IN ENGLISH, SPANISH, AND ANY OTHER NECESSARY LANGUAGES TO ENSURE EFFECTIVE COMMUNICATION.

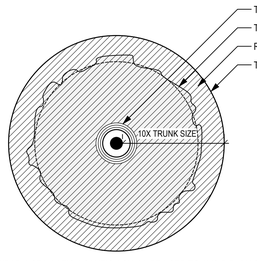
SIGN SHALL CONVEY THE FOLLOWING MESSAGE:

NOTICE

TREE PROTECTION ZONE

THIS AREA IS DESIGNATED AS A TREE PROTECTION ZONE. NO TREES OR MATERIALS SHALL BE MOVED OR REMOVED WITHOUT OBTAINING PRIOR APPROVAL FROM THE PUBLIC WORKS DEPARTMENT.

2 TREE PROTECTION SIGNAGE SCALE: 3/8"=1'-0"



DURING THE TRUNK WRAP INSTALLATION CAUTION SHALL BE USED TO AVOID DAMAGING ANY TREE PARTS. THE ROOT BUFFER SHALL BE INSTALLED AND REMOVED WITHOUT WHEELED EQUIPMENT TOUCHING EXPOSED SOIL

3 TRUNK AND ROOT PROTECTION, PLAN VIEW SCALE: 3/8"=1'-0"

NOTES:

THE AREA SURROUNDING THE TREE, EXTENDING TO A DISTANCE EQUAL TO 10 TIMES THE TRUNK DIAMETER, IS DESIGNATED AS THE TREE PROTECTION ZONE (TPZ). THIS ZONE IS VITAL FOR PROVIDING THE RESOURCES ESSENTIAL TO THE TREE'S SURVIVAL AND STABILITY.

TO ENSURE THE WELL-BEING OF THE TREE, THE FOLLOWING ACTIVITIES ARE STRICTLY PROHIBITED WITHIN THE TPZ UNLESS PRIOR APPROVAL IS OBTAINED FROM THE PUBLIC WORKS DEPARTMENT:

1. EXCAVATION, GRADING, SOIL DEPOSITS, DRAINAGE, AND LEVELING.

2. DISPOSAL OR DEPOSIT OF OIL, GASOLINE, CHEMICALS, PAINTS, SOLVENTS, OR ANY OTHER MATERIALS WITHIN THE TPZ OR IN DRAINAGE CHANNELS, SWALES, OR AREAS THAT MAY LEAD TO THE TREE'S DRIPLINE.

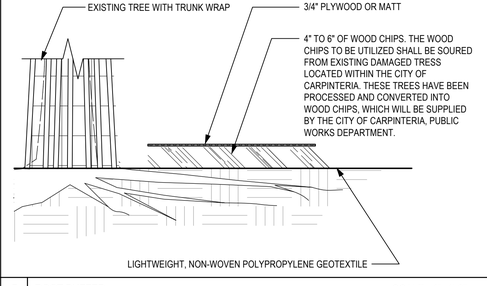
3. SOIL COMPACTION FROM HEAVY MACHINERY AND VEHICLES, AS WELL AS THE STORAGE OF MATERIALS, STRUCTURES, OR PAVING.

4. TRENCHING OR EXCAVATION FOR THE PURPOSE OF IRRIGATION, UTILITY LINES, SERVICES, PIPES, DRAINAGE, OR ANY OTHER UNDERGROUND IMPROVEMENTS.

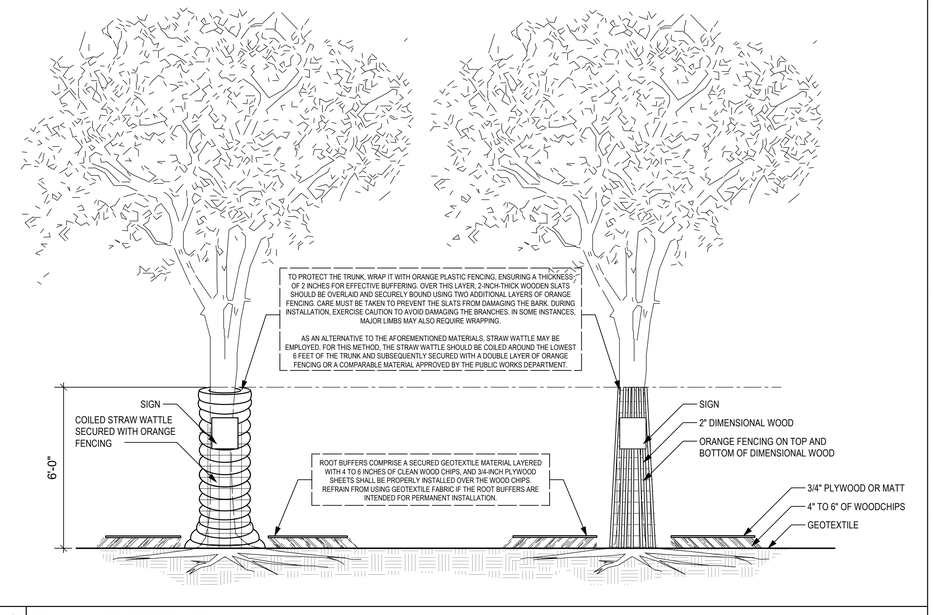
5. STORAGE OF MATERIALS OR EQUIPMENT OF ANY KIND.

6. PARKING OR OPERATING VEHICLES OR SELF-PROPELLED EQUIPMENT.

4 TREE PROTECTION REQUIREMENTS DURING CONSTRUCTION SCALE: 3/8"=1'-0"



5 ROOT BUFFER SCALE: 1"=1'-0"



1 TRUNK AND ROOT PROTECTION DETAIL SCALE: 3/8"=1'-0"

TREE PROTECTION NOTES

1. EXISTING TREES WITH A DIAMETER EXCEEDING 3 INCHES, LOCATED WITHIN THE SPECIFIED WORK LIMITS, WERE SURVEYED IN THE FIELD AND ASSIGNED NUMBERS FROM 1 TO 5. THE CONSTRUCTION DOCUMENTS IMPLEMENT THE FOLLOWING CODING SYSTEM FOR TREE IDENTIFICATION.

   ACTION PLAN FOR TREE MANAGEMENT AND PRESERVATION

TREE #	SPECIES	TRUNK DIAMETER	TREE PROTECTION ZONE	ACTION
1	PLATANUS RACEMOSA, CALIFORNIA SYCAMORE	23"	19 FT RADIUS	PRESERVE
2	BRACHYCHITON ACERIFOLIUS, ILLAWARRA FLAME	19"	16 FT RADIUS	PRESERVE
3	PINUS, PINE	16"	13 FT RADIUS	PRESERVE
4	HYMENOSPORUM FLAVUM, SWEETSHADE	9"	7 FT RADIUS	PRESERVE
5	PLATANUS RACEMOSA, CALIFORNIA SYCAMORE	10"	8 FT RADIUS	PRESERVE

2. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, PROTECTIVE MEASURES SHALL BE ESTABLISHED AROUND EXISTING TREES DESIGNATED TO REMAIN, AS DETAILED IN THE ACCOMPANYING DOCUMENT.
3. THE TEMPORARY HIGH-VISIBILITY TREE PROTECTION SHALL BE DISMANTLED ONLY UPON THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND AFTER OBTAINING WRITTEN AUTHORIZATION FROM THE CITY ENGINEER OF CARPINTERIA.
4. NO TREES SHALL BE REMOVED WITHOUT PRIOR AUTHORIZATION.
5. CONSTRUCTION-RELATED ACTIVITIES, INCLUDING PARKING, THE STORAGE OF HEAVY EQUIPMENT, OR MATERIALS, SHALL NOT OCCUR WITHIN THE DESIGNATED TREE PROTECTION ZONE.
6. DEMOLITION AND GRADING ACTIVITIES WITHIN THE TREE PROTECTION ZONE SURROUNDING EXISTING TREES DESIGNATED TO REMAIN MUST BE MINIMIZED. THESE ACTIVITIES SHALL BE CONDUCTED UNDER THE SUPERVISION OF AN AUTHORIZED ARBORIST, THE CITY ENGINEER, OR AN AUTHORIZED REPRESENTATIVE FROM THE PUBLIC WORKS DEPARTMENT. WHEN NECESSARY, THESE ACTIVITIES SHOULD BE PERFORMED USING HAND TOOLS OR, IF REQUIRED, LIGHT EQUIPMENT WEIGHING 1 TON OR LESS AND FITTED WITH RUBBER TIRES.
7. IN ACCORDANCE WITH THE STANDARDS SET BY THE CITY OF CARPINTERIA, THE PRUNING OF IDENTIFIED EXISTING TREES SHALL BE LIMITED TO WHAT IS NECESSARY, ENSURE THAT ALL PRACTICES COMPLY WITH THESE REGULATIONS TO MAINTAIN THE HEALTH AND INTEGRITY OF OUR URBAN LANDSCAPE.
8. ANY TREE ROOTS ENCOUNTERED WITHIN THE TREE PROTECTION ZONE THAT EXCEED 1 INCH IN DIAMETER SHALL BE SEVERED CLEANLY USING EITHER A HAND SAW OR A RECIPROCATING SAW. THE INCISION SHOULD BE MADE PERPENDICULAR TO THE DIRECTION OF GROWTH TO MINIMIZE THE SURFACE AREA OF THE WOUND. SEVERED ROOTS SHALL BE COVERED WITH SOIL DURING THE FINAL GRADING PROCESS, ENSURING THAT THEY ARE NOT EXPOSED TO AIR OR SUNLIGHT FOR MORE THAN 48 HOURS.
9. ROOTS LARGER THAN 2 INCHES IN DIAMETER SHALL BE PRUNED BY A QUALIFIED PROFESSIONAL UNDER THE SUPERVISION OF AN AUTHORIZED CITY OF CARPINTERIA ARBORIST, THE CITY ENGINEER, OR A REPRESENTATIVE FROM THE PUBLIC WORKS DEPARTMENT. ROOTS LESS THAN 2 INCHES IN DIAMETER MAY BE CUT BY THE CONTRACTOR WITH PRIOR APPROVAL FROM THE CITY ENGINEER OR A PUBLIC WORKS REPRESENTATIVE.
10. ANY TREE ADVERSELY IMPACTED BY THE CONSTRUCTION PROCESS SHALL UNDERGO DEEP-ROOT FERTILIZATION TO PROMOTE ITS OVERALL TREE HEALTH AND VITALITY.
11. COMPACTION OF THE ROOT ZONE SHALL BE AVOIDED BY SPREADING THREE TO FOUR INCHES OF MULCH. IF NECESSARY, PLYWOOD OR AN EQUIVALENT MATERIAL SHOULD BE PLACED ON TOP.
12. DURING PERIODS OF EXCESSIVE HEAT AND DRYNESS, IT MAY BE NECESSARY TO WASH THE FOLIAGE WITH HIGH-PRESSURE WATER TO ELIMINATE CONSTRUCTION DUST.

City of CARPINTERIA California

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CITY OF CARPINTERIA
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DATE

PUBLIC WORKS DIRECTOR / CITY ENGINEER

MONTE VISTA DOG PARK

PROPOSED DOG PARK AT MONTE VISTA PARK

PANDANUS STREET, CARPINTERIA CA. 93013

30% DRAFT DESIGN DEVELOPMENT

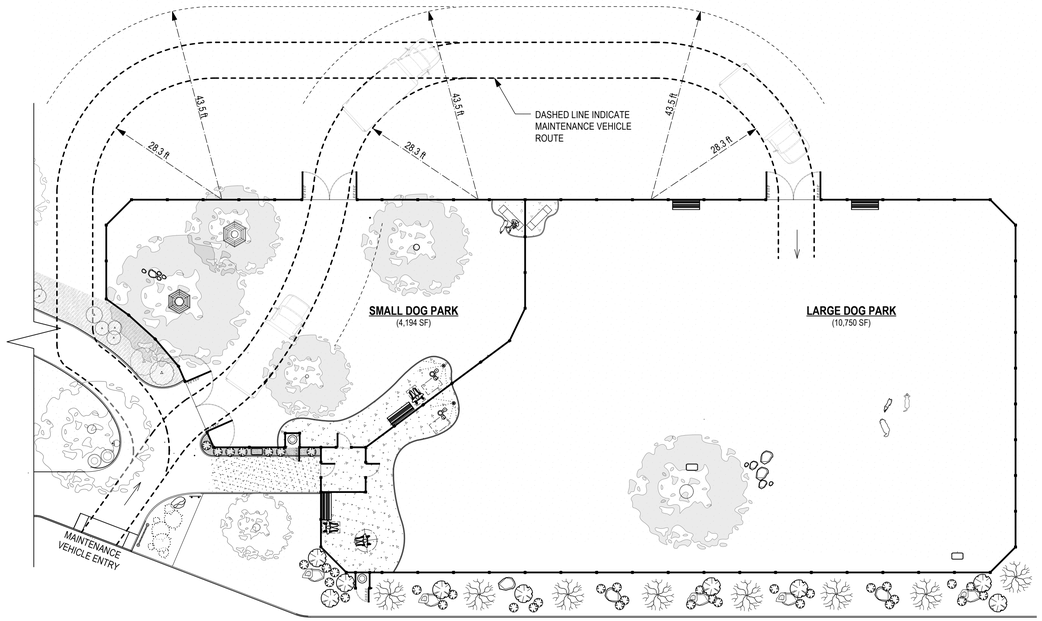
SHEET TITLE:

TREE PROTECTION PLAN

DATE: 04/27/2026

SHEET:

A-2.1

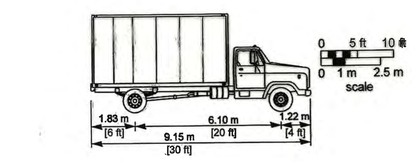


MAINTENANCE VEHICLE ROUTE

Scale: 1/16" = 1'-0"

N

AASHTO—Geometric Design of Highways and Streets



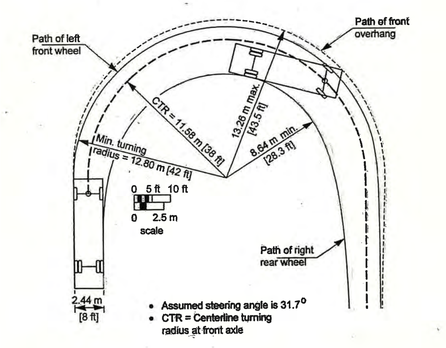


Exhibit 2-4. Minimum Turning Path for Single-Unit (SU) Truck Design Vehicle

MINIMUM TURNING PATH FOR SINGL-UNIT (SU) TRUCK DESIGN VEHICLE

PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS

City of CARPINTERIA California

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CITY OF CARPINTERIA
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PUBLIC WORKS DIRECTOR / CITY ENGINEER — DATE

MONTE VISTA DOG PARK

PROPOSED DOG PARK AT MONTE VISTA PARK

PANDANUS STREET, CARPINTERIA CA. 93013

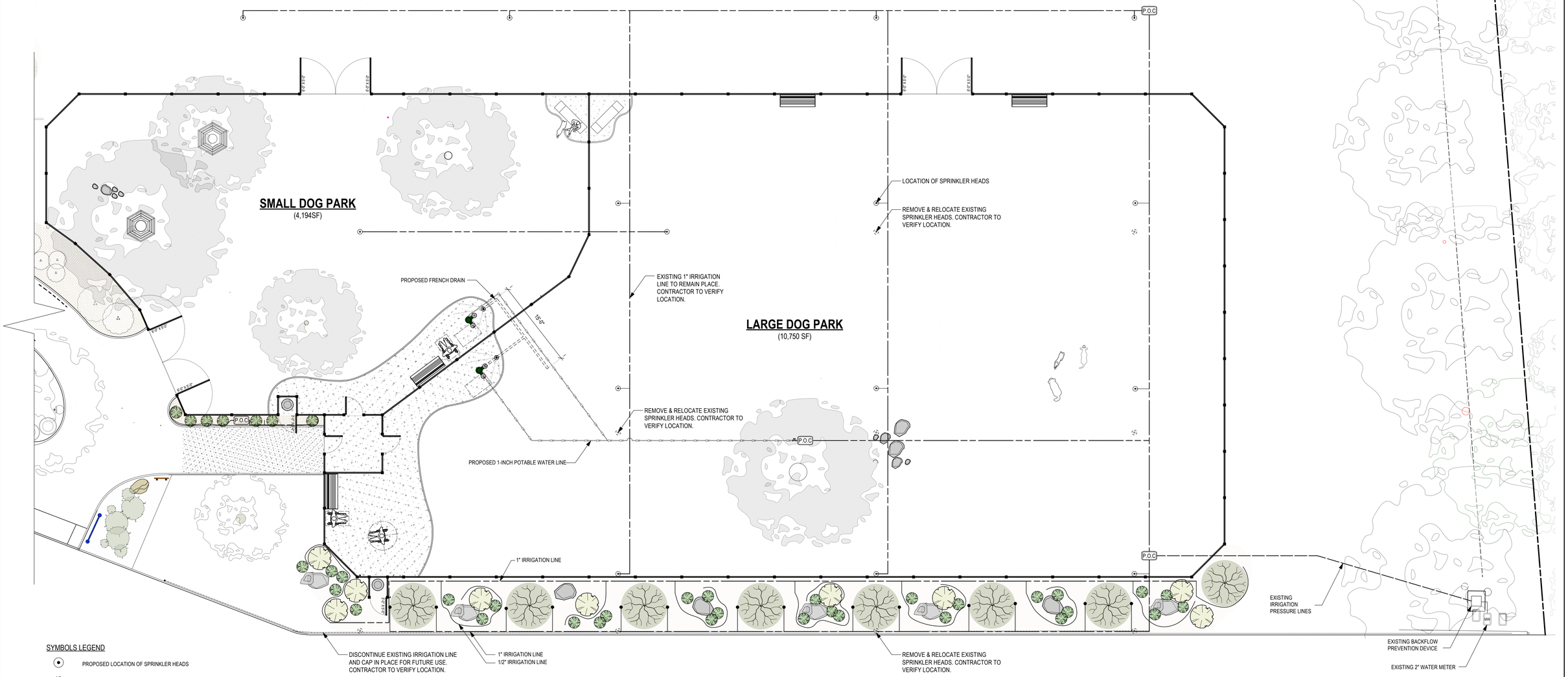
30% DRAFT DESIGN DEVELOPMENT

SHEET TITLE:
MAINTENANCE VEHICLE ROUTE

DATE: 04/27/2026

SHEET:

A-2.2



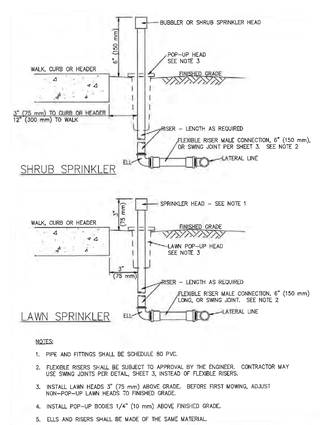
SYMBOLS LEGEND

- PROPOSED LOCATION OF SPRINKLER HEADS
- REMOVE AND RELOCATE EXISTING SPRINKLER HEADS
- IRRIGATION LINE
- PROPOSED 1-INCH POTABLE WATER LINE

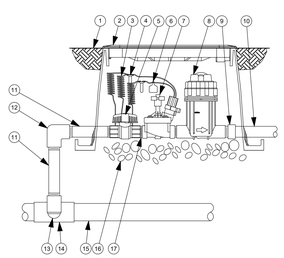
IRRIGATION & UTILITY PLAN
Scale: 1/8" = 1'-0"

1. IRRIGATION LINES SHALL BE INSTALLED AT THE FOLLOWING MINIMUM DEPTHS:
   PVC PRESSURE MAINLINE: 18 INCHES
   PVC LATERAL LINE: 12 INCHES
   PVC LINES 2-1/2 INCHES OR LARGER: 24 INCHES
2. THE CONTRACTOR SHALL COORDINATE THE PLACEMENT OF IRRIGATION HEADS, VALVES, AND PIPES WITH THE PLANTING LAYOUTS.
3. DAILY CLEANUP PROCEDURES SHALL BE CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY THE CITY ENGINEER.
4. THE OBJECTIVE OF THIS PLAN IS TO ENSURE ADEQUATE IRRIGATION COVERAGE FOR ALL PLANTING AREAS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR MAKING ANY NECESSARY ADJUSTMENTS TO THE IRRIGATION SYSTEM TO ENSURE 100% COVERAGE OF THESE AREAS.
5. THE INSTALLATION OF THE IRRIGATION SYSTEM MUST COMPLY WITH ALL APPLICABLE LOCAL CODES.
6. ALL IRRIGATION LINES SHALL BE FLUSHED, AND ALL HEADS ADJUSTED TO ACHIEVE OPTIMAL PERFORMANCE WHILE PREVENTING OVERSPRAY ONTO WALKWAYS, STREETS, AND BUILDINGS. THE SELECTION OF THE APPROPRIATE NOZZLE ARC AND RADIUS SHALL BE MADE TO ACCOMMODATE SITE-SPECIFIC CONDITIONS.
7. FLOW CONTROLS SHALL BE ADJUSTED TO ENSURE PROPER PERFORMANCE AND ENHANCE VALVE LONGEVITY. SHOULD ANY OBSTRUCTIONS OR GRADE DISCREPANCIES BE EVIDENT IN THE FIELD, THE CONTRACTOR MUST REFRAIN FROM INSTALLING THE IRRIGATION SYSTEM AS INDICATED IN THE DRAWINGS AND SHOULD PROMPTLY NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE.
8. CONSULT THE IRRIGATION LEGEND FOR A DESCRIPTION OF THE IRRIGATION SYMBOLS PRESENTED IN THE PLAN.
9. PRIOR TO INSTALLING THE IRRIGATION SYSTEM, THE CONTRACTOR SHALL VERIFY THE PRESSURE AT ALL CONNECTION POINTS AND REPORT ANY DISCREPANCIES TO THE CITY ENGINEER.

6 IRRIGATION NOTES

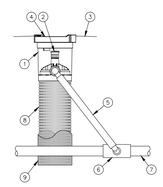


5 IRRIGATION SPRINKLER HEAD DETAIL
SCALE: NTS



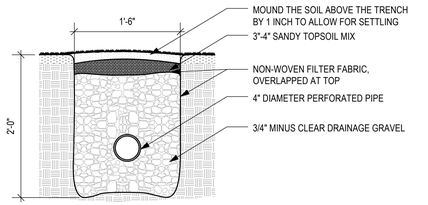
1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. ATERAL PIPE
    PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
    PVC SCH 40 ELL
    PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
11. PVC SCH 40 TEE OR ELL
13. MAINLINE PIPE
14. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
15. PVC SCH 80 NIPPLE, CLOSE

4 1" COMMERCIAL CONTROL ZONE KIT
SCALE: NTS

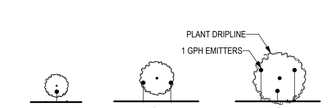


1. RAIN BIRD RWS-M-B-C-1402 (INCLUDES RETAINER, 18" (45,7 CM) TUBE, 0.5 GPM (1.9 L/M) BUBBLER 7 INTEGRATED CHECK VALVE, 4" (10,2 CM) GRATE, 1/2"(1,3 CM) M NPT INLET SPIRAL BARB ELBOW)
2. BUBBLER: RAIN BIRD 1402 0.5 GPM (1,9 L/M)
3. FINISH GRADE/ TOP MULCH
4. 4" (10,2 CM) LOCKING GRATE
5. 1/2" (1,3 CM) SWING ASSEMBLY: RAIN BIRD SA-125050
   1/2" (1,3 CM) MALE NPT X 0490 BARB ELBOW: RAIN BIRD SBE-050
6. PVC SCH 40 TEE OR EL
7. PVC OR POLYETHYLENE LATERAL PIPE
8. 4 (10,2 CM) WIDE X 18" (45,7 CM) LONG RIGID BASKET WEAVE CANISTER
9. OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS

2 ROOT WATERING SYSTEM
SCALE: NTS

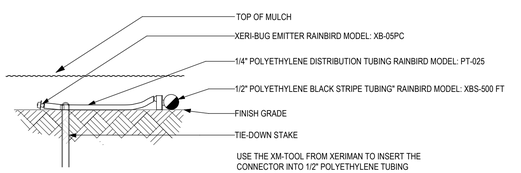


1 FRENCH DRAIN DETAIL
SCALE: NTS



NOTE: ADJUST THE EMITTER LAYOUT ACCORDING TO THE SIZE OF THE PLANTS.

3 EMITTERS AROUND PLANT
SCALE: NTS



City of CARPINTERIA California
Josefina Arechiga
Public Works Department
City of Carpinteria
5775 Carpinteria Ave,
Carpinteria, CA. 93013
Direct Line: (805) 755-4441 |
josefinaa@Carpinteriaca.gov

PROJECT NUMBER: 26-2378

REVISION:

	DESCRIPTION	DATE
1		
2		
3		

CITY OF CARPINTERIA
APPROVED BY:
PUBLIC WORKS DIRECTOR / CITY ENGINEER
DATE

MONTE VISTA DOG PARK

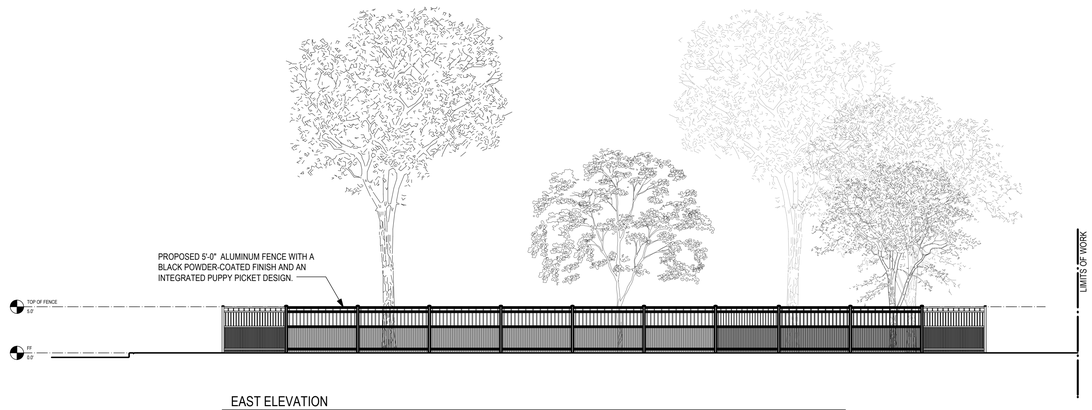
PROPOSED DOG PARK AT MONTE VISTA PARK
PANDANUS STREET, CARPINTERIA CA. 93013
30% DRAFT DESIGN DEVELOPMENT

SHEET TITLE:
IRRIGATION & UTILITY PLAN

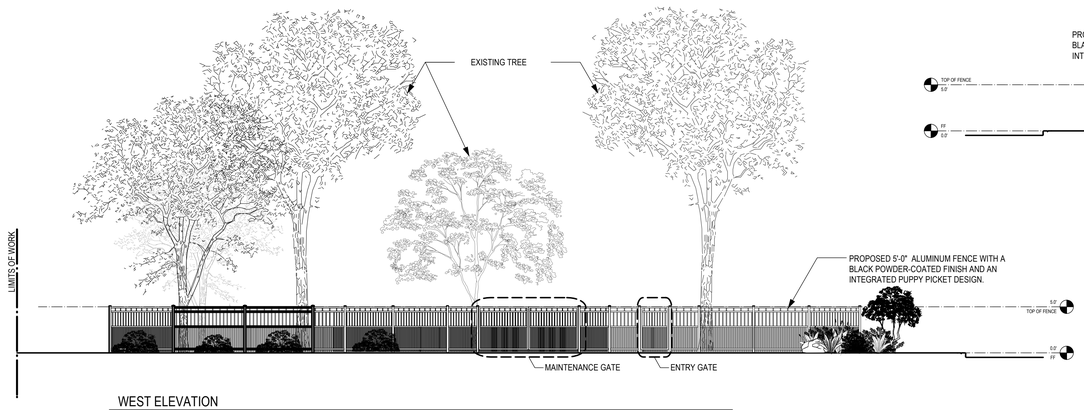
DATE: 04/27/2026

SHEET:
A-4.1

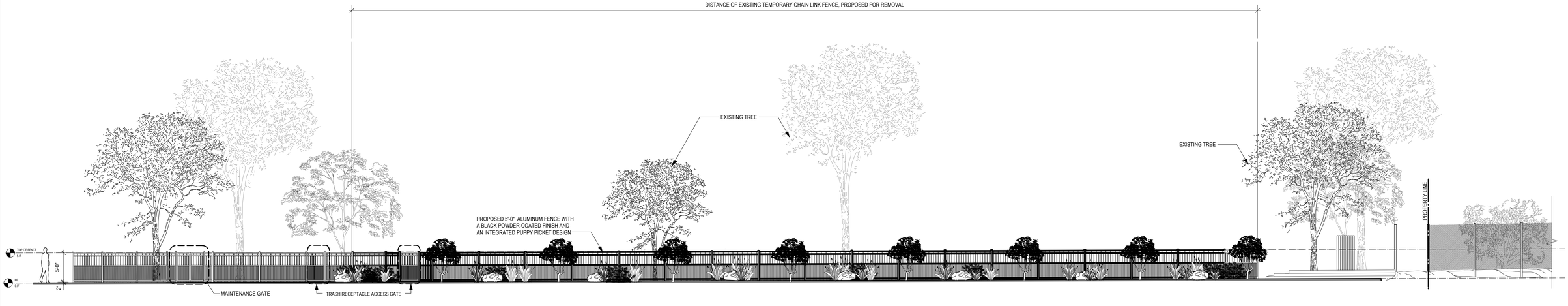
NORTH ELEVATION
Scale: 1/8" = 1'-0"



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



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



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

City of CARPINTERIA California

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PROJECT NUMBER: 26-2378

REVISION:

	DESCRIPTION	DATE
1		
2		
3		

CITY OF CARPINTERIA
APPROVED BY:

PUBLIC WORKS DIRECTOR / CITY ENGINEER — DATE

MONTE VISTA DOG PARK

PROPOSED DOG PARK AT MONTE VISTA PARK

PANDANUS STREET, CARPINTERIA CA. 93013

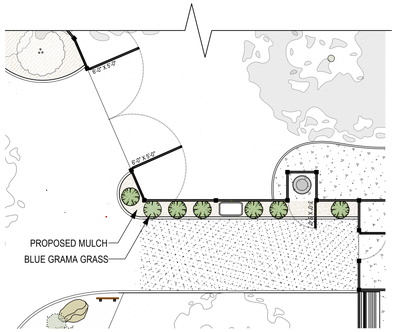
30% DRAFT DESIGN DEVELOPMENT

SHEET TITLE:
ELEVATIONS

DATE: 04/27/2026

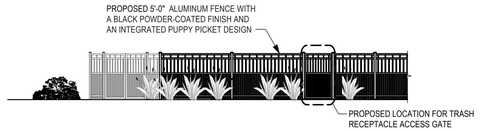
SHEET:

A-3.0



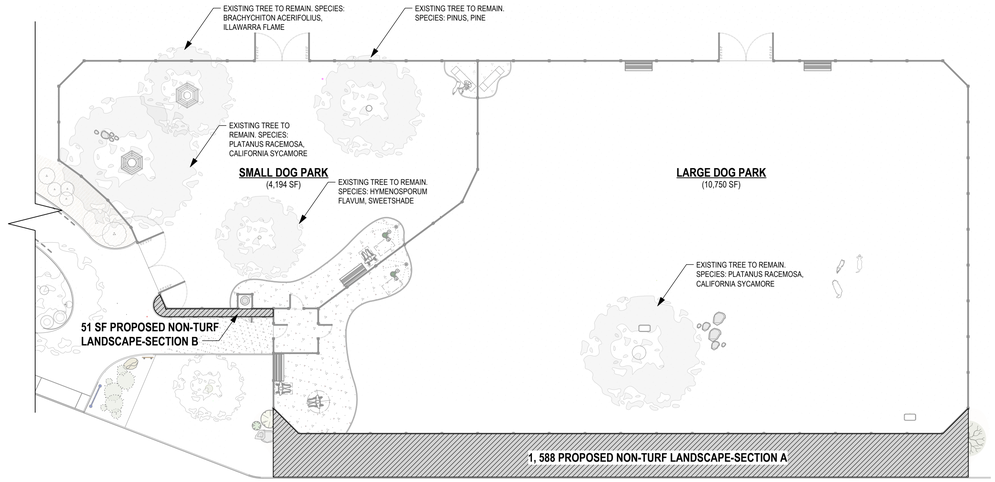
LANDSCAPE PLAN-SECTION B

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



LANDSCAPE PLAN-ELEVATION B

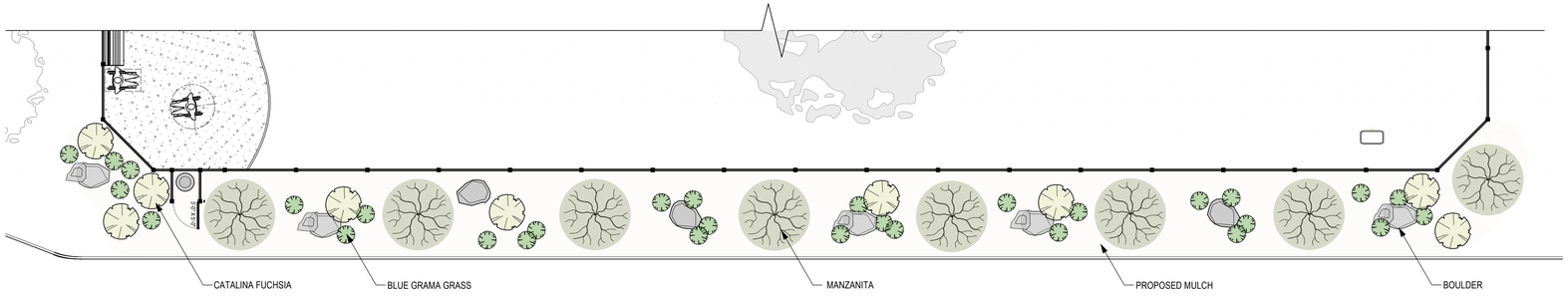
Scale: 1/8" = 1'-0"



TOTAL LANDSCAPE AREA: 1,639 SF

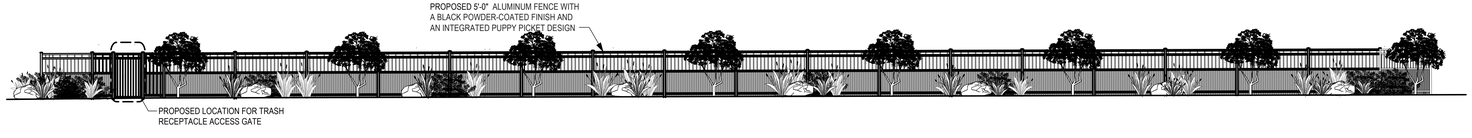
LANDSCAPE KEY PLAN

Scale: 1/16" = 1'-0"



LANDSCAPE PLAN-SECTION A

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



LANDSCAPE PLAN-ELEVATION A

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

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZES	WUCOLS	QTY
	EPILOBIUM CANUM 'CATALINA'	CATALINA FUCHSIA	1 GAL	VERY LOW	9
	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	1 GAL	LOW	30
	ARCTOSTAPHY HOWARD MCMINN	MANZANITA	15 GAL	LOW	8
	PROPOSED BOULDER				8
	PROPOSED MULCH				

PLANT IMAGES

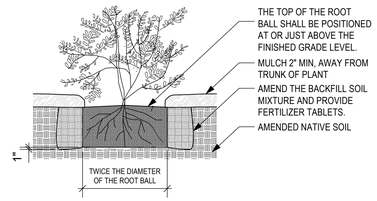
CATALINA FUCHSIA

BLUE GRAMA GRASS

MANZANITA

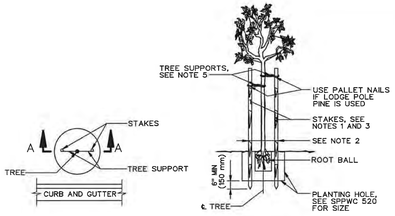
BOULDER

PLANTING DETAILS



(A) SHRUB PLANTING

SCALE: 3/8"=1'-0"



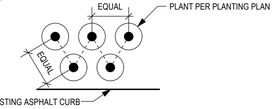
NOTES:

1. STAKE SHALL BE EITHER 50MM (2") DIAMETER LODGE PILE PINE, TREATED WITH COPPER NAPTHANATE OR PRESSURE TREATED WITH CHROMATED COPPER ARSENATE, OR GALVANIZED STEEL PIPE, PER THE GREENBOOK: STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SSPWC (801-4.6.1 (METHOD A)
2. PLACE STAKES 18" (450 MM) APART FOR 15 GAL (55 L) TREE. PLACE STAKES AT OUTER EDGE OF ROOT BALL FOR LARGER SIZE (BOX) TREES.
3. HEIGHT OF STAKED SHALL NOT BE HIGHER THAN THE TOP OF THE TREE
4. FOR 36" (900 MM) OR LARGER BOX TREES: STAKE OR GUY AT THE DIRECTION OF THE ENGINEER.
5. TREE SUPPORTS SHALL BE PER SSPW 801-4.6.1.
6. LENGTH OF STAKES:

TREE SIZE	LENGTH
15 GAL (55 L)	10" (3 m)
24" (600 mm) BOX	12" (3.6 m)
30" (750 mm) BOX	12" (3.6 m)
36"–48" (900 – 1200 mm) BOX	SEE NOTE 4

(B) TREE STAKING

SCALE: NTS



NOTES:

1. EQUAL SPACING BETWEEN PLANTINGS. SEE PLANS FOR SPACING DETAILS.
2. FINISH SURFACE WITH 2" OF TOP DRESSING OF MULCH.

(C) TRIANGULAR PLANT SPACING

SCALE: 3/8"=1'-0"

City of CARPINTERIA California

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PROJECT NUMBER: 26-2378

REVISION:

	DESCRIPTION	DATE
1		
2		
3		

CITY OF CARPINTERIA
APPROVED BY:

PUBLIC WORKS DIRECTOR / CITY ENGINEER — DATE

MONTE VISTA DOG PARK

PROPOSED DOG PARK AT MONTE VISTA PARK

PANDANUS STREET, CARPINTERIA CA. 93013

30% DRAFT DESIGN DEVELOPMENT

SHEET TITLE:

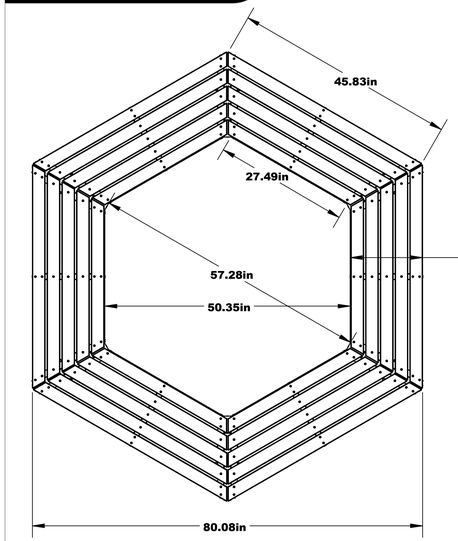
LANDSCAPE PLAN

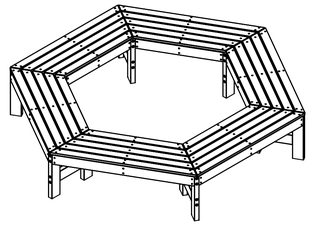
DATE: 04/27/2026

SHEET:

A-4.0

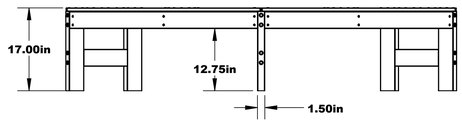
BENCH SPECIFICATIONS BC0635





Specifications

SKU	KBC0615	KBC0635
Model Name	Bench with Back	Backless Bench
Material	Recycled Plastic	Recycled Plastic
Seat Dimensions	45.75"L x 15.25"W x 17"H	45.75"L x 15.25"W x 17"H
Overall Dimensions	80"L x 80"W x 30"H	80"L x 80"W x 17"H
Weight	230.0	160.0



③ CIRCULAR BENCH
SCALE: NTS

ALUMINUM | SCREWED

FLAT TOP

LEXINGTON

Designed for peace of mind and engineered to last, this aluminum profile has two unique levels of spacing and an optional puppy picket. High-grade aluminum and a weather-tested, powder-coat finish meet high wind and pool codes.

Shown in Black with Puppy Picket Add-on

INNOVATIONS

SolarGuard®

SIZES

Width:
6' and 8'
8' only available in Premium Grade

Height:
3', 3½', 4', 4½', 5' and 6'

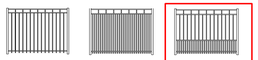
PREMIUM | SELECT | STANDARD

Colors

Standard Smooth Solids

BLACK · BRONZE · MATTE BLACK · LIGHT BRONZE · WHITE · MATTE BRONZE · GRAY

STYLE CONFIGURATIONS



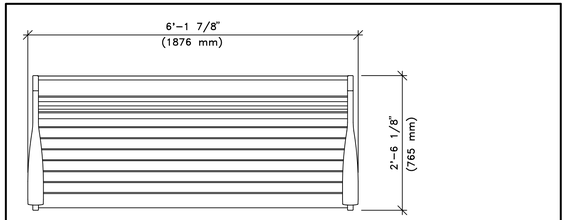
3 Rail · Double Picket · Puppy Picket

Post Caps & Hardware Available
See Accessories and Hardware PDF for more information and product offerings.

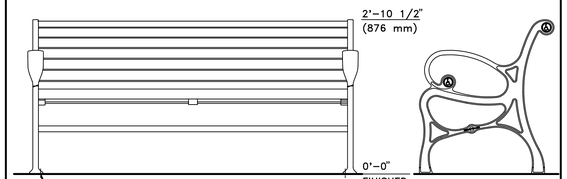
For additional product colors and SKU information please reach out to your Sales Representative.

Catalyst™ Fence Solutions | CAT24-D-270820 | Rev.8/25

② ALUMINUM FENCE WITH A BLACK POWDER-COATED FINISH
SCALE: NTS



TOP VIEW



FRONT VIEW

END VIEW

AVAILABLE IN 6' (SHOWN), AND 8' NOMINAL LENGTHS.
OTHER LENGTHS AVAILABLE UPON REQUEST.

CAN BE SPECIFIED WITH ACCESSIBLE (SHOWN) OR WITHOUT GRAPHIC.
CUSTOM GRAPHIC AND/OR LETTERING AVAILABLE UPON REQUEST.

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COLUMBIA CASCADE COMPANY
Makers of TimberForm®, PipeLine® ReFlex® TimberForm®-2, InterFlex®, CycLoops® and CycLocker® Products.
1300 S.W. Sixth Avenue, Suite 310 Telephone 503/223-1157
Portland, Oregon 97201-2464 Facsimile 503/223-4550
U.S.A.
WWW.TIMBERFORM.COM

Title: TIMBERFORM RESTORATION
MODEL NO. 2118-6-ADA
ACCESSIBLE BENCH WITH ARMRESTS

Scale: 3/4"=1'-0" | Drawn by: AT | 07-04-10 | CHK by:
Drawing No. W-2118-6-ADA | Sheet 1 of 1

① ACCESSIBLE BENCH
SCALE: NTS

Josefina Arechiga
Public Works Department
City of Carpinteria
5775 Carpinteria Ave.
Carpinteria, CA. 93013
Direct Line: (805) 755-4441 |
josefinaa@Carpinteriaca.gov

PROJECT NUMBER: 26-2378

REVISION:

	DESCRIPTION	DATE
1		
2		
3		

CITY OF CARPINTERIA
APPROVED BY:
PUBLIC WORKS DIRECTOR / CITY ENGINEER
DATE

ELKAY SPECIFICATIONS

Elkay Outdoor ezH2O® Upper Bottle Filling Station Bi-Level Pedestal with Pet Station Non-Filtered Non-Refrigerated
Model LK4420BF1UDB

PRODUCT SPECIFICATIONS

Elkay Outdoor ezH2O® Upper Bottle Filling Station Bi-Level Pedestal with Pet Station Non-Filtered Non-Refrigerated. Features shall include Heavy Duty Vandal Resistant, Laminar Flow, Pet Fountain, 300 Series Stainless. Furnished with Vandal Resistant bubbler. Mechanical Button activation. Product shall be Floor Mount/Freestanding, for Outdoor applications, serving 2 station(s).

Special Features:	Heavy Duty Vandal Resistant, Laminar Flow, Pet Fountain, 300 Series Stainless
Finish:	Black (BK), Blue (BLU), Evergreen (EVG), Gray (GRY)
Power:	No Electrical Required
Bubbler Style:	Vandal Resistant
Activation by:	Mechanical Button
Mounting Type:	Floor Mount/Freestanding
Chilling Capacity:	Non-refrigerated
Dimensions (L x W x H):	26" x 31" x 64"
Approx. Shipping Weight:	205 lbs.
Installation Location:	Outdoor
No. of Stations Served:	2

**When used in non-temperature controlled environments, unit(s) must be adequately winterized and/or protected from extreme heat to prevent damage where climates dictate.

Special Note: Bottle Filler Stations 1 (Upper), Bubbler Stations 1 (Low), Choose from 4 color options

- Mechanically-Activated unit continues to supply water in event of service disruptions.
- Laminar flow provides clean fill with minimal splash.
- Pet Fountain: Features slow drainage for easy drinking.

Included with Product: Outdoor Bottle Filler
Ships in one box.

A Century of Tradition and Quality.
For more than 100 years, Elkay has been making innovative products and providing exceptional customer care. We take pride in offering plumbing products that make life easier, inspire change and leave the world a better place.

PRODUCT COMPLIANCE

ADA & ICC A117.1
ASME A112.19.3/CSA B45.4
GreenSpec®
NSF/ANSI 61 (Ωs1) & 372 (lead free)

Complies with ADA & ICC A117.1 accessibility requirements when installed according to the requirements outlined in these standards. Installation may require additional components and/or construction features to be fully compliant. Consult the local Authority Having Jurisdiction if necessary.

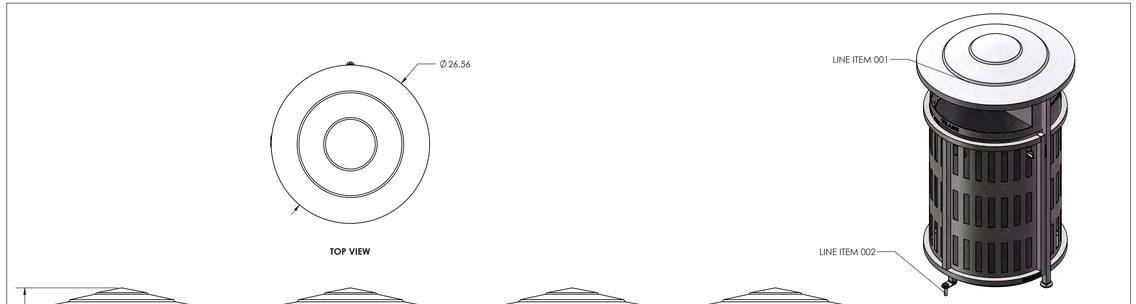
Installation Instructions (PDF) - 1000003948

Warranty pertains to drinking water applications only. Non-drinking water applications are not covered under warranty.

Warranty (PDF)

PART:_____QTY: _____
PROJECT:_____
CONTACT:_____
DATE:_____
NOTES:_____
APPROVAL:_____

⑤ DRINKING FOUNTAIN
SCALE: NTS



LINE ITEM 001
RECEPTACLE TO LOOK LIKE SPLIT STREAM BUT WITH SINGLE STREAM LINERS
ASSEMBLY: URBAN RENAISSANCE RECEPTACLE
SINGLE STREAM FOR LITTER & RECYCLING
CAPACITY: 36 GALLON
LITTER & RECYCLING OPENINGS: SIDE
(2) CIRCULAR OPENINGS FOR BOTTLES & CANS
(1) RECTANGULAR OPENING FOR LITTER
MODIFIED POWDERCOAT FINISH: CUSTOM TEXTURE POWDERCOAT * CARPINTERIA GREEN, RAL 6004**
SKIN PATTERN: VERTICAL GRILLWORK
LATCH TYPE: NON-SECURITY
LINER: (1) BLACK POLYETHLENE SINGLE LINER △1
BAG SLOT: INCLUDED
DRAIN HOLE: NOT INCLUDED
MOUNTING: SURFACE MOUNT
ANCHOR KIT: 908-00459 - 3/8" SST DROP-IN ANCHOR KIT 2
ANCHOR KIT SOLD AND LISTED SEPARATELY: SEE LINE ITEMS 0 02

LINE ITEM 002
3/8" SST DROP-IN ANCHOR KIT 2

REV.	DESCRIPTION	REVISED BY	DATE
1	LINER REVISED TO SINGLE STREAM	SH1	05/21/2024

APPROVAL
APPROVED BY :_____
COMPANY :_____
DATE :_____

UNLESS OTHERWISE SPECIFIED:
1. PRIMARY DIM. ARE IN INCHES & SECONDARY (DIM) IN MM
2. TOLERANCES
FRACTIONAL ± 1/32 : ANGULAR/BEND ±1°
TWO PLACE DECIMAL ±.030
THREE PLACE DECIMAL ±.010
3.REMOVE ALL BURRS AND SHARP EDGES
THIRD ANGLE PROJECTION

FORMS+SURFACES 30 Pine Street, Pittsburgh, PA 15223 Tel (412) 781-9003 Fax (412) 383-4715

	NAME	DATE
DWN	SH1	05/13/2024
CHK	MGJ	05/13/2024

MATERIAL: REFER SO
FINISH: - REFER SO
WEIGHT: - 91.39 LBS
SCALE: N.T.S

DO NOT SCALE DRAWING

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DESCRIPTION:
CITY OF CARPINTERIA
CARPINTERIA 2023
SLURB-36SS,CUS

SIZE	DWG. NO.	REV	SHEET
B	972353-172197-CS	1	1 OF 1

④ TRASH RECEPTACLE
SCALE: NTS

MONTE VISTA DOG PARK
PROPOSED DOG PARK AT MONTE VISTA PARK
PANDANUS STREET, CARPINTERIA CA. 93013
30% DRAFT DESIGN DEVELOPMENT

SHEET TITLE:
CUT SHEETS

DATE: 04/27/2026

SHEET:

A-5.0

6 EAST VIEW OF THE PROPOSED DOG PARK

3 SOUTHEAST-FACING RESIDENTIAL CONDO FACADE

KEY PLAN

N

7 NORTH VIEW OF MONTE VISTA PARK

4 SOUTH-FACING RESIDENTIAL CONDO FACADE

1 NORTHEAST VIEW OF THE PROPOSED DOG PARK

8 NORTHWEST VIEW OF MONTE VISTA PARK

5 SOUTHWEST FACING RESIDENTIAL CONDO FACADE

2 NORTHEAST VIEW OF THE PROPOSED DOG PARK

City of CARPINTERIA California

Josefina Arechiga
Public Works Department
City of Carpinteria
5775 Carpinteria Ave,
Carpinteria, CA. 93013

Direct Line: (805) 755-4441 |
josefinaa@Carpinteriaca.gov

PROJECT NUMBER: 26-2378

REVISION:

	DESCRIPTION	DATE
1		
2		
3		

CITY OF CARPINTERIA
APPROVED BY:

PUBLIC WORKS DIRECTOR / CITY ENGINEER

DATE

MONTE VISTA DOG PARK

PROPOSED DOG PARK AT MONTE VISTA PARK

PANDANUS STREET, CARPINTERIA CA. 93013

30% DRAFT DESIGN DEVELOPMENT

SHEET TITLE:
PHOTOGRAPHS

DATE: 04/27/2026

SHEET:
A-5.1

15 SOUTH VIEW OF MONTE VISTA PARK

12 SOUTHEAST VIEW OF MONTE VISTA PARK

9 EAST VIEW OF MONTE VISTA PARK

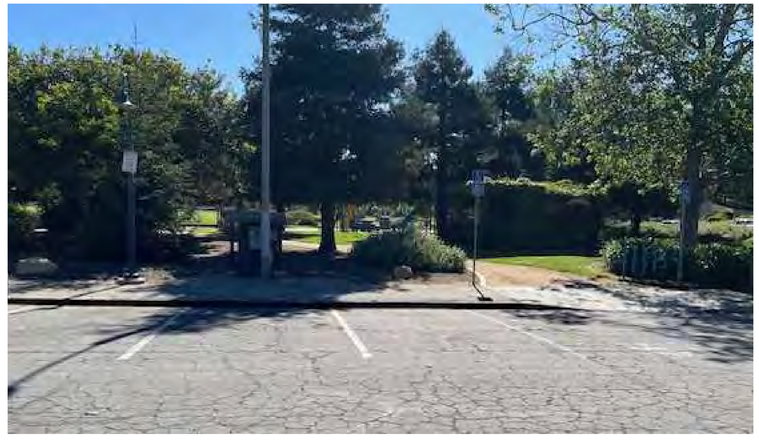
16 WEST VIEW OF MONTE VISTA PARK

13 EAST-FACING VIEW OF MONTE VISTA PARK

10 NORTH-FACING VIEW OF MONTE VISTA PARK

17 WEST VIEW OF MONTE VISTA PARK

14 SOUTH-FACING VIEW OF MONTE VISTA PARK



11 EAST-FACING VIEW OF MONTE VISTA PARK

City of CARPINTERIA California

Josefina Arechiga
Public Works Department
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5775 Carpinteria Ave,
Carpinteria, CA. 93013

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MONTE VISTA DOG PARK

PROPOSED DOG PARK AT MONTE VISTA PARK

PANDANUS STREET, CARPINTERIA CA. 93013

30% DRAFT DESIGN DEVELOPMENT

SHEET TITLE:
PHOTOGRAPHS

DATE: 04/27/2026

SHEET:
A-5.2

Attachment B

Additional Photos of Existing Temporary Off-leash Area

The entrance of the Pilot Program Dog Park, looking southeast (above) and northeast from Pandanus Street (below)

The Pilot Program Dog Park as viewed from Pandanus Street, looking northwest (above), and looking east (below).

The trees in Monte Vista Park proposed to be included inside the permanent dog park, as viewed from inside the Pilot Program Dog Park (above) and from the playground area/northwest (below)

CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of July 16, 2026

Agenda Item #2

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

Project: 26-2381-CDP/ARB **Planner:** Syndi Souter
Address: 5398 El Carro Lane
APN: 001-262-003
Zoning: Single Family Residential (8-R-1)
Applicant: Paige Mascari, Becker Studios, agent for Nell and Billy Grokenberger

Project Review: ☐ Conceptual
☑ Preliminary
☐ Final

PROJECT DESCRIPTION

This is the preliminary review of a proposal to construct a 475 square-foot addition to the existing 1,816 square-foot single-family residence, for a resultant size of 2,291 square-feet. The project includes a comprehensive remodel to the interior and exterior of the residence, including new doors and windows. The maximum height of the main roof ridge would increase by approximately two feet to 16 feet above finished grade. An unpermitted 168 square-foot covered patio on the side of the residence would be demolished as part of the project. Covered parking would continue to be provided in the existing attached two-car garage and vehicular access to the site would remain from El Carro Lane.

Preliminary architectural plans are included as Attachment A.

PROJECT SETTING

The project site is located at 5398 El Carro Lane, on the north side of the street. The 7,870 square-foot lot is presently improved with a 1,295 square-foot single-story single-family dwelling with an attached front-loading 521 square-foot two-car garage. The original residence was constructed in 1963 under permit #24354, with an addition to the rear of the residence constructed in 1975 under permit #975.

The project site is located in the Canalino/Santa Monica/El Carro Neighborhood (“Subarea 3”), which is primarily comprised of single-family residential subdivisions located north of US Highway 101. The subject property is surrounded by other single-family residences on all sides. The site is zoned Single Family Residential District (8-R-1) and has a Low Density Residential (LDR) land use designation. The subject property is not located within any Overlay districts.

PROJECT ANALYSIS

Carpinteria Municipal Code

An analysis of the project's conformance with applicable requirements of Title 14, Zoning, of the Carpinteria Municipal Code is provided below.

Single Family Residential (R-1) District, CMC §14.12

Permissible uses in the 8-R-1 zone district include single family dwellings. The following table identifies the project's conformance with applicable Municipal Code requirements:

Standard		Requirement/Allowance	Proposal
Setbacks			
	Front-South	50 feet from centerline of street or 20 feet from property line, whichever is greater.	Existing: 50 feet from centerline, 20 feet from property line Proposed: No change
	Side-East	7.5 feet min. (10% of lot width)	Existing: 19 feet Proposed: 7.5 feet
	Side-West	7.5 feet min. (10% of lot width)	Existing: 0 feet* Proposed: 8 feet
	Rear-North	15 feet min.	Existing: 31.5 feet Proposed: No change
Height		30 feet max.	Existing: 14 feet Proposed: 16 feet max.
Building Coverage		35% max. (2,754 square feet)	Existing: 23% (1,816 square feet) Proposed: 29% (2,291 square feet)
Floor Area Ratio		40% max. (3,148 square feet)	Existing: 23% (1,816 square feet) Proposed: 29% (2,291 square feet)
Density		1 single family dwelling per lot	1 single family dwelling
Parking		2 spaces provided in a garage	2 spaces provided in a garage

*An unpermitted 168 square-foot covered patio on the west side of the residence that extends to the property line would be demolished as part of the project.

As designed, the proposed improvements comply with the applicable R-1 zone district development standards.

Design Review

The project includes a comprehensive interior remodel and a 475 square-foot addition along the entire east side of the residence. The living space would be reconfigured to contain a more spacious dining/living room, a new half-bath near the front entry, and a larger primary suite. The exterior updates would include new doors and windows, and the exterior materials would remain

stucco and horizontal siding. Two new high "clerestory" windows would be added at the center of the south elevation facing the street. The project would retain the Dutch gable roof facing the street, reconstructed just slightly taller at 16-feet to accommodate the span of the new addition below. The proposed colors and materials, including the proposed exterior light fixture, can be found on Sheet A-0.3 of the plans in Attachment A. The proposed architectural details can be found on Sheets A-2.31, A-5.0, and A-5.1 of the plans in Attachment A. The existing landscaping and hardscape are proposed to remain.

The Board's comments on the proposed architectural style and detailing of the addition and exterior improvements would be appreciated.

General Plan/Coastal Plan Neighborhood Policies

The project site has a General Plan/Local Coastal Plan designation of Low Density Residential (LDR). 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 3 (Canalino/ Santa Monica/ El Carro Neighborhood).

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.*

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

The proposal includes an addition to the side of the existing residence that would retain the existing exterior materials and roof style. The addition would comply with the setbacks and would not significantly alter the street views of the site. The resultant size of the residence would remain comparable with other single-family residences in the vicinity. As such, staff feels the project is consistent with the above objectives.

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

The maximum roof ridge height would increase by two feet, which would have a minimal impact on existing mountain views. Ocean views are not available from the project site.

Objective CD-5: *The streets of neighborhood interiors should be designed to be the "living rooms" of the neighborhood, where children and adults can safely play or walk. The design and details of streets, frontages and buildings should support this objective.*

Policy CD-5d: *Houses within a neighborhood may vary in materials and style, but strong contrasts in scale, color and roof forms should generally be avoided.*

The proposed improvements are intended to improve and update functionality of the residence. The residence would retain the existing architectural style with an updated color scheme, and would continue to share common elements, such as the Dutch roof design, with other nearby residences.

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

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

The proposed exterior light fixture appears to be low-intensity and night-sky friendly, as shown on Sheet A-0.3 of the plans in Attachment A.

The Board's comments on the proposed exterior light fixture would be appreciated.

Community Design Element- Subarea 3 Objectives & Policies

Objective CDS3-2: *Preserve and enhance the existing residential neighborhood and ensure that new development enhances the neighborhood character.*

Objective CDS3-3: *Ensure that new development is sensitive to the scale and character of the existing neighborhoods, and consistent with the city's "small beach town" image.*

The proposed project enhances the street frontage of the residence with updated colors and new windows. The new improvements would not substantially alter the scale or character of the residence beyond the norm of the neighborhood. Overall, the improvements can be found consistent with these Objectives in that they would enhance the aesthetics of the existing residence and the design would have a minimal impact on the existing residence's perceived size, bulk or scale. The existing architectural style of the single-story residence would be retained and the proposed color palette would be compatible with other homes in the neighborhood; thus, the proposal would be consistent with the City's "small beach town" image.

Subarea 3 Residential Design Guidelines

DG 3: *Exterior architectural treatment and detail should be carried around all sides of the building.*

DG 4: *Elements such as windows and doors should be consistent in design with the existing theme of a house and when appropriate should draw from elements in the existing neighborhood.*

DG 5: *The use of bay windows, dormers, balconies, covered porches and other decorative elements are encouraged when appropriate to the architecture of a building, particularly when these elements would be oriented toward a public street or public space.*

The proposed project will improve and update the appearance of the residence from the street, and enhance the functionality of the interior living space. The exterior stucco and horizontal wood siding would be carried around the perimeter of the residence. The new roof would retain the decorative Dutch Gable facing the street.

DG 7: *Muted tones should be encouraged unless otherwise determined to be inappropriate by the Architectural Review Board.*

DG 8: *New additions should replicate or complement the existing structure or the entire structure should be remodeled as part of an overall architectural design.*

DG 9: *Materials should be high quality and durable (taking into consideration its use and climate), and authentic to the chosen architectural style.*

The proposal retains the architectural style of the existing residence, with an updated color scheme. The proposed cream, taupe, and black color palette contains neutral colors. The proposed exterior materials include aluminum clad wood windows and copper gutters/downspouts.

The Board should provide comments on the proposed architectural style, detailing, colors, and materials for the proposed addition.

SUMMARY OF ISSUES

- Architectural style and detailing
- Proposed colors and materials; and
- Exterior light fixture.

RECOMMENDATION

The Board should provide comments on the issues raised. If the Board feels the project meets the applicable design criteria, the Board may recommend preliminary, or if warranted, final approval to the Community Development Director.

ATTACHMENTS

Exhibit A- Preliminary Architectural Plans

Attachment A

Preliminary Architectural Plans

Grokenberger Residence Remodel & Addition

Project #26-2381-CDP/ARB

Preliminary ARB Review

July 16, 2026

5398 EL CARRO LANE

CARPINTERIA, CA, 93013

Remodel + Addition Planning Set

GENERAL NOTES

1.) These plans are in compliance with the following current:
2022 California Building Code (CBC), with Title 24,
2022 California Residential Code (CRC),
2022 California Mechanical Code (CMC),
2022 California Plumbing Code (CPC),
2022 California Electrical Code (CEC),
2022 California Green Building Standards Code (CGBSC),
2022 California Energy Code (CENC),
California State Codes

2.) It shall be the subcontractor's responsibility to notify the owner and designer of any inconsistencies in the construction documents discovered while bidding and clarification shall be made prior to the start of construction.

3.) All materials, stain and paint colors and textures shall be selected by the designer prior to fabrication or installation.

4.) Each subcontractor is to closely examine the contract documents to determine the extent of the existing elements to remain. Where questions or discrepancies arise, consult the designer about the extent and/or intent of the required direction, before commencing the work.

5.) All dimensions are to face of stud, concrete or masonry, unless noted otherwise.

6.) Each subcontractor shall remove all debris and rubbish created by their trade or employees, from their portion of the work described herein and deposit in the on-site container.

7.) Where any existing work is damaged by removal of adjacent work or any other construction operation, it shall be repaired or replaced, by the subcontractor who has caused the damage, with new materials to match existing as approved by the designer.

8.) All glazing shall comply with the standards of the U.S. Consumer Product Safety Commission. Manufacturer to supply certificate of compliance to owner.

9.) Substitutions, revisions or changes may be allowed only if such items are submitted to the designer in a timely manner in writing and subsequently approved by the designer in writing. All substitutions must be at least of equal quality, design and performance. The designer shall reserve the right to reject any request for a substitution for any reason.

10.) All electrical, plumbing, mechanical and structural work shall conform to the requirements of all legal constituted authorities having jurisdiction and to all of the standards of their respective associations or councils.

11.) General lighting fixtures in kitchens and bathrooms shall be fluorescent or approved equal.

12.) Lighting fixtures in shower enclosures shall be suitable for wet use locations per NEC 410-4.

13.) Water closets shall be "Ultra Low Flush" with 1.28 gallon maximum per flush. Toilets shall not use more than 1.28 gallons of water per flush, CPC 403.2.

14.) Control valves for showers and tub/showers shall be thermostatic or pressure balancing valve type. Showerhead flow rates shall not exceed 1.8 gallons per minute, CPC 408.2.

15.) It will be the property owners'/contractors' responsibility to have a licensed surveyor layout proposed structures when they are located on or near setback lines.

16.) At the time of final inspection, a manual, compact disc or web-based reference shall be placed in the building. This manual shall include all of the items listed on California Green Building Standards Code Section 4.410.1. [CGBSC 4.410].

PROJECT STATISTICS

PROJECT ADDRESS:	5398 EL CARRO LN. CARPINTERIA, CA 93013
APN:	001-262-003
ZONING:	8-R-1
OCCUPANCY:	R-4
YEAR BUILT:	1963
TYPE of CONST.:	V-B
SPRINKLERED?:	No
HIGH FIRE?:	No
No. of Stories	1
FLOOD AREA?:	No
LOT AREA:	0.18 ACRES

(E) STRUCTURES AREA:	**Net s.f.**	**Gross s.f.**
(E) Building :	1,210 n.s.f.	1,295 g.s.f
(E) 2-Car Garage:	+ 492 n.s.f.	+ 521 g.s.f
(E) Structures Sub-total:	1,702 n.s.f.	1,816g.s.f

(P) STRUCTURES AREA:	**Net s.f.**	**Gross s.f.**
(E) Main House:	1,210 n.s.f.	1,295 g.s.f
(D) Main House:	0 n.s.f.	0 g.s.f
(A) Main House:	454 n.s.f.	475 g.s.f
(E) 2-Car Garage:	+ 492 n.s.f.	+ 521 g.s.f
(E) Structures Sub-total:	2,155 n.s.f.	2,291 g.s.f
(E) Habitable Grand Total:	1,664 n.s.f.	1,770 g.s.f
(E) Non-habitable Grand Total:	492 n.s.f.	521 g.s.f
(E) Structures Sub-total:	2,155 n.s.f.	2,291 g.s.f
DEMO:	0 n.s.f.	0 g.s.f
ADDDITION:	454 n.s.f.	475 g.s.f
AREA OF WORK:	1,256 n.s.f.	975

GRADING:
Cut/Fill = 0 Cu. Yds. No Import or Export.

Construction Waste & Management company for this project will be Marborg Industries of Santa Barbara.

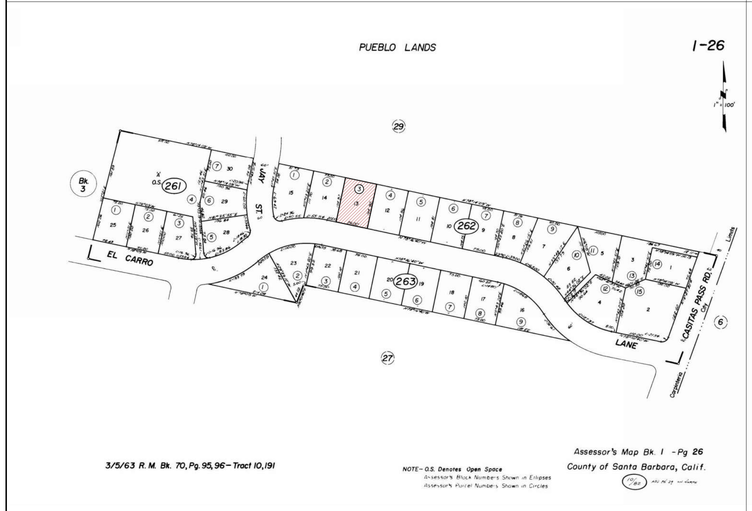
SCOPE OF WORK

Renovation and Addition to existing 1702 sf. Proposed Renovation (1702 sf) and addition (454 sf) to create a 2155 sf residence.

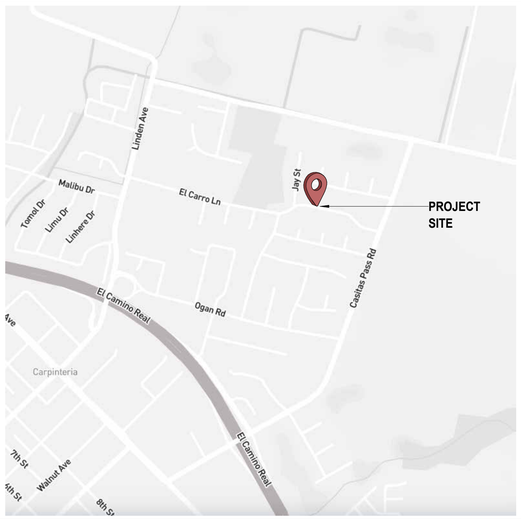
DRAWING INDEX

A-0.0	PROJECT DATA & SHEET INDEX
A-0.1	SITE PHOTOS
A-0.2	CONTEXT PHOTOS
A-0.3	MATERIALS BOARD
A-1.0	EXISTING SITE PLAN/SURVEY
A-1.1	PROPOSED SITE PLAN
A-2.10	EXISTING/DEMO - 1st FL PLAN
A-2.11	PROPOSED - 1st FL PLAN
A-2.12	PROPOSED - 1st FL RCP
A-2.30	EXISTING/ DEMO - ROOF PLAN
A-2.31	PROPOSED - ROOF PLAN
A-3.11	EXISTING AND PROPOSED EXTERIOR ELEVATIONS
A-3.12	EXISTING AND PROPOSED EXTERIOR ELEVATIONS
A-3.13	EXISTING AND PROPOSED EXTERIOR ELEVATIONS
A-3.14	EXISTING AND PROPOSED EXTERIOR ELEVATIONS
A-4.0	BUILDING SECTIONS
A-5.0	DOOR SCHEDULE
A-5.1	WINDOW SCHEDULE

ASSESSOR'S PLOT MAP 001-262-003



VICINITY MAP



PROFESSIONALS

OWNER
Nell & Billy Grokenberger
c/o Becker Studios
P.O. Box 41459
Santa Barbara, CA 93140
805-965-9555
Darrell & Kirsten Becker

GENERAL CONTRACTOR
Becker Studios Construction
P.O.Box 41459
Santa Barbara, CA 93140
805-965-9555
Darrell Becker (#713248)

DESIGNER
Becker Studios
PO Box 41459
Santa Barbara, CA 93140
Darrell & Kirsten Becker
Architect: Adam Grosshans

BECKER studios
412 E. Haley Street
Santa Barbara, CA 93101
Tel.: (805) 965-9555
beckerstudiosinc.com

5398 EL CARRO LANE
CARPINTERIA, CA, 93013
001-262-003

JOB NUMBER: 25027

CONTENTS:
PROJECT DATA & SHEET INDEX

DRAWN BY: Author

CHECKED BY: Checker

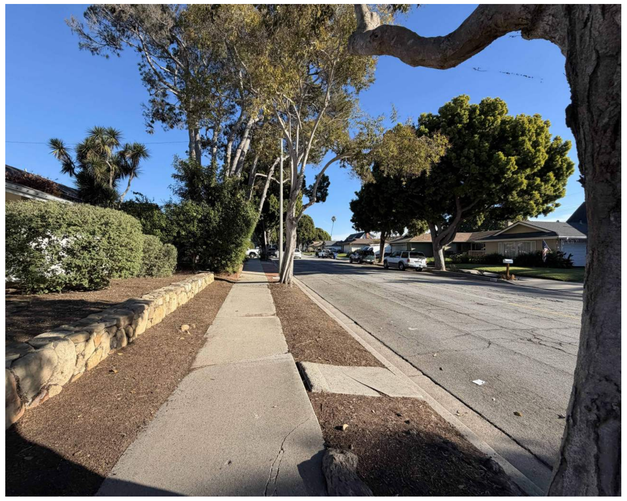
SUBMITTALS

NO	DATE	TYPE

ISSUE DATE: 23/01/26

A-0.0

SHEET OF

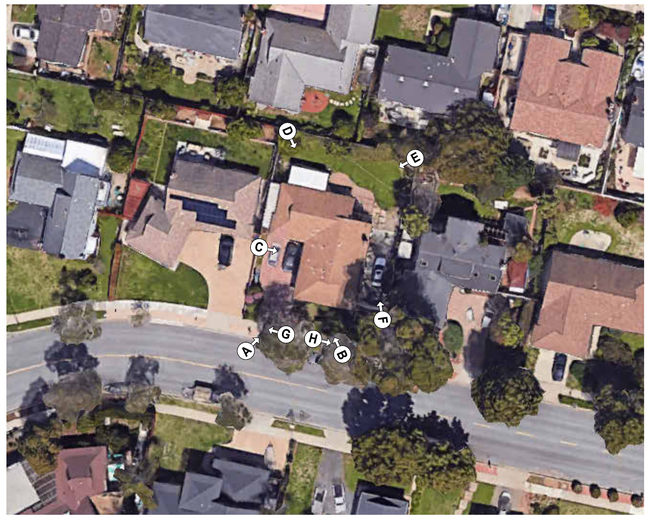


H. VIEW OF EL CARRO LANE FROM HOUSE

G. VIEW OF EL CARRO LANE FROM HOUSE

F. VIEW OF HOUSE EAST FACADE

E. VIEW OF HOUSE SOUTH FACADE



VICINITY MAP (NOT TO SCALE)

D. VIEW OF HOUSE SOUTH FACADE

C. VIEW OF HOUSE (GARAGE & MAIN ENTRANCE)

B. VIEW OF HOUSE NORTH FACADE

A. VIEW OF HOUSE NORTH FACADE

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5398 EL CARRO LANE
CARPINTERIA, CA, 93013
001-262-003

JOB NUMBER: 25027

CONTENTS:
SITE PHOTOS

DRAWN BY: Author

CHECKED BY: Checker

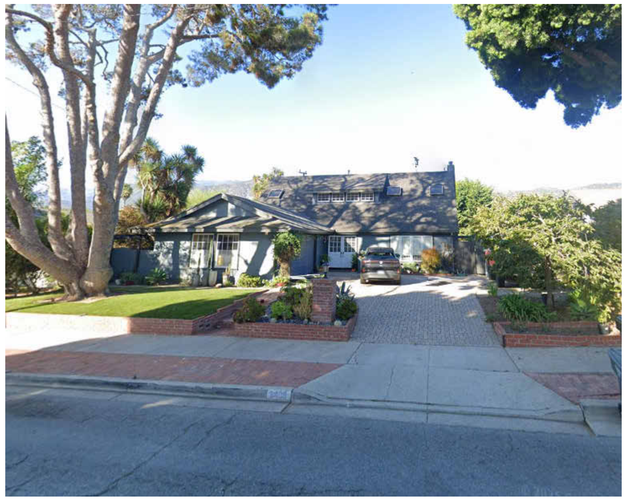
SUBMITTALS

NO	DATE	TYPE

ISSUE DATE: 23/01/26

A-0.1

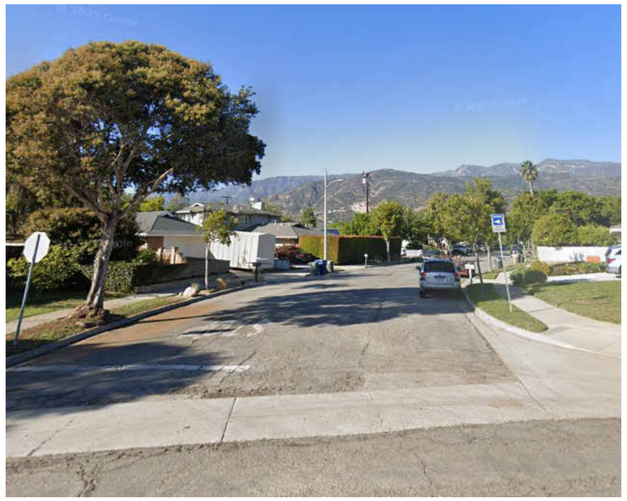
SHEET OF



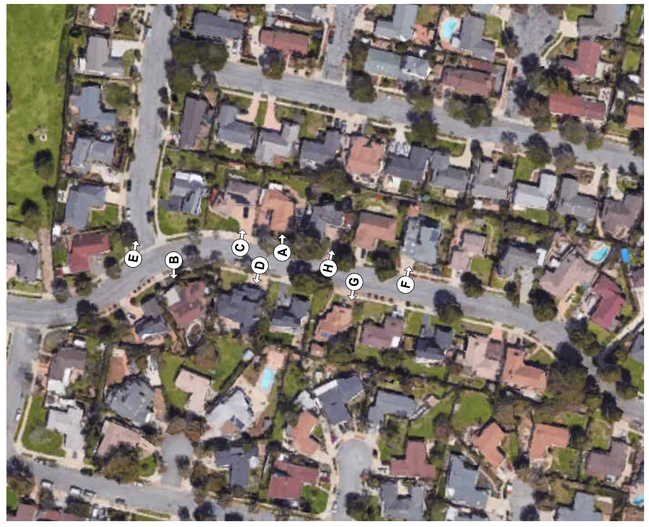
H. 5408 EL CARRO LANE

G. 5413 EL CARRO LANE

F. 5428 EL CARRO LANE



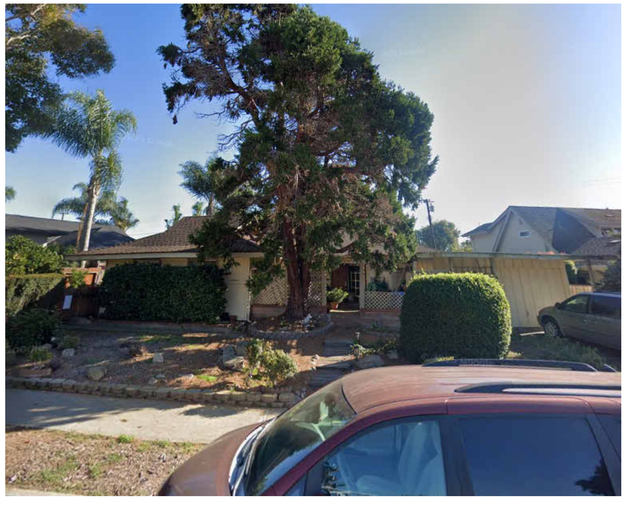
E. VIEW OF JAY STREET FROM EL CARRO LANE



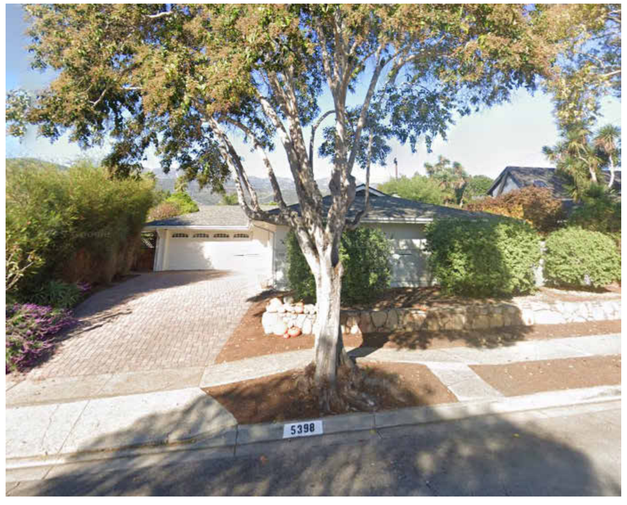
VICINITY MAP (NOT TO SCALE)

D. 5395 EL CARRO LANE

C. 5390 EL CARRO LANE



B. 5381 EL CARRO LANE



A. 5398 EL CARRO LANE (SUBJECT PROPERTY)

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412 E. Haley Street
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Tel.: (805) 965-9555
beckerstudiosinc.com

5398 EL CARRO LANE
CARPINTERIA, CA, 93013
001-262-003

JOB NUMBER: 25027

CONTENTS:
CONTEXT PHOTOS

DRAWN BY: Author

CHECKED BY: Checker

SUBMITTALS

NO	DATE	TYPE

ISSUE DATE: 23/01/26

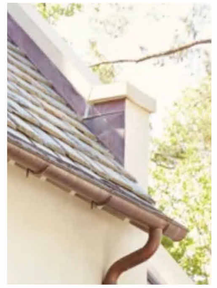
A-0.2

SHEET OF

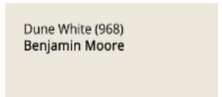
5398 El CARRO LN - MATERIAL BOARD

INSPIRATIONAL IMAGERY

MATCH EXISTING COMPOSITION ROOF
- GAFT Timberline – Charcoal



COPPER GUTTERS & DOWNSPOUTS



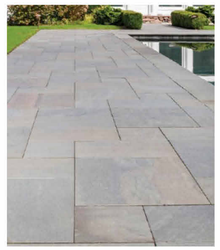
PAINT SPEC #1
- Benjamin Moore 'Dune White' – LRV 80.18

PAINT SPEC #2
- BM – November Rain
- Application Areas: Garage Door & Front Door
LRV 71.03

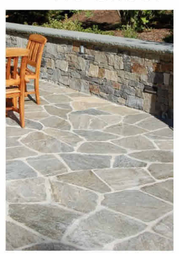
PAINT SPEC #3
- BM – Midnight Oil 1631 Inspirational Color
- Application Areas: Window Trim

SCONCE SPEC #3
- Sanded Weathered Bronze Finish
- 4.75" W x 6" H x 3.75" D

HOUSE NUMBER STYLE



BLUESTONE
ASHLAR, TIGHT JOINTS, NO GROUT



BLUESTONE
RANDOM, GROUTED

Exterior Doors + Windows
- Mix of Existing Wood, and Iron Windows and Doors
- Andersen Class E – Dark Bronze, Wood Interior, Aluminum Exterior
- Painted per Spec #3

EXISTING GARAGE
- Painted Per Spec #2

FRONT DOOR INSPIRATION

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5398 EL CARRO LANE
CARPINTERIA, CA, 93013
001-262-003

JOB NUMBER: 25027
CONTENTS: MATERIALS BOARD
DRAWN BY: Author
CHECKED BY: Checker

SUBMITTALS

NO	DATE	TYPE

ISSUE DATE: 23/01/26

A-0.3

SHEET OF

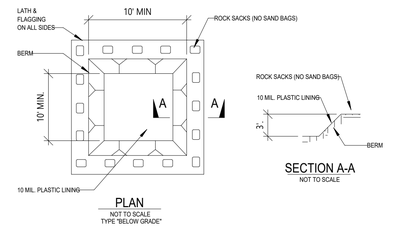
1 EXISTING - SITE PLAN

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

SITE PLAN LEGEND

- S — SEWER LINE
- E — ELECTRICAL UNDERGROUND LINE
- W — WATER LINE
- G — GAS SUPPLY LINE
- S — SEWER MAIN
- WOOD FENCE, 6' U.O.N.

WASHOUT DETAIL



NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 50FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

Site Notes

#	Description
2	PERMEABLE PAVERS DRIVEWAY
3	(E) BRICK PLANTER
4	WATER METER
5	GAS METER
6	ELECTRICAL METER
8	ADDRESS NUMBER
9	1' STONE WALL
10	FLAGSTONE PATIO
11	LAWN
12	REMOVE CONCRETE COVERED PORCH

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001-262-003

JOB NUMBER: 25027

CONTENTS:
EXISTING SITE PLAN/SURVEY

DRAWN BY: Author

CHECKED BY: Checker

SUBMITTALS

NO	DATE	TYPE

ISSUE DATE: 23/01/26

A-1.0

SHEET OF

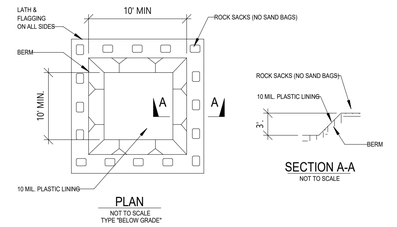
1 PROPOSED - SITE PLAN

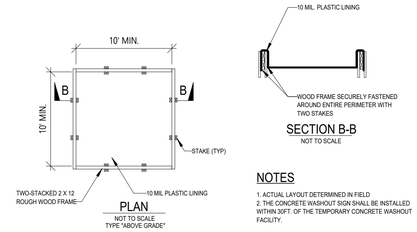
SCALE: 1/8" = 1'-0"

SITE PLAN LEGEND

- S — SEWER LINE
- E — ELECTRICAL UNDERGROUND LINE
- W — WATER LINE
- G — GAS SUPPLY LINE
- S — SEWER MAIN
- WOOD FENCE, 6' U.O.N.

WASHOUT DETAIL





NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 50FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

SITE PLAN NOTES

1. All landscaping required to meet High Fire Hazard Area Landscape Requirements and shall not include any prohibited high fire plants. In the City of Santa Barbara follow MC 8.04, Section 4907.8.
2. All planting and landscaping shall be maintained year-round, to maintain defensible space requirements.

Site Notes

#	Description
1	PROPOSED LOCATION OF 10'X10' WASHOUT
2	PERMEABLE PAVERS DRIVEWAY
4	WATER METER
5	GAS METER
6	ELECTRICAL METER
7	MAIL BOX
8	ADDRESS NUMBER
9	1' STONE WALL
10	FLAGSTONE PATIO
11	LAWN
12	REMOVE CONCRETE COVERED PORCH

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JOB NUMBER: 25027

CONTENTS:
PROPOSED SITE PLAN

DRAWN BY: Author

CHECKED BY: Checker

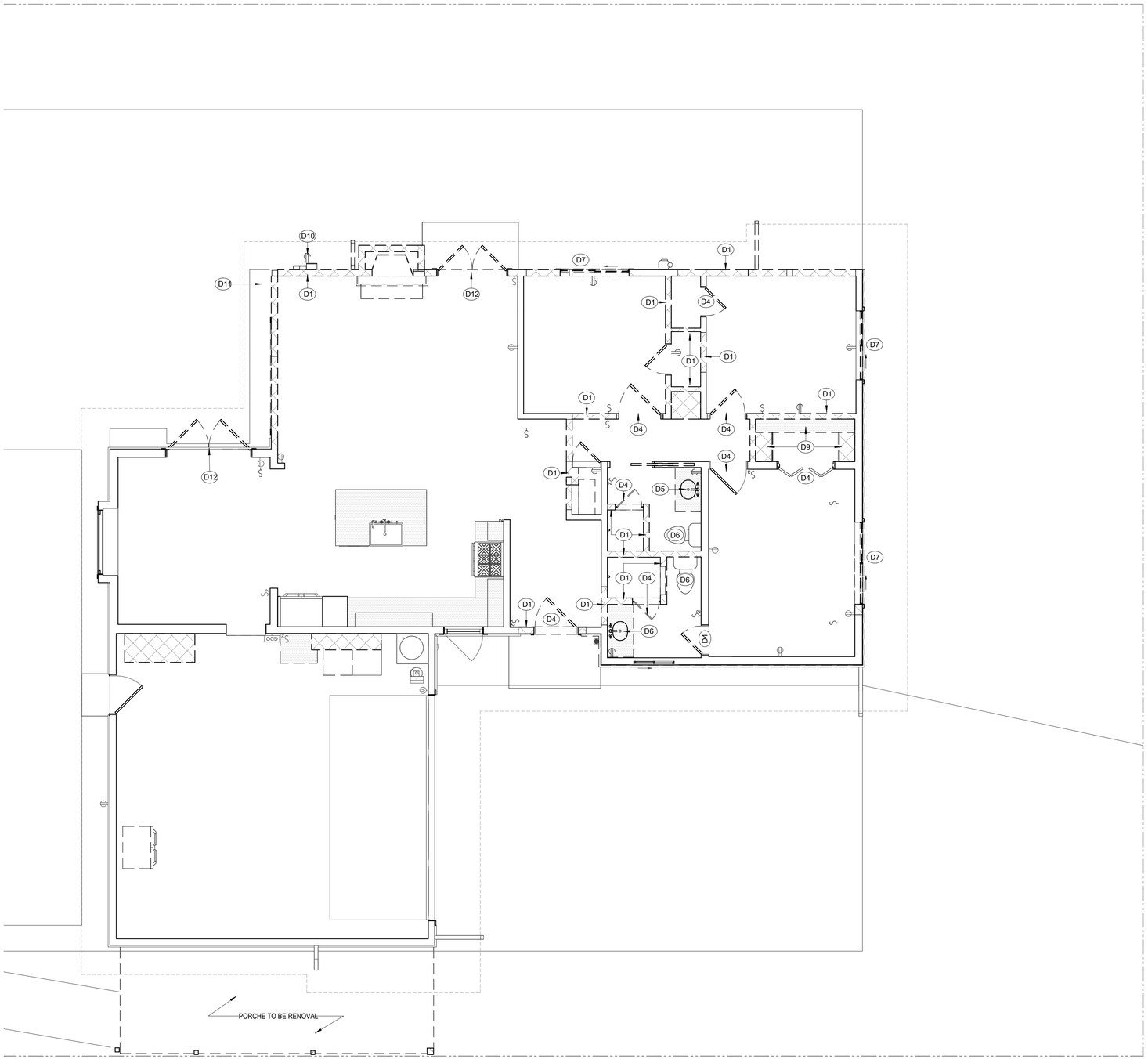
SUBMITTALS

NO	DATE	TYPE

ISSUE DATE: 23/01/26

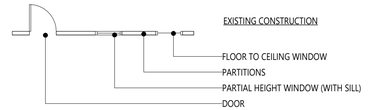
A-1.1

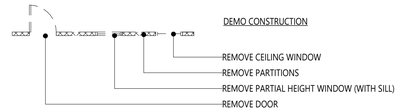
SHEET OF



1 EXISTING/DEMO - 1st FL PLAN
SCALE: 1/4" = 1'-0"

DEMO PLAN LEGEND





SHEET NOTES

1. PROTECT LANDSCAPE AS PRACTICABLE TO MINIMIZE SITE DISTURBANCE. SEE LANDSCAPE AND SITE PLAN FOR EXTENT OF EXTERIOR SITE WORK.
2. REFER TO PROPOSED PLANS FOR EXTENT OF WORK MINIMIZE DEMOLITION AS MUCH AS PRACTICABLE.
3. SEE COVER SHEET AND GREEN SHEETS FOR HAULING AND WASTE DISPOSAL INFORMATION.
4. IF HAZARDOUS MATERIALS ARE DISCOVERED CONTACT ARCHITECT AND OWNER.
5. IF NON STRUCTURAL MEMBERS ARE DISCOVERED TO BE STRUCTURAL, SHORE AS REQUIRED AND CONTACT ARCHITECT AND STRUCTURAL ENGINEER FOR ADDITIONAL INFORMATION.
6. CAP ALL ELECTRICAL AND PLUMBING LINES THAT ARE A PART OF DEMO WORK

Demolition Notes

NO.	DESCRIPTION
D1	WALL TO BE REMOVED, SHORE IF REQUIRED
D2	REMOVE FINISH
D3	PROTECT AND REMAIN IN PLACE
D4	REMOVE DOOR AND FRAME
D5	REPLACE FIXTURE, RELOCATE PLUMBING/ ELECRTRICAL AS REQUIRED
D6	REMOVE FIXTURE, CAP PLUMBING/ ELECRTRICAL
D7	REMOVE WINDOW AND FRAME
D9	REMOVE CLOSET POLES & SHELVES
D10	RELOCATE ELECTRICAL BOXES & OUTLET
D11	ELECTRICAL METER TO BE UPGRADED AND RELOCATED
D12	REPLACE DOOR TO MATCH EXISTING
D13	EXISTING CHIMNEY & CAP TO BE DEMOLISHED

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JOB NUMBER: 25027

CONTENTS: EXISTING/DEMO - 1st FL PLAN

DRAWN BY: Author

CHECKED BY: Checker

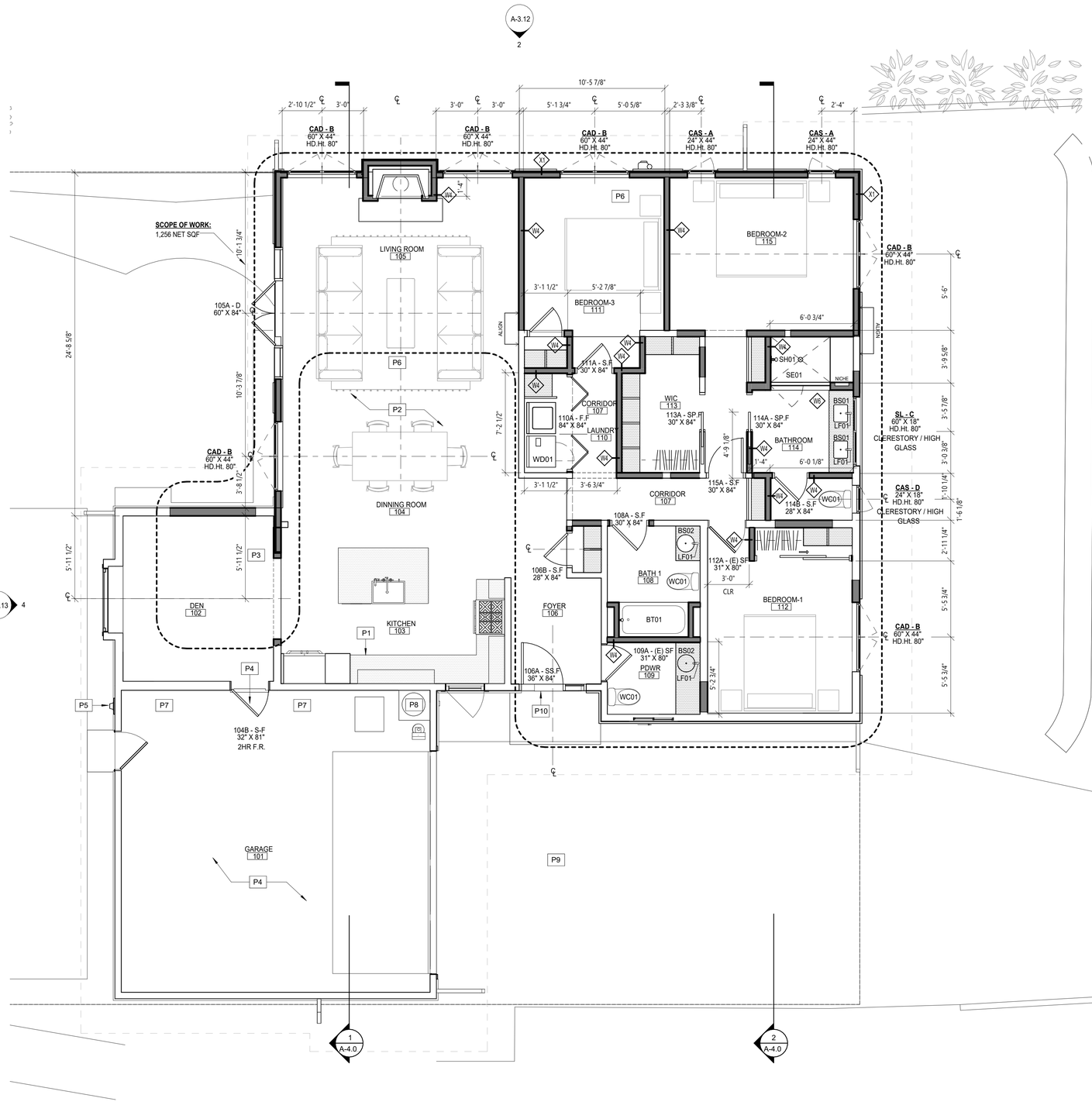
SUBMITTALS

NO	DATE	TYPE

ISSUE DATE: 23/01/26

A-2.10

SHEET OF



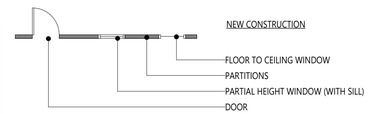
1 PROPOSED - 1st FL PLAN

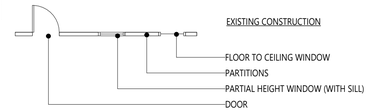
SCALE: 1/4" = 1'-0"

Proposed Keynotes	
Note Number	Description
P1	ADD BUILT-IN MICROWAVE IN ONE OF CURRENT LARGE PULL-OUT DRAWERS
P2	REPLACE DAMAGE FLOORS
P3	REPLACE TO MATCH EXISTING
P4	CLEAN EPOXY FLOORS & RE-PAINT
P5	UPGRATED ELECTRICAL METER
P6	(N) 5" CONCRETE PAD
P7	REMOVE & REPLACE EXISTING CABINETRY
P8	REMOVE & REPLACE WITH (N) WATER HEATER
P9	(N) DRIVEWAY & (N) HEDGE
P10	CHANGE DOOR OPENING DIRECTION

FLOOR PLAN LEGEND

CONSTRUCTION ELEMENTS





TAGS

FLOOR PLAN NOTES

1. ALL DIMENSION ON THIS SHEET ARE TO FACE OF SHEATHING OR STUD.
2. PROVIDE ACCESS PANEL (12"x12") OR UTILITY SPACE FOR ALL PLUMBING FIXTURES HAVING CONCEALED SLIP-JOINT CONNECTIONS.
3. CONTROL VALVE FOR SHOWER OR TUB-SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.
4. PROVIDE WATER-RESISTANT GYPSUM BOARD UNDER TUB AND SHOWER ENCLOSURE MATERIALS TO A HEIGHT OF 70" MINIMUM ABOVE THE DRAIN INLET.
5. ALL WALLS WITH 2" VENT PIPES RUNNING HORIZONTALLY SHALL BE 2x6 STUD MINIMUM.

BATHROOM NOTES:

- EXHAUST FAN W/ BACK DRAFT DAMPER CAPABLE OF PROVIDING FIVE (5) AIR CHANGES PER HOUR (MIN. 50 CFM) VENT DIRECTLY TO THE EXTERIOR AND BE CONTROLLED HUMIDISTAT.
- ALL TILE INSTALLATION SHALL FOLLOW TILE COUNCIL OF NORTH AMERICA, INC SETTING METHODS AND STANDARDS.
- BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH SECTIONS 701.0 AND 903.0 OF THE CALIFORNIA PLUMBING CODE.
- NO WATER CLOSET SHALL BE SET CLOSER THAN 15 INCHES FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION OR CLOSER THAN 30 INCHES CENTER TO CENTER TO A SIMILAR FIXTURE. THE CLEAR SPACE IN FRONT OF A WATER CLOSET OR LAVATORY SHALL NOT BE LESS THAN 24 INCHES. CPC 402.5.2.
- ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQ. IN. AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE. CPC 408.6.
- DOMESTIC HOT WATER PIPING SHALL BE INSULATED PER SECTION 609.11 CPC

PLUMBING FIXTURE CERTIFICATION REQUIRED:

A plumbing fixture certification must be completed and signed by either a licensed general contractor, a plumbing subcontractor, or the building owner certifying the flow rate of the fixtures installed. A copy of the certification can be obtained from the development services department.

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001-262-003

JOB NUMBER: 25027

CONTENTS: PROPOSED - 1st FL PLAN

DRAWN BY: Author

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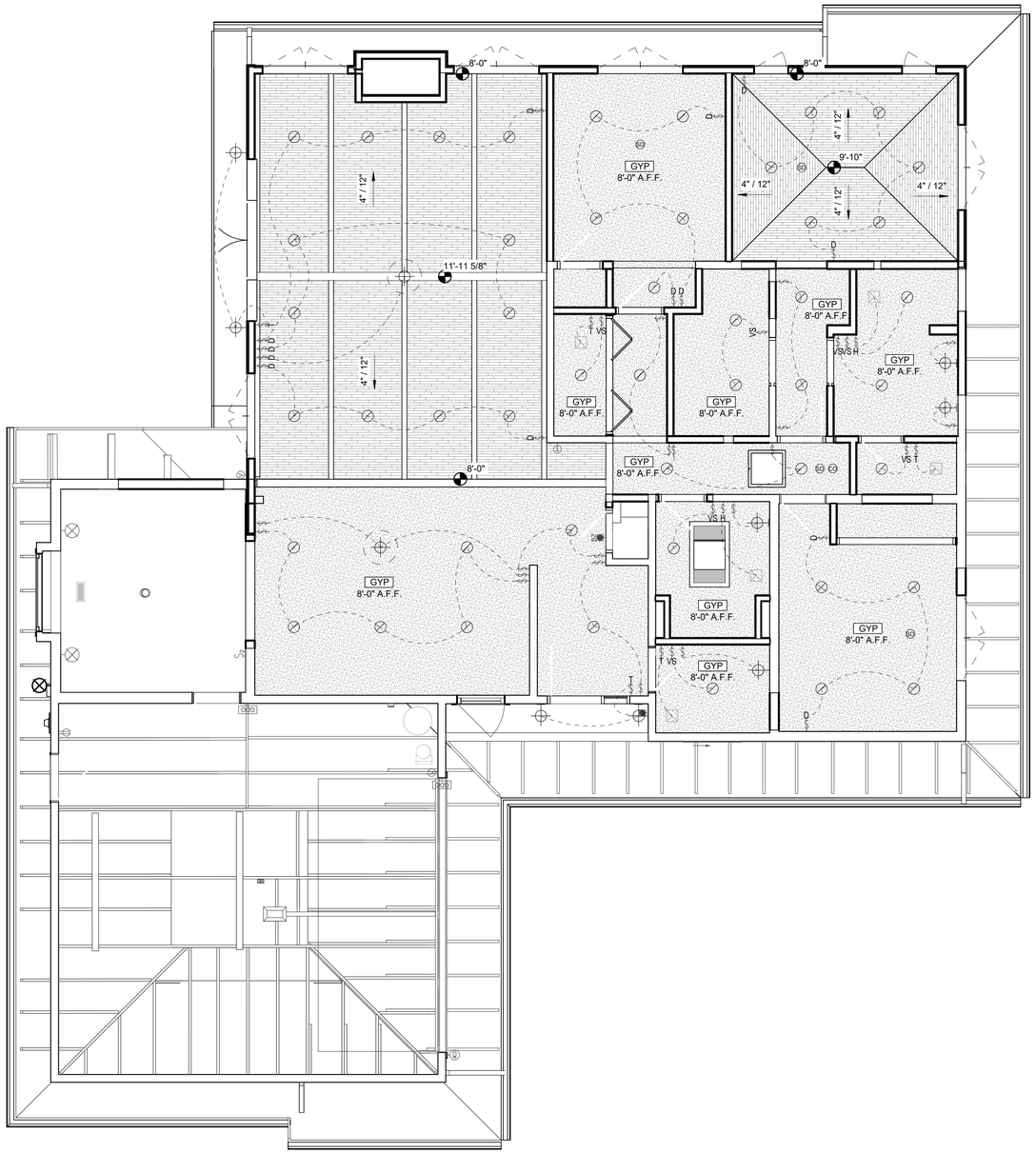
SUBMITTALS

NO	DATE	TYPE

ISSUE DATE: 23/01/26

A-2.11

SHEET OF



1 PROPOSED - 1st FL RCP
SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES

- OUTLETS IN EACH BATHROOM SHALL BE SUPPLIED BY AT LEAST ONE 20-AMP BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS PER CEC210.11(C)(3).
- ALL LIGHTING TO BE HIGH EFFICACY JA8 LED FIXTURES .
- VENT MUST BE SWITCHED SEPARATELY FORM LIGHTING.
- PROVIDE (2) 20-AMP BRANCH CIRCUITS AT EACH KITCHEN COUNTER.
- ALL OUTLETS TO BE "TAMPER-RESISTANT RECEPTACLES".
- MIN. OF ONE LUMINAIRE IN BATHROOM, GARAGE, LAUNDRY ROOM, AND UTILITY ROOM TO BE ON VACANCY SENSOR.
- ALL RECESSED LIGHTING SHALL HAVE IC RATED INSULATION SHIELD AND ARE CERTIFIED AND LABELED AS AIRTIGHT TO THE STANDARDS PRESCRIBED BY THE 2019 CEC.
- ARC-FAULT CIRCUIT INTERRUPTER: ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S). CEC 21 0.12(B).
- OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A SINGLE FAMILY DWELLING OR OTHER BUILDINGS IN THE SAME LOT SHALL BE HIGH EFFICACY AND MUST BE CONTROLLED BY AN ON/OFF SWITCH THAT DOES NOT OVERRIDE TO ON AS LISTED BELOW. CONTROLLED BY PHOTOCELL AND MOTION SENSOR. CONTROLS THAT OVERRIDE SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS.
- GROUNDING ADU SUB-PANEL PER DETAIL.

ELECTRICAL LEGEND

GFCI	GFCI PROTECTED OUTLET
	CONVENIENCE DUPLEX OUTLET
	120V APPLIANCE DUPLEX OUTLET, LOCATE PER APPLIANCE RECOMMENDATIONS
WP	WATER PROOF OUTLET
	240V APPLIANCE OUTLET, VERIFY REQUIREMENTS WITH MANUFACTURER
S	SWITCH
D	SWITCH WITH DIMMER
VS	SWITCH VACANCY SENSOR
H	EXHAUST FAN CONTROLLED BY SWITCH W/ HUMIDISTAT
T	TIMER SWITCH
CO	COMBINED SMOKE DETECTOR & CARBON MONOXIDE DETECTOR. BATTERY POWERED.
SD	SMOKE DETECTOR. BATTERY POWERED.
	(N) LED DIMMABLE CAN LIGHT, IC RATED
WP	(N) LED LENSED WATER PROOF CAN LIGHT, IC RATED
	(N) PENDANT FIXTURE
	(N) WALL SCONCE FIXTURE, MOUNTING HEIGHT PER DESIGNER
	(N) FIXTURE, MOUNTING HEIGHT PER DESIGNER
EXH	EXHAUST FAN, 110 CFM MIN. INTERMITTENT "PANASONIC WHISPER," MODEL#FV-08VKL3 OR EQUAL. INDIVIDUALLY SWITCHED AND NOT CONNECTED TO LIGHT SWITCH. ENERGY STAR COMPLIANT. PROVIDE DAMPER AND VENT TO THE OUTSIDE. PER ASHRAE 62.2

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JOB NUMBER: 25027

CONTENTS:
PROPOSED - 1st FL RCP

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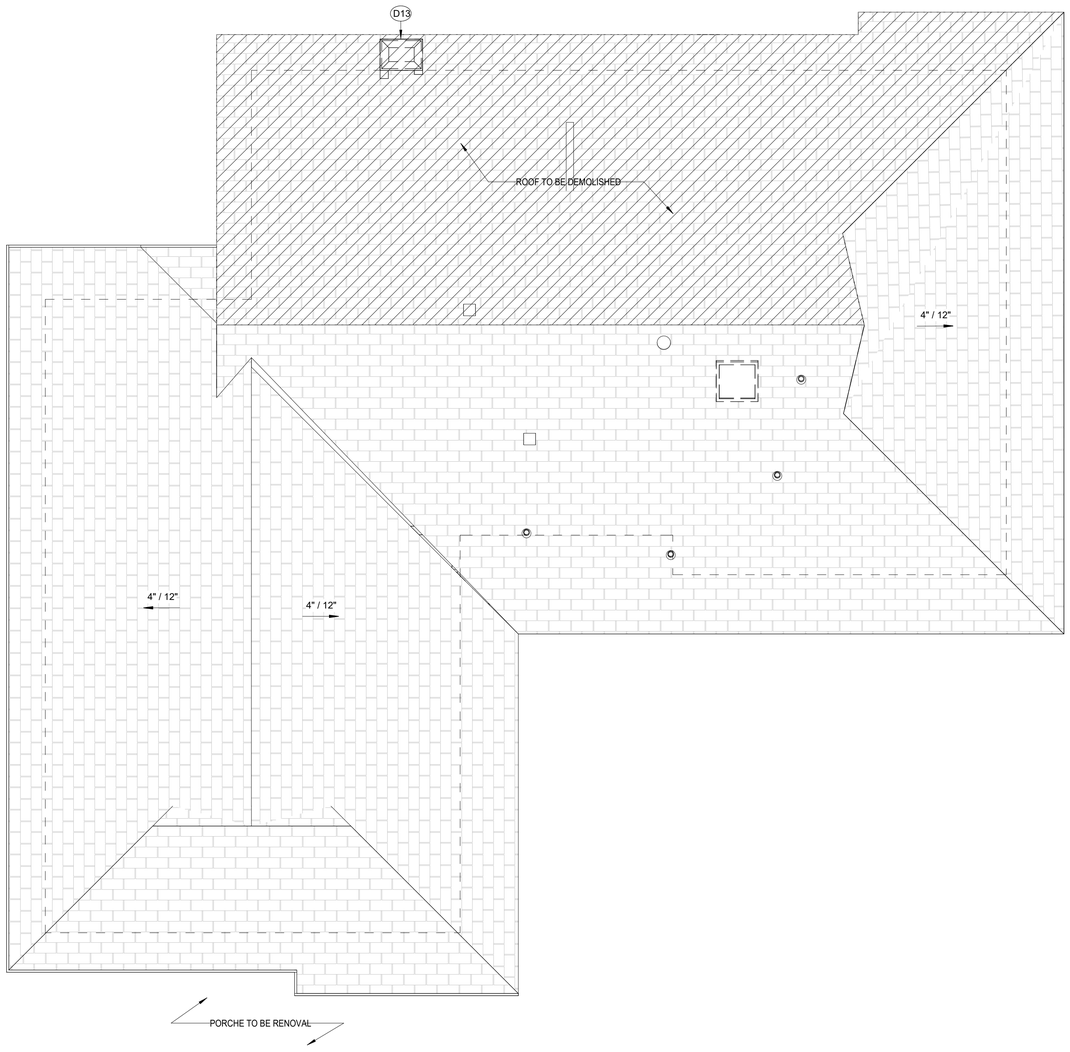
A-2.12

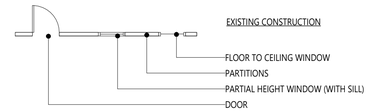
SHEET OF

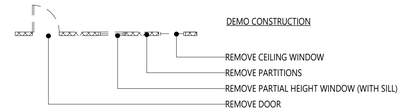


1 EXISTING/DEMO - ROOF PLAN
SCALE: 1/4" = 1'-0"

N

DEMO PLAN LEGEND





SHEET NOTES

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Demolition Notes

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D1	WALL TO BE REMOVED, SHORE IF REQUIRED
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D3	PROTECT AND REMAIN IN PLACE
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JOB NUMBER: 25027

CONTENTS:
EXISTING/ DEMO - ROOF PLAN

DRAWN BY: Author

CHECKED BY: Checker

SUBMITTALS

NO	DATE	TYPE

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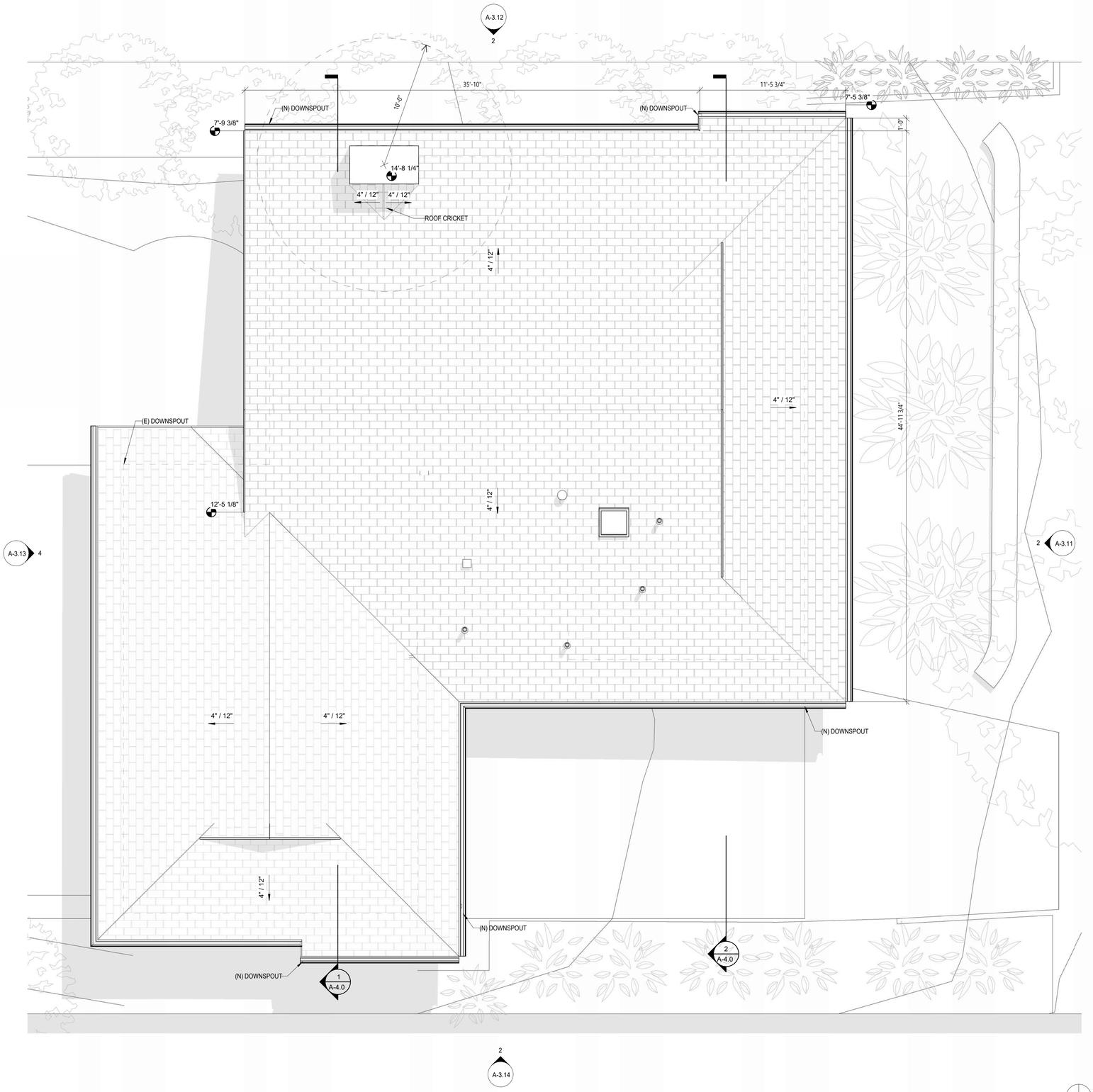
A-2.30

SHEET OF



1 PROPOSED - ROOF PLAN

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

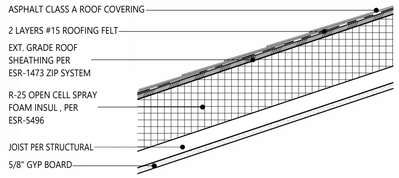
N

ASPHALT SHINGLE ROOF PLAN NOTES

ROOF SLOPE: 3" PER FOOT UNLESS OTHERWISE NOTED.

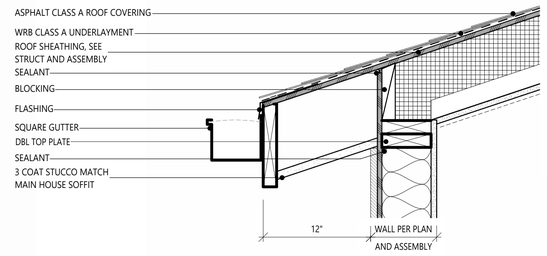
2. MANUFACTURER: GAF
3. SLATELINE ICC-ES ESR- 1475
4. ASPHALT SHINGLES, CLASS A-FIRE RATING/ NON-COMBUSTIBLE ROOF MATERIAL
5. UNDERLAYMENT: VERSASHIELD® FIRE -RESISTANT ROOF DECK PROTECTION ICC-ES ESR- 2053
6. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

ASSEMBLY DETAIL



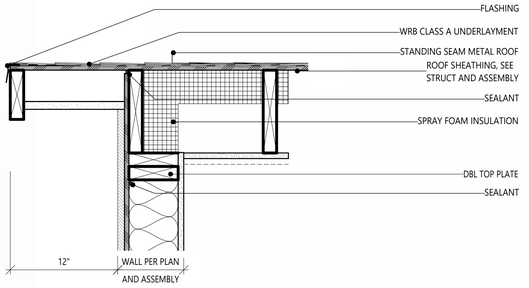
VALLEY DETAIL

EAVE DETAIL



RIDGE DETAIL

RAKE DETAIL



RA ASPHALT SHINGLE ROOF ASSEMBLY
ASPHALT SHINGLE ROOF

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CONTENTS:
PROPOSED - ROOF PLAN

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SUBMITTALS

NO	DATE	TYPE

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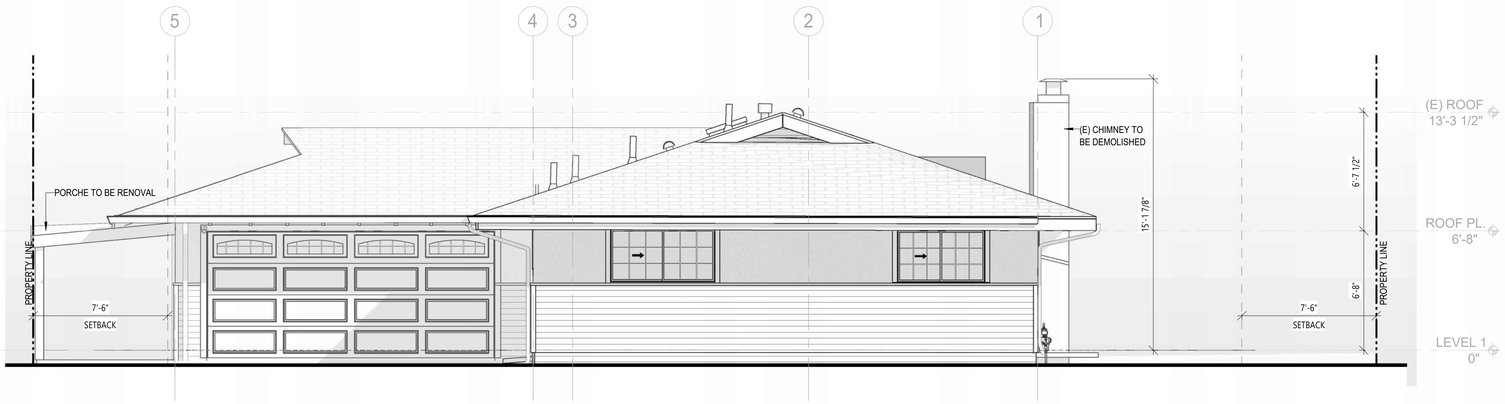
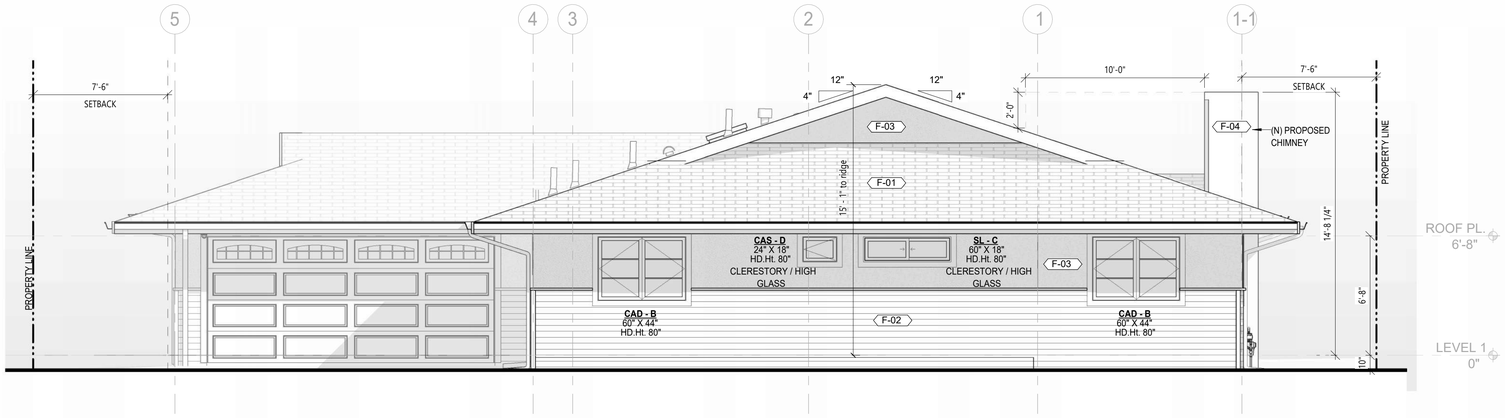
A-2.31

SHEET OF



1 EXISTING - SOUTH ELEVATION

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



2 PROPOSED - SOUTH ELEVATION

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

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JOB NUMBER: 25027

CONTENTS:
EXISTING AND PROPOSED EXTERIOR ELEVATIONS

DRAWN BY: Author

CHECKED BY: Checker

SUBMITTALS

NO	DATE	TYPE

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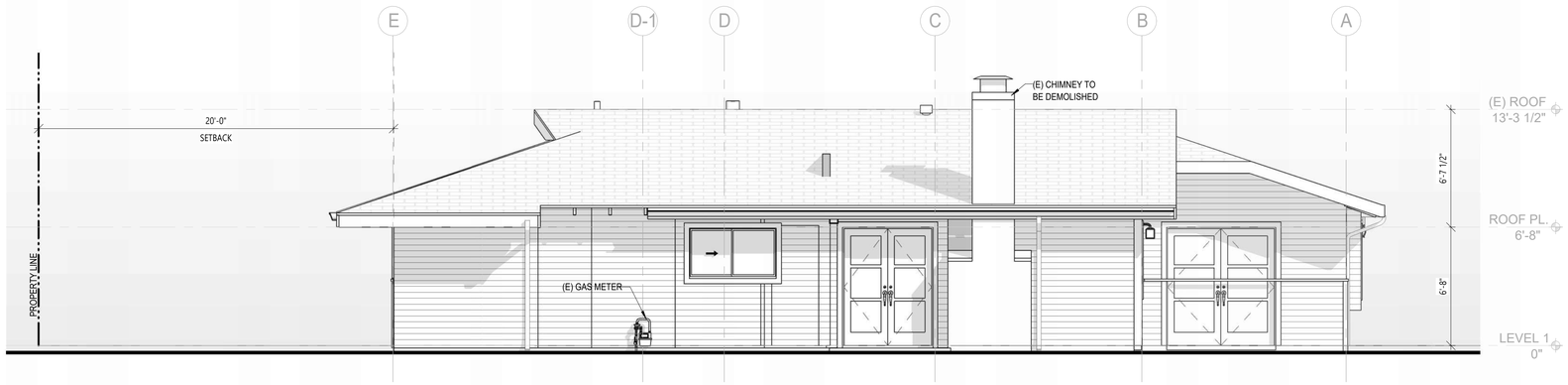
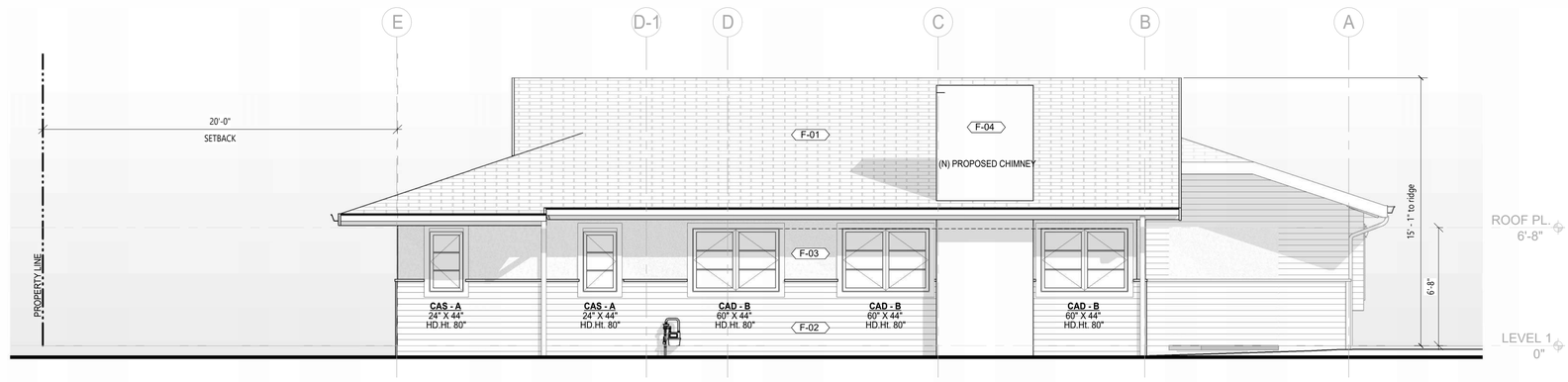
A-3.11

SHEET OF



1 EXISTING - EAST ELEVATION

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



2 PROPOSED - EAST ELEVATION

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

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CARPINTERIA, CA, 93013
001-262-003

JOB NUMBER: 25027

CONTENTS:
EXISTING AND PROPOSED EXTERIOR ELEVATIONS

DRAWN BY: Author

CHECKED BY: Checker

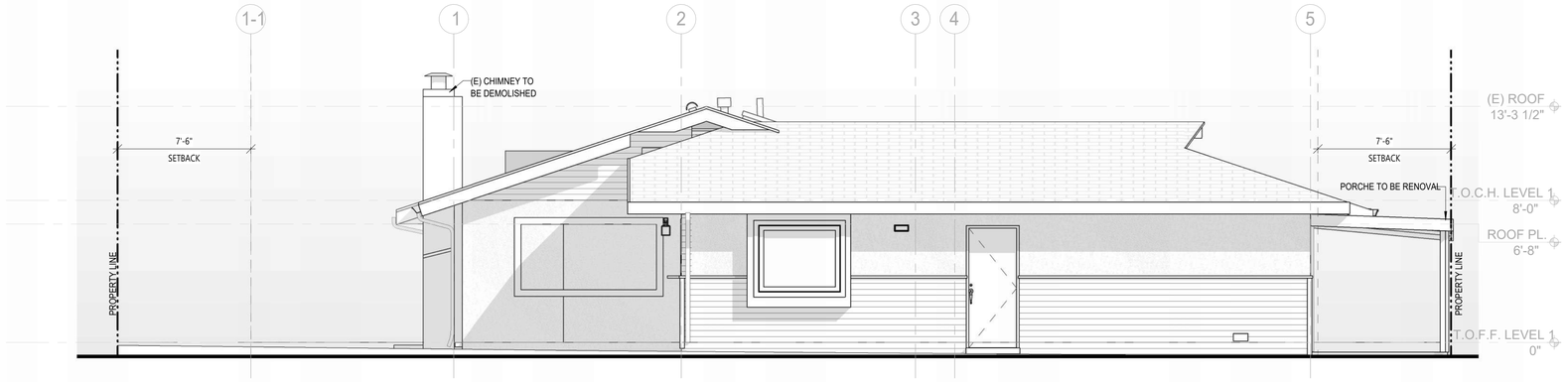
SUBMITTALS

NO	DATE	TYPE

ISSUE DATE: 23/01/26

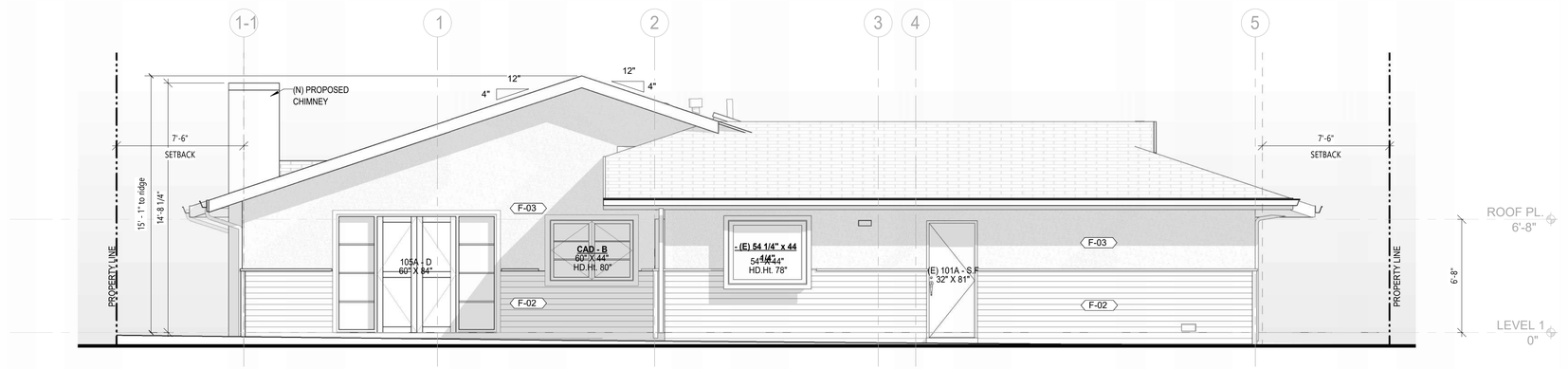
A-3.12

SHEET OF



3 EXISTING - NORTH ELEVATION

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



4 PROPOSED - NORTH ELEVATION

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

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Tel.: (805) 965-9555
beckerstudiosinc.com

5398 EL CARRO LANE
CARPINTERIA, CA, 93013
001-262-003

JOB NUMBER: 25027

CONTENTS:
EXISTING AND PROPOSED EXTERIOR ELEVATIONS

DRAWN BY: Author

CHECKED BY: Checker

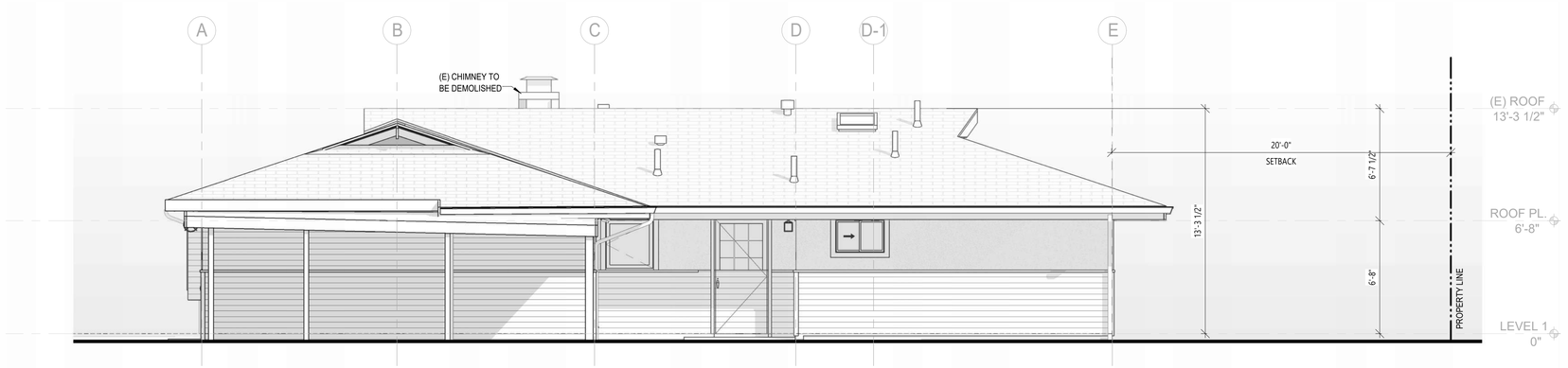
SUBMITTALS

NO	DATE	TYPE

ISSUE DATE: 23/01/26

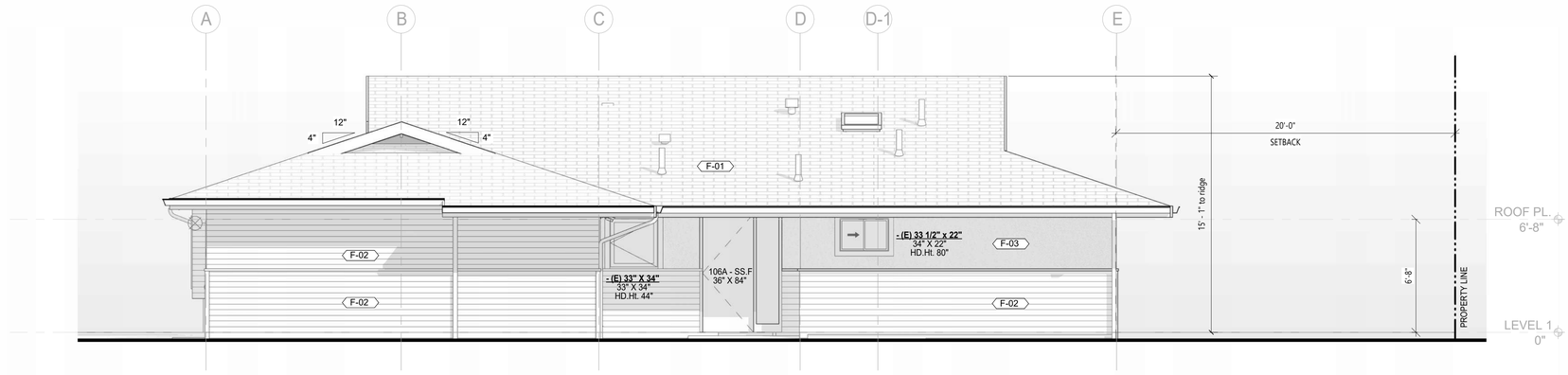
A-3.13

SHEET OF



1 EXISTING - WEST ELEVATION

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



2 PROPOSED - WEST ELEVATION

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

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5398 EL CARRO LANE
CARPINTERIA, CA, 93013
001-262-003

JOB NUMBER: 25027

CONTENTS:
EXISTING AND PROPOSED EXTERIOR ELEVATIONS

DRAWN BY: Author

CHECKED BY: Checker

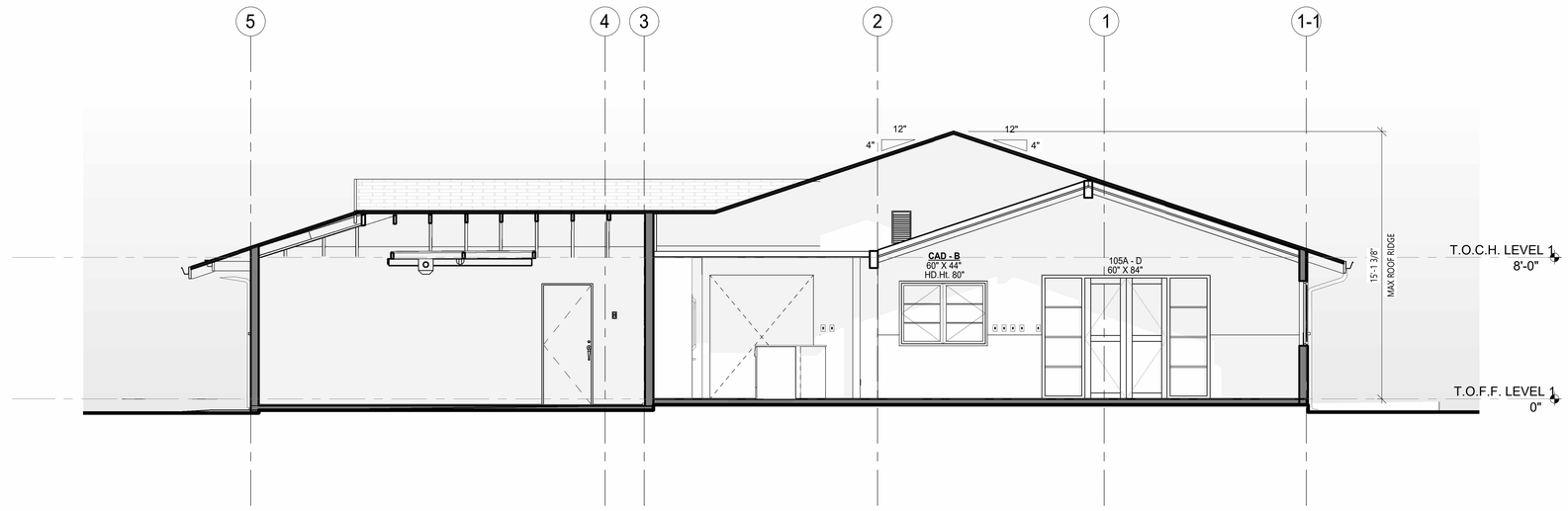
SUBMITTALS

NO	DATE	TYPE

ISSUE DATE: 23/01/26

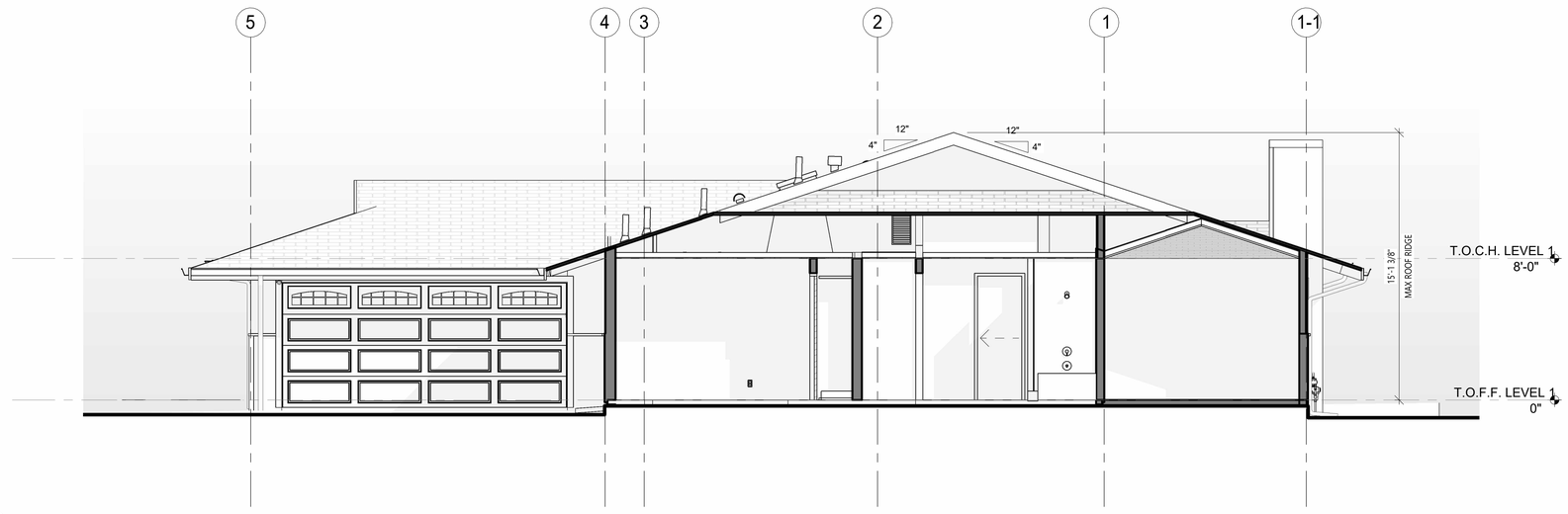
A-3.14

SHEET OF



1 PROPOSED - SECTION A

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



2 PROPOSED - SECTION B

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

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5398 EL CARRO LANE
CARPINTERIA, CA, 93013
001-262-003

JOB NUMBER: 25027

CONTENTS:
BUILDING SECTIONS

DRAWN BY: Author

CHECKED BY: Checker

SUBMITTALS

NO	DATE	TYPE

ISSUE DATE:

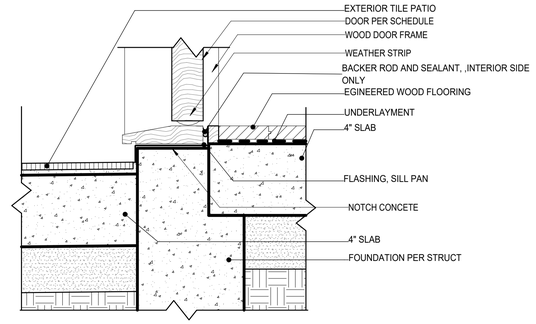
A-4.0

SHEET

Door Schedule

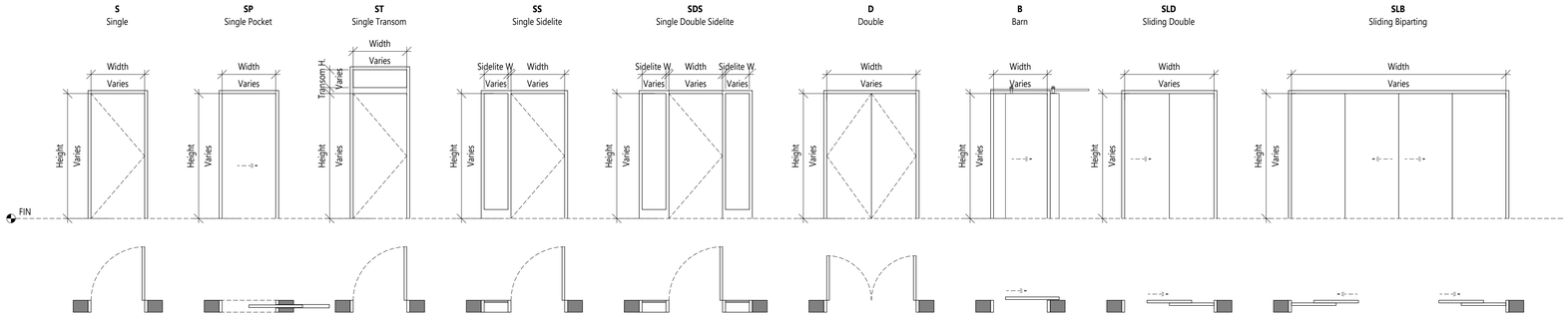
MARK	TYPE	WIDTH	HEIGHT	THICKNESS	FRAME			PANEL			SIDELITE WIDTH	TRANSOM HEIGHT	HARDWARE	COMMENTS
					FRAME TYPE	FRAME MATERIAL	FRAME FINISH	PANEL TYPE	PANEL MATERIAL	PANEL FINISH				
LEVEL 1														
102A		5'-10"	7'-0"	1 3/4"				CO						
104B	Single	2'-8 1/4"	6'-8 1/2"	1 1/2"	S-F	WOOD			WOOD					2HR F.R.
105A	Double	5'-0"	7'-0"		D									
105B		2'-2"	2'-2"	2"										
106A	Single Sidelite	3'-0"	7'-0"	1 3/4"	SS			F			1'-4"			
106B	Single	2'-4"	7'-0"	1 3/4"	S			F						
108A	Single	2'-6"	7'-0"	1 3/4"	S			F						
109A	Single	2'-6 3/4"	6'-8"	1 1/2"	(E) SF	WOOD			WOOD					
110A		7'-0"	7'-0"		F.F									
111A	Single	2'-6"	7'-0"	1 3/4"	S			F						
111B	Single	2'-4"	7'-0"	1 3/4"	S			F						
113A	Single Pocket	2'-6"	7'-0"	1 3/4"	SP			F						
113z		3'-2"	7'-0"	1 3/4"				CO						
114A	Single Pocket	2'-6"	7'-0"	1 3/4"	SP			F						
114B	Single	2'-4"	7'-0"	1 3/4"	S			F						
115A	Single	2'-6"	7'-0"	1 3/4"	S			F						
T.O.F.F. LEVEL 1														
113e		3'-0"	7'-0"	1 3/4"				CO						

NOTE:
REPLACE ALL DOOR HARDWARE THROUGHOUT

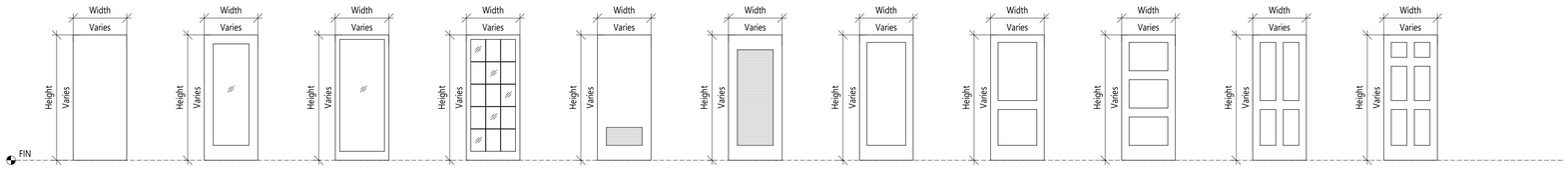


1 EXT DOOR SILL DETAIL
SCALE: 3" = 1'-0"

DOOR FRAME TYPE



DOOR PANEL TYPE



F Full Flush Panel
FG Flush Full Panel with Full Glass Inset
S Storefront
D Divided Lite
L Louver Bottom
LF Full Louver
P1 1 Inset Panel
P2 2 Inset Panels
P3 3 Inset Panels
P4 4 Inset Panels
P6 6 Inset Panels

GENERAL NOTES:
These legends represent the general door types used on the project, see full documentation set and schedules for specific information.
- See elevations for mullion layout grid.
- See floor plans and elevations for swing direction.
- See door schedule and/or door tag for width and height dimensions.
- See door schedule for frame and panel finishes and material.
- Verify dimensions in field where doors are to match existing sizes and/or heights.
- Provide shop drawings of doors before purchase.
- All doors are dimensioned to centerline of opening, panel size of opening is listed in schedule. Contractor to coordinate with doors manufacturer for actual and rough opening sizes of doors.

ENERGY NOTES:
Fully glazed doors to follow T-24 calculations provided on sheet T-24.1 and T-24.2..
- The NFRC thermal performance labels shall remain on new or replacement doors until final inspection.
- UON, U-Value: 0.35
- UON, SHGC: 0.28

HIGH FIRE NOTES:
Where in high fire zone all glazing to be constructed of multi-pane glazing with a minimum of one tempered pane meeting the requirements of Section R308 Safety Glazing and all doors to be constructed in one of the following ways:
1. The exterior surface or cladding shall be of noncombustible material, or
2. The exterior surface or cladding shall be of ignition-resistant material, or
3. The exterior door shall be constructed of solid core wood that complies with the following requirements:
   A. Stiles and rails shall not be less than 1-3/8 inches thick.
   B. Panels shall not be less than 1-1/4 inches thick, except for the exterior perimeter of the panel that shall be permitted to taper to a tongue not less than 3/8 inch thick.

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5398 EL CARRO LANE
CARPINTERIA, CA, 93013
001-262-003

JOB NUMBER: 25027

CONTENTS:
DOOR SCHEDULE

DRAWN BY: Author

CHECKED BY: Checker

SUBMITTALS

NO	DATE	TYPE

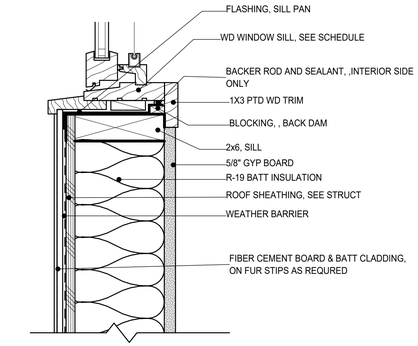
ISSUE DATE: 01/01/20

A-5.0

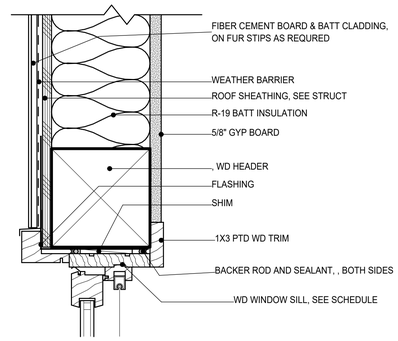
SHEET OF

Window Schedule

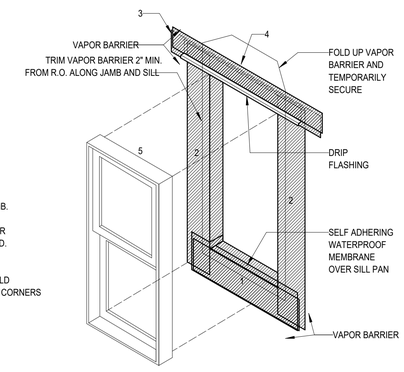
Count	Type	Dimensions				Manufacturer	Model	Exterior Finish	Interior Finish	Glazing	U-Value	SHGC	Hardware Set	Fire Rating	Swing
		Width	Height	Head Height	Inset										
CAD															
6	B	60"	44"	6'-8"											
CAS															
2	A	24"	44"	6'-8"											
1	D	24"	18"	6'-8"											
SL															
1	C	60"	18"	6'-8"											



3 WINDOW SILL DETAIL
SCALE: 3" = 1'-0"



2 WINDOW HEAD DETAIL
SCALE: 3" = 1'-0"



FLASHING SEQUENCE

1. INSTALL PAN FLASHING AND WATERPROOF MEMBRANE AT SILL.

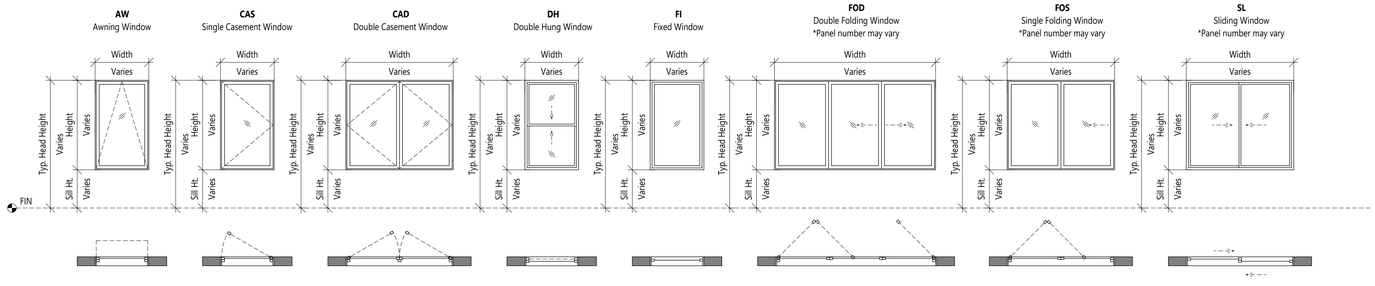
2. INSTALL WATERPROOF MEMBRANEOVER VAPOR BARRIER AT JAMBS; WRAP INTO JAMB.

3. INSTALL WATERPROOF MEMBRANE UNDER VAPOR BARRIER AT HEAD; WRAP INTO HEAD.

4. INSTALL DRIP FLASHING WITH WATER--PROOF MEMBRANE OVER THE TOP AND FOLD DOWN VAPOR BARRIER OVER; TAPE DOWN CORNERS OF VAPOR BARRIER.

5. INSTALL WINDOW WITH SEALANT.

1 WINDOW FLASHING DETAIL
SCALE: 3/4" = 1'-0"



GENERAL NOTES:
These legends represent the general window types used on the project, see full documentation set and schedules for specific information.
- See elevations for mullion layout grid.
- See floor plans and elevations for number of sliding and/or folding glazing panels.
- See floor plans and elevations for swing direction.
- See window schedule and/or window tag for width, height and head height dimensions.
- See window schedule for trim style, finishes, and material.
- Verify dimensions in field where windows are to match existing sizes and/or heights.
- Provide shop drawings of windows before purchase.
- Where indicated "Egress" on plans windows shall comply with CRC R310. Min net clear open at grade 5 SF, above or below grade min net clear opening 5.7 SF. Min height 24" clear and min width 20" clear. Bottom of clear opening not greater then 44" AFF.
- All windows are dimensioned to centerline of opening, nominal size of opening is listed in schedule. Contractor to coordinate with window manufacturer for actual and rough opening sizes of windows.

ENERGY NOTES:
Glazing to follow T-24 calculations provided on sheet T-24.1 and T-24.2.
- The NFRC thermal performance labels shall remain on new or replacement windows until final inspection.
- UON, U-Value: 0.35
- UON, SHGC: 0.28

HIGH FIRE NOTES:
Where in high fire zone all glazing to be constructed of multi-pane glazing with a minimum of one tempered pane meeting the requirements of Section R308 Safety Glazing.

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5398 EL CARRO LANE
CARPINTERIA, CA, 93013
001-262-003

JOB NUMBER: 25027

CONTENTS:
WINDOW SCHEDULE

DRAWN BY: Author

CHECKED BY: Checker

SUBMITTALS

NO	DATE	TYPE

ISSUE DATE: 01/24/25

A-5.1

SHEET OF

CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date March 12, 2026

ACTION MINUTES

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

ROLL CALL

Boardmembers present: Amy Blakemore, Chair
Patrick O'Connor, Vice Chair
Richard Johnson
Richard Little
Lisa Woolf

OTHERS PRESENT: __6__ members of the public were in attendance

PUBLIC COMMENT: None

PROJECT REVIEW

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

Request of Robert Robles, agent and architect, for Jason Kaff, Carpinteria Unified School District Assistant Superintendent, for final review of a proposed new kindergarten classroom building. The proposed building would replace the five portable structures removed from the site. The building would be 6,467 square feet and would consist of four classrooms, one staff and five student restrooms, and a raised courtyard area. The maximum height of the new building would be 27 feet 10 inches. Existing playgrounds would remain. The adjacent parking area would be partially re-striped to accommodate ADA-compliant parking spaces and the required fire truck turning radius, resulting in a net loss of five spaces. New landscape and hardscape would be installed around the proposed building. The project site, Aliso School campus, is 7.79 acres, zoned Community Facility (CF) and is addressed as 4545 Carpinteria Avenue, APNs 003-230-011, 003-230-018, and 003-230-016.

Ex Parte Communications Disclosure: None.

Staff Comments: Assistant Planner Megan Musolf presented an overview of the project including the neighborhood context, and a summary of the changes made to the project design since the Board gave its preliminary approval on July 31, 2025. The Board's prior comments, and applicant's responses, included:

- *The building felt "institutional," "bulky," and "sterile." They suggested to soften the building's appearance— recess the windows more, add trim or tile around them, place a tile pattern on blank façades, or incorporate other small architectural details that would not greatly increase the project cost. Incorporate more "whimsy," for a building meant for young children.*

  In response, cornices and corbels were been added to the top of the large windows on the west

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elevation and the two outermost windows on the east elevation to reduce the "sterile" feel of the facades. A tile pattern with green and brown tones was added to the west elevation between the windows, and at the front center of the ramp, further helping to break up larger blank surfaces. Concrete grilles on the cupolas and bathroom windows, previously proposed to be the same white color as the primary exterior paint, were switched to a terra-cotta color to match the roof and add more contrast.

- *The ARB provided varying comments regarding the cupolas, including that the cupolas' proportions felt off and that they were too "heavy," or that they were out of place on the proposed building. A Boardmember suggested introducing variation in style between the cupolas.*

  In response, the applicant reduced the footprint of each cupola (5' 2" wide to 4' 6" wide) and height was increased slightly (27' 4" to 27' 10"), lessening massing on the roof and making the cupolas appear scaled properly to the building. The cupola roof material was switched to standing seam metal with a brass finial at the top. The differing colors and materials add additional character to the cupolas, lessening the "institutional" and bulky feel to the structures.
- *Comments on plant choices: Tipuana tipu trees damage pavement, Chinese evergreen elms drop considerable litter, coral bells are easily trampled by children, and marine blue sage look "leggy" after blooming (recommended a more "self-cleaning" plant).*

  The applicant responded by replacing the previously proposed trees with Marina arbutus and Brisbane box trees; replacing the sage shrubs with dwarf bottlebrush, and will retain the coral bells and protect them from damage from pedestrians by using raised planters. The applicant confirmed that all plantings are drought tolerant and approved by CUSD.

Ms. Musolf suggested the following items for consideration by the ARB.

- Response to Preliminary ARB comments
- Final colors and materials

Questions for Staff
Vice Chair O'Connor asked where the student drop-off area is located. Ms. Musolf clarified the location on the site plan. Boardmember Little inquired if the new FEMA flood maps would remove the site from the flood zone, and Ms. Musolf replied that the site would remain in the flood zone.

Public Comments: None

Questions for Applicant:
Robert Robles, agent and architect for Carpinteria Unified School District was present and clarified the use of the drop off area and hopes that additional traffic improvements can be made on-site in the future. In response to a question about the revised cupola design, he explained he selected the roof pitch and materials to "lift" and reduce the heavy massing of the structures, addressing comments from the Board during Preliminary Review.

Boardmember Discussion:

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Boardmembers Woolf and Johnson expressed support for the project.

Boardmember Little expressed that the new cupolas are a little too tall, but was otherwise supportive.

Vice Chair O'Connor expressed dissatisfaction with the landscaping plan and encouraged increased investment in planting and seasonal maintenance.

Chair Blakemore expressed support of the architecture. For landscaping, she noted the short lifespan of the selected groundcovers, particularly the Heuchera and Bouteloua Pendula, and recommended they be replaced by longer-lived species.

ACTION: Motion by Chair Blakemore, seconded by Boardmember O'Connor, to recommend final approval with the recommendation that Heuchera and the Bouteloua be replaced with a longer-lived plant species.

VOTE: 5-0

OTHER BUSINESS: None

CONSENT CALENDAR: None

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

Coyote's Market Sign Permit, Project 26-2382-SIGN. Associate Planner, Marysol Smith presented an overview of a proposed signs for Coyote's market located at 4945 Carpinteria Avenue. The proposal includes four non-illuminated sign components; (1) exterior vinyl lettering on existing awning (4.75 x 103.48 inches with hand painted symbols in the archway around the door); (2) gold vinyl lettering on the existing doorway (9.6 x 24.66 inches); (3) printed vinyl logo on the building facade facing west (60 x 13 inches); and (4) rear arbor sign (5.5 x 60 inches with symbols decorating the sides of the arbor). The total sign area of approximately 12.81 square feet is consistent with the existing planned sign program. The Boardmembers discussed the project with the applicant and all expressed support for the proposed signs and hand painted mural elements as presented.

Kolbe Garage and Landscaping Plan, Project 25-2360-ARB. Principal Planner, Bret McNulty presented an overview of the Board's preliminary approval of the project with the condition that the applicant provide a colored elevation of the new proposed garage door location with colors, materials board, and lighting. The Boardmembers agreed it looked fine expressed support for the project as presented.

Update: Klentner Mixed Use Project, Project 23-2221-DP/CDP. Principal Planner, Bret McNulty, presented an Update on the status of the Klentner Mixed Use building and reviewed photos of the near complete project building elevations, the residential units, the restaurant shell, the interior and exterior landscaping elements and parking areas. He polled the Board for interest in touring the project site and the Boardmembers expressed unanimous interest in attending. Staff will work with the applicant to arrange for a future tour after construction is complete and occupancy permits are obtained. The Boardmembers discussed the history of the project and its changes through the planning process.

DRAFT

Update: Verizon Telecommunications Project, 912 Linden, **Project 23-2336-CUP.CDP.** Principal Planner, Bret McNulty, informed the ARB that the project had been continued to the June 1, 2026 Planning Commission hearing at the request of the applicant to allow the applicant to allow them more time to explore potential location options.

Boardmember O'Connor informed the ARB that there was a story in Noozhawk about a power pole fire in Montecito. He expressed that is why he is adamant about undergrounding of powerlines.

ADJOURNMENT

Chair Blakemore adjourned the meeting at 6:25 pm to the next scheduled meeting to be held tentatively on March 26, 2026.

Chair Blakemore will not be able to attend. The other Boardmembers present expect to attend.

_____
Chair, Architectural Review Board

ATTEST:

_____
Secretary, Architectural Review Board

DRAFT

CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date January 29, 2026

ACTION MINUTES

The meeting was called to order at 5:30 p.m. by Chair Blakemore. The Chair polled the Boardmembers to confirm their ability to attend a joint meeting of the City Council, Planning Commission, and Architectural Review Board to receive an update from City Staff regarding changes to State Housing Laws in 2025. All four Boardmembers in attendance agreed they could attend the meeting on Monday, March 16, 2026.

ROLL CALL

Boardmembers present: Amy Blakemore, Chair
Patrick O'Connor, Vice Chair
Richard Johnson
Richard Little

Boardmembers absent: Lisa Woolf

OTHERS PRESENT: _8_ members of the public were in attendance

PUBLIC COMMENT: None

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

Request of Dylan Chappell, architect, for Gordon Burgess and Selena Burgess-Birk, to consider Project 25-2328-CUP/CDP/ARB for final review of a proposal to construct additions totaling 1,836 square-feet to an existing 997 square-foot single-family residence. The resultant residence would be 2,833 square-feet in size with a maximum height of 21.83 feet above finished grade. The site is 5,878 square feet in size and is zoned Planned Residential Development (PRD-20) shown as APN 003-321-011, addressed as 748 Maple Avenue.

Ex Parte Communications Disclosure: Vice Chair O'Connor disclosed that he attended the Planning Commission Hearing on 748 Maple.

Staff Comments: Syndi Souter presented an overview of the project showing photos of the site, site plan, and elevations. She explained that the project had been slightly reduced in size since preliminary review. She pointed out key changes to the project that were integrated into the project to address the Planning Commission's comments. She explained the Planning Commission approved the retrofit using the existing foundation.

Questions for Staff: In response to a question by Boardmember Johnson, Syndi explained that should the retrofit fail, additional Planning Commission review of a Conditional Use Permit for a complete tear down and rebuild would be required.

Questions for Applicant: Dylan Chappell, applicant, responded to a question by Boardmember Johnson about the change to the balcony. He explained that his client, the owner, asked him to change the proposed configuration. He added a small pony wall to allow more light into that area.

DRAFT

Chair Blakemore expressed that the proposed exterior light fixture that doesn't seem to go with the rest of the house. Dylan explained that applicant chose the proposed light fixture and expressed a willingness to change it.

Boardmember Johnson expressed that he liked the project and preferred the higher wall that was previously proposed for the balcony as it provided privacy and hide items on the balcony from view.

Boardmember Little expressed support for the previously proposed exterior light fixture and agreed that he preferred the prior balcony configuration.

Vice Chair O'Connor expressed that he liked the project and that the Jacaranda tree would be retained. He expressed that he did not support use of the existing foundation and wanted a narrower driveway off of Seventh Street. He stated he could not support the project.

Chair Blakemore expressed that she thanked the applicant for keeping the Jacaranda tree. She commented that the lawn is not WELO compliant at the current width and she recommend a ten-foot-wide lawn and that she recommended that the applicant make the following changes to the landscaping:

- Kurapia ground cover instead of grass.
- Galvezia speciosa instead of California poppy.

She expressed that she liked the architectural design.

Motion: by Johnson for approval of the project, seconded by Chair Blakemore with the light fixture as designed, and incorporation of the landscaping comments.

VOTE: 3-1

2) Project: Cypress Apartments Renovations, Project 25-2335-ARB
Address: 4956 Fifth Street
Applicant: Paige Mascari, Becker Studios, agent, for 4956 Fifth, LLC
Planner: Syndi Souter

Request of Paige Mascari, Becker Studios, agent, for 4956 Fifth, LLC, to consider Project 25-2335-DP/CDP/ARB for final review of a proposal for interior and exterior renovations to an existing 10,485 square-foot seven-unit two-story apartment building. The exterior renovations would include a new roof, new windows and doors, new plaster and paint, new stairway and balcony railings, new landscaping, and new hardscape. The existing carport and uncovered parking area would remain and continue to provide 13 on-site parking spaces. Vehicular access to the site would remain at the rear off of Sixth Place. The project site is 12,750 square-feet in size, zoned Planned Residential Development (PRD-20), and is shown as APNs 003-312-012 and 003-312-013.

Staff Comments: Syndi Souter presented an overview of the project showing photos of the site, site plan, and elevations. She pointed out a change in the scope from the previous proposal that added two new affordable units to just keeping the existing seven units and remodeling those units. They are also no longer proposing to change the existing parking.

In response to ARB during the preliminary review, the applicant took the following actions:

DRAFT

- The paint was changed to Benjamin Moore Distant Gray;
- They kept the initially proposed landscaping; and
- The applicant provided a new landscaping lighting plan that was provided to the Boardmembers at the beginning of the meeting.

Summary of Issues:
Syndi asked that the Boardmembers provide staff comments on the following issues:

- Proposed exterior colors and materials;
- Proposed final landscaping and hardscape plans; and
- Proposed exterior light fixtures for night-sky friendly compliance.

Questions for Staff:
Boardmember Little asked about the work currently occurring on the site. Syndi explained that the owners are replacing the roof under a separate permit.

Applicant presentation.
Daryl Becker and Paige Mascari, Becker Studios, agent, were present to discuss the project. Daryl presented two newly proposed night sky friendly light sconce designs for the exterior of the building in response to the ARB's previous comments during preliminary review. For the landscape lighting, after another review of the site, he realized that landscape lighting was necessary and he had just finished preparing the plan that was handed out to the Boardmembers.

Public Comments: None.

Boardmember Discussion:

Boardmember Little expressed that the existing streetside palm tree is out of place and he would like it to be removed. He thinks the landscaping is a great improvement. He likes the building colors.

Vice Chair O'Connor expressed that he likes the project and that he trusts Boardmember Blakemore's judgement on the lights.

Boardmember Johnson expressed that he likes the lights and the project is fine. He agreed with Boardmember Little about removing the palm tree.

Chair Blakemore stated the ARB would be supporting the two newly proposed lighting fixtures. She expressed that she likes the palm tree. She stated the landscape lighting plan has too much lighting and that it would affect the residents whose windows are adjacent to the landscaping. She noted that the number of lights should be reduced by about 20-25%.

Boardmember Johnson commented that in addition to the reduction in the number of lights, the lighting should be tuned to be a warm (not cold) color and be about 25 watts.

ACTION: Motion by Boardmember O'Connor, seconded by Boardmember Johnson, to recommend final approval with the Boardmembers' comments about using the new lighting fixtures, with the reduced landscape lighting plan, and warm 25-watt lighting be implemented.

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VOTE: 4-0

3) 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 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 26 feet 9 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.

Chair Blakemore explained that the applicant's requested and the Board has agreed to continue Item #3 to the February 26, 2026 meeting.

VOTE: 4-0

OTHER BUSINESS: In response to Board questions, Bret McNulty described

CONSENT CALENDAR:

4) Action Minutes of the Architectural Review Board Meeting of December 11, 2025

ACTION: Motion by Boardmember O'Connor, seconded by Boardmember Johnson, to approve with Boardmember Johnson's revisions clarifying the tile and stairway popout comments on the project.

VOTE: 4-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY STAFF: Bret McNulty presented a fence permit application submitted by the Arbor Mobile Home Park for their property located at 4677 Carpinteria Avenue. The purpose of the project is to improve the appearance of the frontage and to improve vehicle, pedestrian, and bicycle lines-of-sight. The project would replace the existing wood and chain link fencing along the existing masonry wall at the Carpinteria Avenue frontage "like-for-like" with a new cedar fence in heights of 6 and 7-feet to retain the existing privacy and safety provided by the existing fence. Black chain link fencing would be installed at the one-way driveway exit. The masonry wall would be painted. The existing hedge at the west end of the property would be removed to improve the line of sight along Carpinteria Avenue. Kevin Herlihy of Lighthouse Fencing Company, project manager, provided an example section of fencing painted with a brown color and fitted with brackets that would

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attach to the existing masonry wall. The Boardmembers expressed support for the project and recommended the permit application be approved.

ADJOURNMENT

Chair Blakemore adjourned the meeting at 6:21 pm to the next scheduled meeting to be held tentatively on February 12, 2026. Boardmembers O'Connor, Little and Johnson are available. Boardmember Blakemore will not be able to attend on February 12th and can attend on February 26th.

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Chair, Architectural Review Board

ATTEST:

_____
Secretary, Architectural Review Board

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CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date February 12, 2026

ACTION MINUTES

The meeting was called to order at 5:33 p.m. by Vice Chair, O'Connor who announced that a quorum of the Architectural Review Board was present in the Chamber, and that Boardmember Woolf was also participating remotely for a just cause pursuant to reason per Gov. Code, § 54953.8.3(c)(1) due to the need to care for a family member. Boardmember Woolf announced that there would not be any other person in the room with her during the meeting.

ROLL CALL
Boardmembers present: Patrick OConnor, Vice Chair
Richard Johnson
Richard Little
Lisa Woolf, remote

Boardmembers absent: Amy Blakemore, Chair

OTHERS PRESENT: __2_ members of the public were in attendance

PUBLIC COMMENT: None

PROJECT REVIEW

1) Project: Hotel Harmony, Project 16-1822-DP/CDP/ARB
Address: 4110 Via Real
Applicant: Nikhil Kamat, Architect, NKlosures, Inc.
Planner: Bret McNulty

Request of Nikhil Kamat, Architect, NKlosures, Inc., for RAM Hotels, to consider Project 16-1822-DP/CDP/ARB for final review of a proposal for removal of an existing 5,678 square foot former church building and all associated improvements, and the construction of a two-story, 72-guestroom, 44,191 square foot hotel and associated improvements including landscaping, outdoor pool and garden patio under the provisions of the Commercial Planned Development with Residential Overlay zone district of the Carpinteria Municipal Code shown as APN 004-017-022, addressed as 4110 Via Real.

Ex Parte Communications Disclosure: None.

Public Comments on Items not on the Agenda: None.

Staff Comments: Bret McNulty presented an overview of the project reviewing the project objectives, the permit, and environmental review history and highlighted constrained areas on the site plans. He described the Planning Commission approved site plans and elevations, the landscape and hardscape plans, colors, lighting, and newly proposed signs.

Summary of Issues and Recommendation:
Bret asked for the Boardmembers to provide comments to staff regarding the following issues.

- Consistency with approved building architectural plans;
- Night sky compliant lighting,

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- Signage plans, colors, and illumination.
- Landscaping, planting, and fencing plans consistency with approved plans.

Bret presented the staff recommendation that the ARB,

- Accept public comment;
- Consider and comment on the issues raised; and
- If the Board finds the project consistent with the applicable design criteria, the Board may recommend final approval with revisions to the Planning Director.

Questions for Staff

In response to a question, Acting Chair O'Connor confirmed the hotel balconies and a fence were removed from the project approved by the Planning Commission.

In response to a question, Bret affirmed that the applicant is free to keep the pool as it has already been approved by the City. He further explained that staff would review the applicant's proposed changes to the location and bring them to the Board as a Matter by Staff if warranted.

Applicant's Comments.
Nikhil Kamat, the project architect and applicant, Mina Patel, owner, Kevin Kohan, project manager, and Charles Trowbridge, landscape architect were in attendance. Nikhil Kamat clarified that the project is called the Hotel Harmony not the Harmony Hotel. He also informed the Boardmembers that the owner has decided to not construct the pool at this time. He explained that the outdoor area will be used as an outdoor patio with seating next to the landscaping and the only change will be the absence of the pool.

Acting Chair O'Connor and Boardmembers Johnson and Little agreed that

- The 160-watt LED lighting mounted on the parking lot poles is too bright and white needs to be lowered and changed to a warm tone and not a day light tone;
- The Kelvin is too bright and needs to be lower;
- The wall mounted LED King up and down oriented lighting wall sconces are over lit and need to be of lower the brightness to warm and lower wattage overall to achieve a subtle and warmly lighted building;
- The lighting dimmers would need to set to a lower level and asked the applicant to provide the lighting dimmer levels be submitted to staff for evaluation.

Boardmember Little inquired about the branding of the hotel and the description of the hotel as a boutique hotel. In response, Mina Patel described the service levels and amenities that will be provided at the hotel.

Boardmember Johnson reiterated his comment from the preliminary review:

- The railings and fence poles need to be solid steel not hollow.

Acting Chair O'Connor presented comments from Chair Amy Blakemore, the landscape architect on the ARB, who could not attend the meeting. Her recommendations to staff were as follows,

- The plant list looks appropriate however, the WUCOLS listing for the plant species needs to be added.

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- The WELOS calculations are incorrectly using 0.90 for drip irrigation. According to the County of Santa Barbara standards, drip should be 0.81 and spray 0.75.
- The calculations also seem to be missing the pool and spa as part of their total water use. Making these changes will significantly impact the Estimate Total Water Use.
- The plant material shown to be provided in pots along the east edge of the driveway from a functional perspective (seems as if cars will be hitting these).
- Laurus nobilis can grow in pots, but the longevity is questionable and growth will be limited. It appears the reason for this is that it is a water district easement.
- Need to properly screen the two-story residential building to the east.
- To get the necessary screening, planting could occur on the west side. What is proposed is not adequate for screening.

In response, the landscape architect's revisions to the landscaping plan will be reviewed by the ARB's landscape architect when ready.

Applicant's Landscape architect and Nikhil Kamat discussed the privacy provided by the carport. They would provide a revised planting and irrigation calculations.

Acting Chair O'Connor asked in regards to signage, if red is part of the Hotel Harmony branding. Mina Patel responding that in the daytime the lighting is red and white, and at night it will be black and white. She expressed that they would not mind changing the lighting color.

Public Comments
Bill Dayka, resident of 1313 Trieste Lane, expressed his concern that at the rear of the building the hotel guests can see into the backyards of the adjacent residences. He asked that the originally approved screening to block views into adjacent backyards is retained.

Board Discussion:

Boardmember Little expressed that the ARB reviews project to be consistent with the Beach Town Theme and that the building design has a more industrial style and referred to the Surfliner Hotel in downtown as a good example of appropriate architecture. He recommended the following changes:

- The Sumac plant be changed to a less invasive, less damaging species, with less maintenance such as a camphor tree; and
- He would like to see the pool remain.

Boardmember Woolf expressed support of the project.

Boardmember Johnson expressed support of the project with the changes identified by the Boardmembers.

Acting Chair O'Connor clarified with staff that the ARB was to review the final colors.

- He asked that the owner change the red color of the sign to a color more in line with the Beach Town Theme's earthen and blue colors.

Boardmember Johnson agreed with Acting Chair O'Connor about the sign and asked that,

- The color be changed to something softer and more natural.

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ACTION: Motion by Johnson, seconded by Boardmember Little, to recommend final approval with the comments incorporated.

VOTE: 4-0

OTHER BUSINESS: None

CONSENT CALENDAR: None

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS: Acting Chair O'Connor stated he wants to advance a fire safety ordinance for abutting buildings. He provided his perspective regarding a previous project approval and expressed agreement that the Director's discretion is appropriate.

ADJOURNMENT

Acting Chair O'Connor adjourned the meeting at 7:40 pm to the next scheduled meeting to be held on February 26, 2026.

All Boardmembers present expect to attend.

March 12, 2026 tentatively scheduled, O'Connor will not be in attendance.

O'Connor confirmed with staff that the Joint ARB and Planning Commission would be meeting on Monday March 16, 2026.

_____
Chair, Architectural Review Board

ATTEST:

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Secretary, Architectural Review Board

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